

Home Inspection Report



123 Main Street
Clearwater, FL 33762

Prepared for: Ray & Janet Sample

Prepared by: Square-One Inspection Service, LLC
11705 Boyette Rd. Suite 404
Riverview, FL 33569

Summary

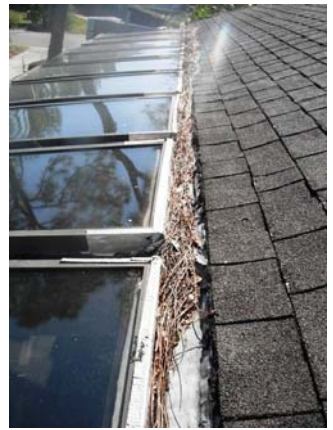
This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.

Roof

1. Master Bathroom Roof Surface Material: **Rolled roof material - Further Investigation Required - Roof shows signs of deterioration, the roof is the near end of its useful life. This roof is no longer shedding water properly and is leaking, failure imminent, extended life not expected.**

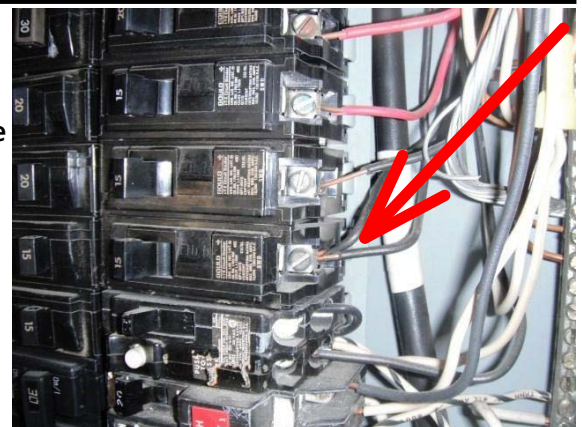
The roof is a poor design and most likely has leaked somewhere throughout it's lifetime this is a potential major repair if it were determined a full replacement were warranted. The best solution might be a new modular roof engineered & built off site.

2. Gutters: **Aluminum - Gutters are full of leaves & debris, will need to be cleaned before rainy season begins. Furthermore some of the gutters at the rear of the home where the screen enclosure meets the house has leaking seams which will need to be repaired.**



Electrical System

3. Garage Electric Panel Breakers: **Snap-In - Minor Repair - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit**



4. GFI Receptacles: **Kitchen and bathrooms - Safety Concern - There aren't any ground fault circuit interrupters (GFCI). GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.**

Summary (Continued)

5. Smoke Detectors: Hard wired with battery back up - NOTE: Smoke detectors are not tested at the time of inspection, many things can happen to this system from the time of inspection till the day you move in that would nullify any test results acquired on the day of inspection. Please replace all batteries and test system prior to occupancy; smoke detectors are commodity items and any smoke detector discovered to be over five years of age should be considered for replacement. Homes serviced by natural gas should have at least one combination smoke/carbon monoxide detector adjacent to sleeping areas.

Plumbing

6. Bar Sink: Stainless Steel - The bar sink was not in service at the time of inspection the service valves under the tub were off which usually means there is some kind of leaking issue.



7. Faucets/Traps: Delta fixtures with a metal trap - At the kitchen sink the hot and cold operation is reversed.



8. Garage Water Heater Water Heater Operation: Functional at time of inspection - This water heater appears to have leaked in the past and will most likely need to be replaced. The water heater is near the end of it's expected service life. Since there is no way to predict when this unit could fail, we recommend having it replaced at the earliest opportunity, so as to prevent any damage that could occur as a result of a sudden rupture of this aging tank.



Summary (Continued)

9. **Hose Bibs: Gate - Minor repair** - It is recommended that the leaking & loose hose bib at the left side of the house be properly secured to the wall.



10. **Lawn Sprinklers: Front and back yard** - The lawn sprinkler system has broken heads throughout and there appears to be a broken line on the east side of the home, once the system is fully repaired it will need to be tested and adjusted so that no water is spraying onto the home.



