

SWF Home Inspections

Inspected Once - Inspected Right

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

INSPECTION ADDRESS

INSPECTION DATE



This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address:

Inspection Date:

Inspected by:

Foundation Type: Slab

Furnished: Yes

Structure Occupied: Yes

Structure Style: Single Family

Structure Orientation: North

PLEASE NOTE:

This report is the exclusive property of SWF Home Inspections, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of SWF Home Inspections, LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the National Association of Certified Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, 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

SCOPE OF WORK

You have contracted with SWF Home Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by the National Association of Certified Home Inspectors, a copy of which is available upon request. 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 significant 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 clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, 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 more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. 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 toxigens that represent a serious 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 unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. 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, although some mold-like substances may be visually identified, 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. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the 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, bats, 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 suspected 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 dispersed 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 general area 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 build 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 that may deem prudent before the close of escrow.

Bob Massanova

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, 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. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and 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.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of a post-tension concrete slab.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, 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 landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

The house wall finish is in acceptable condition.

There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance.



Exterior Components

Driveways

Informational Conditions

The driveway is in acceptable condition.

Walkways

Informational Conditions

The walkways are in acceptable condition.

Fascia - Trim - Soffit

Informational Conditions

The fascia board and trim are in acceptable condition.

Sliding Glass Doors

Informational Conditions

The sliding glass door is tempered and in acceptable condition.

Windows

Informational Conditions

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Components and Conditions Needing Service

One or more of the window screen are missing and should be installed.



Outlets

Informational Conditions

The outlets that were tested are functional and include ground-fault protection.

Inspection Date/Time:

Components and Conditions Needing Service

A ground-fault protected outlet in the rear does not trip on test, and should be serviced.



A timer box in the rear of the property is missing its dead man cover



Lights

Informational Conditions

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

screen door

Informational Conditions

Screen door is working.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. 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 other prevalent weather conditions, and the regularity of its maintenance. 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 roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, 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, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or 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 Roof

Method of Evaluation

Informational Conditions

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

Estimated Age

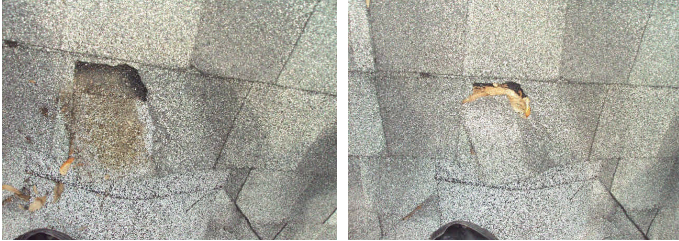
Informational Conditions

The roof appears to be the same age as the residence

Roofing Material

Components and Conditions Needing Service

There is a missing tab that should be repaired



Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can 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, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located at the front of the residence.

Copper Water Pipes

Informational Conditions

Inspection Date/Time:

Although we were unable to fully evaluate the copper water pipes, they seem to be in acceptable condition. You should ask the seller for copies of the water bills.

secondary shut off valve

Functional Components and Conditions

There is a secondary shut off valve on the left side of the house.

Electric Water Heaters

Age Capacity & Location

Informational Conditions

Hot water is provided by a 12 year old, 50 gallon heater that is located in the hallway closet

Electrical Connections

Informational Conditions

The electrical connection to the water heater is functional.

Water Shut-Off Valve & Connectors

Informational Conditions

There is a water shut off valve installed but it has not been evaluated.

Relief Valve & Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve

Informational Conditions

The drain valve is in place and presumed to be functional.

Drain Pan & Discharge Pipe

Informational Conditions

The water heater on the second floor is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Irrigation - sprinklers - hose bibbs

Automatic Sprinklers

Components and Conditions Needing Service

The property is served by automatic sprinklers. The coverage appears to be adequate and, apart from some marginal over spray, they are functional. As with all sprinkler systems, the heads will need to be cleaned and adjusted from time to time. However, there are broken heads or risers in the right rear of the property that should be repaired.



Hose Bibbs

Functional Components and Conditions

The hose bibbs are functional, but we may not have located and tested every one on the property.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

Service Entrance

Informational Conditions

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.

Panel Size & Location

Informational Conditions

The residence is served by a 200 amp, 220 volt panel, located in the garage.

Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

The interior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

The panel is grounded to a driven rod.

Sub Panels

Sub Panel Location

Informational Conditions

The sub panel is located in the pool equipment area.

Sub Panel Observations

Informational Conditions

The electrical sub panel has no visible deficiencies.

Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

There are no visible deficiencies with the wiring in the sub panel.

Circuit Breakers

Informational Conditions

The circuit breakers have no visible deficiencies.

Grounding

Informational Conditions

The panel ground is correct.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled 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.

HVAC Heat Pump Systems

Age & Location

Informational Conditions

Central heat and air-conditioning are provided by a 2 year old heat pump, with an air handler located in the hallway.

Common Observations

Informational Conditions

The heat pump system is newer and functional. Such systems are designed to last approximately twelve years, but they should be serviced bi-annually and have their filters changed every two to three months.

Heat Pump & Air-Handler

Informational Conditions

The heat pump is not original, and you should request documentation from the sellers that could include a transferable warranty or guarantee.

The heat pump was tested on the cooling and heating cycles.

Return-Air Compartment

Components and Conditions Needing Service

The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Inspection Date/Time:



Condensate Drainpipe

Informational Conditions

The condensate drainpipe discharges correctly outside the residence.

Drip Pan

Informational Conditions

The drip pan is functional.

Heat Pump Disconnect

Informational Conditions

The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Informational Conditions

The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Informational Conditions

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of 14 to 22 degrees.

Registers

Informational Conditions

The registers are reasonably clean and functional.

Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Living Room Chimney

General Prefabricated

Informational Conditions

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NFPA standards "upon the sale or transfer of a property."

Weather Cap-Spark Arrestor

Informational Conditions

The chimney has a functional weather cap/spark arrestor.

Inspection Date/Time:

Damper

Informational Conditions

The damper is functional.

vent cover

Components and Conditions Needing Service

The vent cover is broken



Living

Our inspection of 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, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not 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 specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main Entry

Doors

Functional Components and Conditions

The door is functional.

door bell

Informational Conditions

The doorbell is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Living Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

fan light

Informational Conditions

The fan / light works properly.

Smoke detector

Informational Conditions

There is no smoke detector. Although one was not mandated when the house was built, it is recommended that one be installed.

Dining Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

fan light

Informational Conditions

The fan / light works properly.

Outlets

Informational Conditions

The outlets that were tested are functional.

Smoke detector

Informational Conditions

The smoke detector is functional.

slides

Functional Components and Conditions

The slide doors work properly.

Family Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Inspection Date/Time:

Single-Glazed Windows

Informational Conditions

The windows are functional.

Fan light

Informational Conditions

The fan / light work properly.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

smoke detector

Informational Conditions

The smoke detector responded to its test and the batteries should be replaced regularly.

Lanai

Screens

Informational Conditions

The screens are functional.

screen door

Informational Conditions

The screen door is functional.

electric

Informational Conditions

Outlets that were checked are working properly.

lights

Informational Conditions

The lights on the lanai work properly.

fan

Informational Conditions

The ceiling fan worked properly.

Bedrooms

In accordance with the standards of practice, 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 common cosmetic deficiencies.

Master Bedroom

Location

Informational Conditions

The master bedroom is located at the left rear

Doors

Functional Components and Conditions

The door is functional.

slide door

Informational Conditions

The slide doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Inspection Date/Time:

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Fan and light

Informational Conditions

The fan and the light work properly.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Informational Conditions

There is no smoke detector, and although one may not be mandated it is strongly recommended.

1st Guest Bedroom

Location

Informational Conditions

The first guest bedroom is located at the left middle.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets

Functional Components and Conditions

The closet and its components are functional.