11. **Laundry Tub: PVC** - The laundry tub was not in service at the time of inspection the service valves under the tub were off which usually means there is some kind of leaking issue.



Grounds

12. **Behind home Swimming Pool Liner: Concrete** - The underwater pool surface appears to be pitted (typical of aging). Although this surface may be considered cosmetic, the Buyer is encouraged to seek the opinion of a pool specialist regarding the current condition and remaining life expectancy of the underwater surface.



Summary (Continued)

13. Behind home Swimming Pool Heater: Propane - Further Investigation Required - The unit appears to be defective the control panel was open for servicing and the the controls did not work.



14. Behind home Swimming Pool Pool Enclosure: Fiberglass Screen - Further Investigation Required - All of the screen material is nearing its end of life some screens are torn I suggest having a professional determine if it is better to repair or replace screen material.



Exterior Surface and Components

15. Fascia: Wood - Wood decay was observed at the fascia at the rear of the house where the roof meets the screen enclosure. Extensive & costly repair likely due to the fact it is where two structures meet.



16. Windows: Aluminum Single Hung - Safety Concern - Most of the windows tested in this home have one or both spring sashes damaged and will need to be repaired or replaced. Some windows are jammed closed and refuse to open, others won't stay open once they are raised. In any case since so many of the windows are affected I would suggest having the repair work performed by a professional, costs could easily exceed \$100 per window.



The safety concern exists because in an emergency windows are the secondary means of egress for a bedroom and because they either don't open or won't stay opened there exists a life safety hazard. Please do not disregard having these windows repaired prior to occupancy.

Summary (Continued)

17. Bay Window: Aluminum - Further Investigation Required - The bay window in the dining room is showing signs of decay due to moisture intrusion which has effected the walls and carpet. The window system appears beyond repair and will most likely need to be replaced.



Garage

18. Exterior Entry Door: Wood - Rot was observed in the wood frame of the side Garage door. It is recommended that the deteriorated wood be removed and replaced with solid to prevent the condition from growing worse.



Interior

19. Ceilings: Texture paint - Extensive moisture damage in master bathroom see roof section for further information.



Summary (Continued)

20. Walls: Paint and tile - Some minor wall damage noted from moisture intrusion near the bay window in the dining room.



Cost Estimate Summary

Client Name: **Ray & Janet Sample**
 Property Address: **123 Main Street**
Clearwater, FL 33762

Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Roof</u>		
Material: The Master Bath Roof is an extensive repair which will carry with it a large repair cost in the tens of thousands of dollars it would be unfair to everyone to just throw out a guesstimate and hope to get it right, but I would budget \$50,000 to start. I suggest hiring an architect or engineer to design the repair and putting the project out to bid.	\$ 25000	\$ 65000
Gutters: Clean & repair rain gutters throughout the property.	\$ 200	\$ 500
<u>Electrical System</u>		
Breakers: Labor & Material to add circuit breakers to eliminate existing double tapped circuit breakers.	\$ 100	\$ 200
GFI Receptacles: Labor & material to add GFIC Receptacles in the kitchen & bathrooms.	\$ 200	\$ 500
<u>Plumbing</u>		
Bar Sink: Labor & Material to repair bar sink.	\$ 100	\$ 300
Faucets/Traps: Labor to reverse hot & cold lines at the kitchen faucet.	\$ 100	\$ 200
Hose Bibs: Labor & material to repair leaking hose bib.	\$ 100	\$ 200
Lawn Sprinklers: Labor & material to repair lawn sprinkler system.	\$ 200	\$ 800
Laundry Tub: Labor & Material to repair laundry tub.	\$ 100	\$ 300
<u>Grounds</u>		
Liner: Unknown costs seek competitive bids.		
Heater: Unknown costs seek competitive bids.		
<u>Exterior Surface and Components</u>		
Fascia: Potential high repair item due to the fact that this is where the pool cage attaches to the home, get separate qualified bids from at least three reliable contractors.		
Windows: Labor & material to repair window spring balances.	\$ 400	\$ 1000
Bay Window: Labor & Material to replace bay window in the dining room, this item should be put out for bid to licensed contractors.	\$ 6000	\$ 10000
<u>Garage</u>		
Exterior Entry Door: Labor & material to repair garage exterior door	\$ 100	\$ 300
Repair Total	\$ 32600	\$ 79300

Items Recommended for Replacement

	<u>Low</u>	<u>High</u>
<u>Plumbing</u>		
Water Heater Operation: Labor & material to replace water heater.	\$ 700	\$ 1200
Replacement Total	\$ 700	\$ 1200
Cost Estimate Total	\$ 33300	\$ 80500

Table of Contents

General Information	9
Notes	9
Definitions	10
Structure	10
Roof	11
Electrical System	12
Plumbing	13
Heating System	15
Air Conditioning	16
Grounds	17
Exterior Surface and Components	18
Garage	19
Attic	19
Interior	20
Appliances	21

General Information

Property Address **123 Main Street**
City **Clearwater** State **FL** Zip **33762**

Client Name **Ray & Janet Sample**
E-Mail **Sample@TampaBay.rr.com**

Inspector Name **Joseph T. Burkeson**
Company Name **Square-One Inspection Service, LLC**
Company Address **11705 Boyette Rd. Suite 404**
City **Riverview** State **FL** Zip **33569**
Phone **813-864-7697**
E-Mail **SquareOneInspection@Gmail.com**
File Number **12151001**

Web Site **www.Square-OneInspection.com**
Amount Received **\$675**

Inspection Date **12/15/2010**
Others Present **Buyer, Seller's Agent**
Estimated Age **31 Years**
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature **55F**
Weather **Clear**
Building Type **Single family**
Sewage Disposal **Public Utility**
Water Source **Public Utility**
Additions/Modifications **N/A**
Permits Obtained **Roof - 2000**

Property Occupied **Occupied**
Entrance Faces **Southeast**

Space Below Grade **None**
Soil Conditions **Dry**
Garage **Attached**
How Verified **Visual Inspection**
How Verified **Visual Inspection**

How Verified **County Records**

Notes

Thank you for choosing Square-One Inspection Service. You have contracted with us to perform a generalist inspection in accordance with the Standards of Practice established by the American Society of Home Inspectors (ASHI), a copy of which is available upon request, and which can be read or downloaded by visiting www.ashi.org.

This report is CONFIDENTIAL, and is for the use and benefit of the client only. It is not intended to be for the benefit of or to be relied upon by any other buyer, lender, title insurance company, or other third party. DO NOT DUPLICATE WITHOUT PERMISSION. Duplication without permission is a violation of federal copyright law. Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement. Do not use this report without consulting the Pre-Inspection Agreement.

The report conforms to the standards of the American Society of Home Inspectors®. Components are identified and their apparent condition is reported. The client should consult the terms of the sales contract to determine whether any of the items contained within must be repaired by the seller prior to closing. Reporting on other issues such as cosmetic damage and suggestions for improvements is included for your information only, and should not be relied upon as items that may or may not be repaired under the terms of your Sales Contract. If in doubt, consult your Sales Contract and/or an attorney to explain your rights and obligations under your Sales Contract. The Inspector offers no warranties or representations as to your rights or obligations under any Sales Contract.

Definitions

Each item or area inspected will be marked with a finding, which represents the inspection result for that item. The following descriptions represent an explanation for each of the inspection findings.

NOTE: No findings will be made in this report for repairs to items not performing their intended function that in the opinion of the inspector would be considered cosmetic in nature.

I Inspected Functional with no obvious signs of defect.

NP Not Present Item not present or not found.

NI Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

D Defective Item is not fully functional requires repair, servicing or replacement.

MINOR REPAIR - These are repairs that, in the opinion of the inspector, are minor repairs to items not performing their intended functions. Cost to repair may range from minimal to several hundred dollars.

MAJOR REPAIR - These are repairs to items not performing their intended function that, in the opinion of the inspector, might cost more than \$500.00 to remedy.

MAINTENANCE - These are repairs that, in the opinion of the inspector, are regular maintenance typical for buildings this age. Repairs to these items are not urgent, but should be made within the next six months.

SAFETY CONCERN - Conditions that are judged to be a real or potential threat to people are flagged as safety concerns. These items should be addressed immediately and prior to occupancy.

INVESTIGATE FURTHER - Circumstances that warrant further investigation by an appropriately licensed specialist whose skill is beyond the general knowledge of a home inspector. This includes conditions that require destructive inspection, engineering, lab analysis or any testing that is outside the scope of a visual home inspection.

I NPNI D

Structure

The inspection of the foundation and floor slab components is limited to visual and accessible areas only. Note, all poured floor slabs experience some degree of cracking due to shrinkage in the drying process. The inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous waste. No engineering is performed during this inspection.

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- | | I | NP | NI | D | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Masonry |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Poured slab |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: Block |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: 2X4 |
| 5. | | | | | Suspected Asbestos: No |

Roof

The typical roof inspection procedure utilizes a "random walk" method to obtain a sample impression of the roofs condition, which is then extrapolated to the entire roof's surface. The report is an opinion of the general quality and condition of the roofing. The inspector cannot and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage.

Main Roof Surface

1. Method of Inspection: **Ladder at eaves** Unable to Inspect: **20%** - **Height of roof**
2. Type: **Hip** Pitch: **Greater Than 5:12**
3. Approximate Age: **9 Years**

- I NP NI D
4. Material: **Asphalt shingle - No visual defects noted at the time of inspection.**

Master Bathroom Roof Surface

5. Method of Inspection: **On roof** Unable to Inspect: **0%**
6. Type: **Shed** Pitch: **2:12**
7. Approximate Age: **Unknown**

- I NP NI D
8. Material: **Rolled roof material - Further Investigation Required - Roof shows signs of deterioration, the roof is the near end of its useful life. This roof is no longer shedding water properly and is leaking, failure imminent, extended life not expected.**

The roof is a poor design and most likely has leaked somewhere throughout it's lifetime this is a potential major repair if it were determined a full replacement were warranted. The best solution might be a new modular roof engineered & built off site.

Roof Components

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- I NP NI D
9. Flashing: **Aluminum**
 10. Plumbing Vents: **Lead Encased PVC**
 11. Gutters: **Aluminum - Gutters are full of leaves & debris, will need to be cleaned before rainy season begins. Furthermore some of the gutters at the rear of the home where the screen enclosure meets the house has leaking seams which will need to be repaired.**

Electrical System

The inspection of electrical items is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Adequacy of system design is excluded from this report. Telephone and television wiring and outlets, security systems, smoke detectors, carbon monoxide detectors, central vacuum systems, intercoms, timing devices, and low voltage items are excluded. Receptacles, switches, and light fixtures are randomly checked. Ceiling fan and light fixture mountings are not inspected. This is a list of only those items readily apparent during our limited inspection of the electrical system.

Electric Service

Service Size Amps: **200**

Volts: **120 - 240 VAC**

- | | I | NP | NI | D | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Entrance: Under ground utilities |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Conductors: Aluminum |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ground: Dual ground rods |

Garage Electric Panel

4. Maximum Capacity: **200 Amps**
 5. Is the panel bonded? Yes NO NA

- | | I | NP | NI | D | |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Manufacturer: Challenger |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Main Breaker Size: 200 Amps |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Breakers: Snap-In - Minor Repair - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GFCI: Snap-In |

Branch Circuit

10. Solid Aluminum Branch Wiring? Yes No Knob & Tube Branch Wiring? Yes No

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- | | I | NP | NI | D | |
|-----|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Conductor Type: Non-metallic sheathed cable |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 120 VAC Branch Circuits: Copper |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Interior Lighting: 110 VAC |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 120 VAC Outlets: Grounded |
| 15. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | GFI Receptacles: Kitchen and bathrooms - Safety Concern - There aren't any ground fault circuit interrupters (GFCI). GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure. |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Lighting: Surface mount |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Electric Outlets: 110 VAC GFCI |
| 18. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Smoke Detectors: Hard wired with battery back up - NOTE: Smoke detectors are not tested at the time of inspection, many things can happen to this system from the time of inspection till the day you move in that would nullify any test results acquired on the day of inspection. Please replace all batteries and test system prior to occupancy; smoke detectors are commodity items and any smoke detector discovered to be over five years of age should be considered for replacement. Homes serviced by natural gas should have at least one combination smoke/carbon monoxide detector adjacent to sleeping areas. |

Electrical System (Continued)

Smoke Detectors: (continued)

Plumbing

Items excluded are wells, water testing, items concealed in walls and underground lines, septic systems, water softeners, solar systems, hot tubs. Leakage is checked throughout the house where accessible. However, a guarantee against leakage is not provided. Pressure relief valves are not manually tested as this may permanently damage the valve. Not all domestic and sanitary piping is visible to inspect at the time of this inspection. Testing for water quality or hazardous materials such as lead is beyond the scope of this inspection. Pipes hidden in the structure or underground can't be inspected or evaluated for leaks, corrosion or sizing and future drainage performance can't be determined. Septic or municipal sewer systems and all associated underground piping is beyond the scope of this inspection.

Interior

1. Polybutylene water supply lines? Yes No

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- | | I | NP | NI | D | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Line: Copper |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Main Water Shutoff: Front of house |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Lines: Copper |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Pressure: Adequate |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vent Pipes: PVC |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drain Pipes: PVC |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Caps: Accessible |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Kitchen Sink: Stainless Steel |
| 10. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Bar Sink: Stainless Steel - The bar sink was not in service at the time of inspection the service valves under the tub were off which usually means there is some kind of leaking issue. |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bathroom Sink/Basin: Molded single bowl |
| 12. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Faucets/Traps: Delta fixtures with a metal trap - At the kitchen sink the hot and cold operation is reversed. |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub/Surround: Porcelain tub and ceramic tile surround |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: 1 1/2 Gallon Tank |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower/Surround: Ceramic tile pan & surround |

Garage Water Heater

16. Manufacturer: **Ruud**
 17. Type: **Storage tank**
 18. Approximate Age: **11 - Years**

Area Served: **Kitchen & Baths**
 Capacity: **50 Gal.**
 Approximate Remaining Life: **Unknown**

I NP NI D

Plumbing (Continued)

19. Water Heater Operation: **Functional at time of inspection** - This water heater appears to have leaked in the past and will most likely need to be replaced. The water heater is near the end of it's expected service life. Since there is no way to predict when this unit could fail, we recommend having it replaced at the earliest opportunity, so as to prevent any damage that could occur as a result of a sudden rupture of this aging tank.

20. Fuel Source: **Electric**

21. Water Connections: **Copper**

22. TPRV and Drain Tube: **Copper**

Master Bathroom Water Heater

23. Manufacturer: **A.O. Smith**

Area Served: **Master Suite**

24. Type: **Storage tank**

Capacity: **50 Gal.**

25. Approximate Age: **6 - Years**

Approximate Remaining Life: **Unknown**

I NP NI D
26. Water Heater Operation: **Functional at time of inspection**

27. Fuel Source: **Electric**

28. Water Connections: **Copper**

29. TPRV and Drain Tube: **Copper**

Exterior

I NP NI D
30. Hose Bibs: **Gate - Minor repair** - It is recommended that the leaking & loose hose bib at the left side of the house be properly secured to the wall.

31. Lawn Sprinklers: **Front and back yard** - The lawn sprinkler system has broken heads throughout and there appears to be a broken line on the east side of the home, once the system is fully repaired it will need to be tested and adjusted so that no water is spraying onto the home.

Laundry Area

I NP NI D
32. Laundry Tub: **PVC** - The laundry tub was not in service at the time of inspection the service valves under the tub were off which usually means there is some kind of leaking issue.

33. Washer Hose Bib: **Gate valves**

34. Washer Drain: **Wall mounted drain**

Heating System

The inspection of heating equipment is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Any system requiring ignition of an open flame is not operated or tested. Adequacy of systems design is excluded from this report.

Attic Heating System

- 1. Manufacturer: **Rheem** Area Served: **Bedroom Wing**
- 2. Type: **Fan Coil Unit W/ Auxiliary Heat Strip** Capacity: **5 KW**
- 3. Approximate Age: **7 - Years**
- 4. Fuel Type: **Electric**

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- 5.

I	NP	NI	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Heating System Operation: **Adequate**
- 6.

I	NP	NI	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Blower Fan/Filter: **Direct drive with disposable filter**
- 7.

I	NP	NI	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Distribution: **Metal duct**

Attic Heating System

- 8. Manufacturer: **Frigidaire** Area Served: **Living Area**
- 9. Type: **Fan Coil Unit W/ Auxiliary Heat Strip** Capacity: **8 KW**
- 10. Approximate Age: **5 - Years**
- 11. Fuel Type: **Electric**

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- 12.

I	NP	NI	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Heating System Operation: **Adequate**
- 13.

I	NP	NI	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Blower Fan/Filter: **Direct drive with disposable filter**
- 14.

I	NP	NI	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Distribution: **Metal duct**

Attic Heating System

- 15. Manufacturer: **Frigidaire** Area Served: **Master Suite**
- 16. Type: **Fan Coil Unit W/ Auxiliary Heat Strip** Capacity: **7 KW**
- 17. Approximate Age: **5 - Years**
- 18. Fuel Type: **Electric**

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- 19.

I	NP	NI	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Heating System Operation: **Adequate**
- 20.

I	NP	NI	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Blower Fan/Filter: **Direct drive with disposable filter**
- 21.

I	NP	NI	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Distribution: **Metal duct**
- 22.

I	NP	NI	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Thermostats: **Individual**

23. Heating Summary: **I would suggest having the HVAC system cleaned & serviced by a licensed professional prior to occupying the home, there is no evidence that any annual maintenance was ever conducted on this system.**

Air Conditioning

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, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

Side of house AC System

1. Manufacturer: **Ruud**
2. Fuel Type: **220 VAC**
3. Type: **Heat pump**
4. Approximate Age: **7 - Years**

Area Served: **Bedroom Wing**
Temperature Differential: **0 Degrees**
Capacity: **2 Ton**

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- | | |
|--|---|
| I NP NI D | |
| 5. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | A/C System Operation: Functional - Due to the season, the heat pump was tested in heating mode only. The cooling mode uses the same components in reverse cycle. |
| 6. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Condensate Removal: PVC |
| 7. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Exterior Unit: Pad mounted |
| 8. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Visible Coil: Aluminum |
| 9. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Refrigerant Lines: Serviceable condition |
| 10. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Electrical Disconnect: Non-Fused Cutout |

Side of house AC System

11. Manufacturer: **Frigidaire**
12. Fuel Type: **220 VAC**
13. Type: **Heat pump**
14. Approximate Age: **7 - Years**

Area Served: **Living Area**
Temperature Differential: **0 Degrees**
Capacity: **3 Ton**

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- | | |
|--|---|
| I NP NI D | |
| 15. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | A/C System Operation: Functional - Due to the season, the heat pump was tested in heating mode only. The cooling mode uses the same components in reverse cycle. |
| 16. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Condensate Removal: PVC |
| 17. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Exterior Unit: Pad mounted |
| 18. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Visible Coil: Aluminum |
| 19. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Refrigerant Lines: Serviceable condition |
| 20. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Electrical Disconnect: Non-Fused Cutout |

Side of house AC System

21. Manufacturer: **Ruud**
22. Fuel Type: **220 VAC**
23. Type: **Heat pump**
24. Approximate Age: **7 - Years**

Area Served: **Master Suite**
Temperature Differential: **0 Degrees**
Capacity: **2.5 Ton**

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- | | |
|--|---|
| I NP NI D | |
| 25. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | A/C System Operation: Functional - Due to the season, the heat pump was tested in heating mode only. The cooling mode uses the same components in reverse cycle. |
| 26. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Condensate Removal: PVC |
| 27. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Exterior Unit: Pad mounted |
| 28. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Visible Coil: Aluminum |
| 29. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Refrigerant Lines: Serviceable condition |
| 30. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Electrical Disconnect: Non-Fused Cutout |

Grounds

Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report.

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- | | I | NP | NI | D | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|-----------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway: Concrete |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walks: Concrete |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps: Concrete |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stoops: Concrete |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio: Paver |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Porch: Concrete |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grading: Minor slope |

Behind home Swimming Pool

8. Swimming pools are inspected for their general operation only and the scope of the inspection includes only those questions indicated in this section. It is recommended that a pool specialist inspect the pool if the Client has any concerns as to its condition and operation. All underground piping is beyond the scope of this inspection. Solar pool heating equipment is not included in this inspection and should be inspected by a solar heating specialist. Pools without a barrier such as fence or screen enclosure are a liability.

9. Current Status: **Open operation**

- | | I | NP | NI | D | |
|-----|---|--------------------------|--------------------------|-------------------------------------|---|
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Type: In ground |
| 11. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Liner: Concrete - The underwater pool surface appears to be pitted (typical of aging). Although this surface may be considered cosmetic, the Buyer is encouraged to seek the opinion of a pool specialist regarding the current condition and remaining life expectancy of the underwater surface. |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Deck: Concrete |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Skimmer: Main drain screen |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Pump Motor: 1/2 HP |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electric & Grounding: 220 VAC |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Filter: Diatomaceous earth filter |
| 17. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Heater: Propane - Further Investigation Required - The unit appears to be defective the control panel was open for servicing and the the controls did not work. |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gauges and Controls: Pressure gauge |
| 19. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pool Enclosure: Fiberglass Screen - Further Investigation Required - All of the screen material is nearing its end of life some screens are torn I suggest having a professional determine if it is better to repair or replace screen material. |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Light: Submerged lighting |
| 21. | Pool Summary: The pool pumps & control equipment are old and extended service life should not be expected. I suggest having the pool and all of the equipment updated when the pool is repaired. | | | | |

Exterior Surface and Components

It is not within the scope of the inspection to detect all damage which would require extensive, and time prohibitive probing. Therefore, sampling by probing a representative sample is employed at various random areas/locations, at visually suspicious areas of wood, and in areas where probability is higher for damage. The inspection does not guarantee that other areas of damage may exist undiscovered. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities are not inspected unless specifically agreed-upon and documented in this report. Exterior wall insulation type, value, and potential hazards are not verified or evaluated. Conditions inside walls and lead paint testing are beyond the scope of this inspection. Exterior light fixtures with motion detectors or electronic eyes are not evaluated or tested for operation.

Common Exterior Surface

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- | | I | NP | NI | D | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Type: Stucco |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fascia: Wood - Wood decay was observed at the fascia at the rear of the house where the roof meets the screen enclosure. Extensive & costly repair likely due to the fact it is where two structures meet. |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soffits: Aluminum |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Flashing: Aluminum |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Rafter Tails: Aluminum |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entry Doors: Metal |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio Door: French door |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows: Aluminum Single Hung - Safety Concern - Most of the windows tested in this home have one or both spring sashes damaged and will need to be repaired or replaced. Some windows are jammed closed and refuse to open, others won't stay open once they are raised. In any case since so many of the windows are affected I would suggest having the repair work performed by a professional, costs could easily exceed \$100 per window.

The safety concern exists because in an emergency windows are the secondary means of egress for a bedroom and because they either don't open or won't stay opened there exists a life safety hazard. Please do not disregard having these windows repaired prior to occupancy. |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Bay Window: Aluminum - Further Investigation Required - The bay window in the dining room is showing signs of decay due to moisture intrusion which has effected the walls and carpet. The window system appears beyond repair and will most likely need to be replaced. |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Screens: Fiberglass Fabric |

Garage

Determining the rating of firewalls between the garage and the living space is beyond the scope of this inspection. Framing wiring and piping covered by drywall cannot be inspected. Remote garage door openers are not included in the scope of this inspection.

1. Type of Structure: **Attached**

Car Spaces: 2

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- | | I | NP | NI | D | |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Texture paint - Evidence of past moisture issue most likely from previous roof. |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Paint |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Foundation: Poured slab |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Garage Doors: Aluminum |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Door Operation: Mechanized |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Service Doors: Solid Core |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior Entry Door: Wood - Rot was observed in the wood frame of the side Garage door. It is recommended that the deteriorated wood be removed and replaced with solid to prevent the condition from growing worse. |

9. Garage Summary: **The poured concrete garage floor has shrinkage and settlement cracks which are unfortunately common in Florida.**

Attic

Observations are made to reveal roof leakage. However, this inspection does not guarantee against roof leakage. Conditions concealed underneath attic insulation and in smaller attic areas are excluded. During warm weather attic spaces can become very hot. The inspector will use his personal judgement as to whether the attic is too hot to safely traverse. Additionally, hot attic spaces limit the amount of time the inspector can spend making observations in these areas. The Client is advised that hot attic spaces impose observation restrictions on the inspector and his ability to detect all possible defects or damage.

Main Attic _____

1. Method of Inspection: **In the attic**

Unable to Inspect: **25% - The attic space was**

restricted to the inspector due to low clearances and ductwork.

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- | | I | NP | NI | D | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Access: Pull Down Stairs |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roof Framing: 2x4 Truss |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sheathing: Plywood |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Roof and soffit vents |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation: Blown in |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation Rating: R-19 |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wiring/Lighting: 110 VAC lighting circuit |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Moisture Penetration: No Visible signs of moisture penetration |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bathroom Fan Venting: Electric Ceiling Fan |

Interior

Limitations of Interior inspection: This is a visual inspection limited in scope by (but not restricted to) the following conditions

1. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
2. Window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected and therefore are not reported on.
3. Determining odors or stains is not included.
4. Floor covering damage & stains may be hidden by furniture.
5. The condition of wood floors beneath carpets is not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

General Interior

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- | | I | NP | NI | D | |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closets: Small & Walk-in |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ceilings: Texture paint - Extensive moisture damage in master bathroom see roof section for further information. |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Walls: Paint and tile - Some minor wall damage noted from moisture intrusion near the bay window in the dining room. |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floors: Carpet, Tile |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register |

Kitchen

- | | I | NP | NI | D | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Kitchen Cabinets: Wood & Composite Materials |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Kitchen Counter Tops: Formica |

Bathroom

- | | I | NP | NI | D | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bathroom Cabinets: Laminate and wood |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bathroom Counter Tops: Formica |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Windows & Fans |

Family Room Fireplace

12. The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

13. Type: **Wood burning**

- | | I | NP | NI | D | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------------------|
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fireplace Construction: Block |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Chamber: Brick |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Flue: Tile |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Damper: Metal |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hearth: Raised |

Appliances

Appliances are briefly checked for basic operation only by using their normal operating control devices. Excluded from the inspection are self-cleaning modes of ranges, clocks and timers, dishwasher soap dispensers, microwave oven leakage, and non-built-in appliances.

I = Inspected, NP = Not Present, NI = Not Inspected, D = Defective

- | | I | NP | NI | D | |
|----|---|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cooking Appliances: Jenn-Air |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Range Ventilator: General Electric |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Disposal: In-Sinkerator |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher: Kitchenaid |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator: General Electric |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Microwave: Kitchenaid |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Vent: Rigid metal |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Garage Door Opener: Lift Master |
| 9. | Appliance Summary: None of the appliances are currently under warranty and extended life should not be expected. | | | | |

Final Comments

The inspected components appear to be in adequate condition with some exceptions as listed within the report. In conclusion we judge this house to be in average condition when compared to similar homes of this type and age.

It should be noted all homes need repairs of one type or another, even if only minor. Generally older homes need more repairs based on maintenance and upgrades performed over the years than newer homes. It must also be understood that buyers and sellers of homes often judge the condition of a home using different criteria that tends to alter the perspective on how each party values the current condition.