Single-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Fan and light

Informational Conditions

The ceiling fan and light work properly.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Informational Conditions

There is no smoke detector, and although one may not be mandated it is strongly recommended.

2nd Guest Bedroom

Location

Informational Conditions

The 2nd guest bedroom is located at the right front. For the record there is no 1st guest bedroom so I / we can associate the bedrooms and bathrooms together.

Doors

Functional Components and Conditions

The door is functional.

Inspection Date/Time:

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets

Functional Components and Conditions

The closet and its components are functional.

Single-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Informational Conditions

There is no smoke detector, and although one may not be mandated it is strongly recommended.

Ceiling fan

Informational Conditions

The ceiling fan is functional.

3rd Guest Bedroom

Location

Informational Conditions

The 3rd guest bedroom is located at the right middle.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Components and Conditions

The closet and its components are functional.

Fan and light

Informational Conditions

The ceiling fan and light are functional.

Outlets

Functional Components and Conditions

The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Informational Conditions

There is no smoke detector, and although one may not be mandated it is strongly recommended.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a 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 or occupants.

Powder Room

Size and Location

Functional Components and Conditions

The powder room is off the dining room.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Toilet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Master Bathroom

Size and Location

Informational Conditions

The main bathroom is a three-quarter, and is located adjacent to the master bedroom.

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Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

closet

Informational Conditions

The closet has no recommendations.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

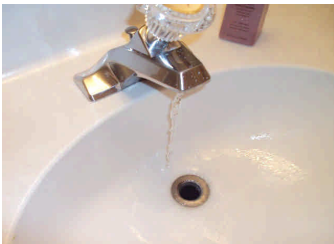
Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

The mechanical sink stopper is incomplete and should be serviced.



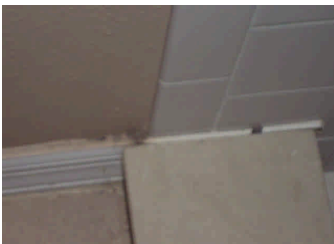
Stall Shower

Functional Components and Conditions

The stall shower is functional.

Components and Conditions Needing Service

There are open grout-joints in the stall shower tiles that should be sealed to prevent moisture damage.



Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

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Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Hallway Bathroom

Size and Location

Informational Conditions

The hallway bathroom is a full, and located off the main hallway.

3rd Guest Bathroom

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

The mechanical sink stopper is incomplete and should be serviced.



Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Components and Conditions Needing Service

The shower diverter valve in the tub/shower is defective, and should be serviced.



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Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Kitchen

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. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, 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 capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

The windows are functional.

Cabinets

Functional Components and Conditions

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

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Valves & Connectors

Functional Components and Conditions

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

Faucet

Functional Components and Conditions

The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

The trap and drain are functional.

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Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Electric Range

Functional Components and Conditions

The electric range is functional, but was neither calibrated nor tested for its performance.

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Refridg

Informational Conditions

The refrigerator is working properly. The temperature is 39 degrees.

The refrigerator has an ice maker but it was not tested.

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include ground-fault protection.

Lights only

Functional Components and Conditions

The lights are functional.

Pool/Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

Pool Only

Interior Finish

Informational Conditions

The interior finish is in acceptable condition.

Deck & Coping Stones

Informational Conditions

Sections of the deck have typical cracks or cosmetic defects, but no serious damage.

Skimmer

Informational Conditions

The skimmer box and its cover are functional.

Tiles

Functional Components and Conditions

The tiles are in acceptable condition, but can eventually become degraded by mineral deposits that leave a film on their surface and reduce their luster.

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Pool Light

Informational Conditions

The light is functional and has been confirmed to have ground-fault protection. However, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection is working.

Pool Motor

Informational Conditions

The pool motor is working.

Supply & Return Lines Etc

Functional Components and Conditions

The supply lines, return lines, and valves are in acceptable condition but not fully evaluated.

Filter

Functional Components and Conditions

The pool filter is functional.

Solar System

Informational Conditions

The solar system is working properly at this time.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Secondary Hallway

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

The closet, or closets, is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

Walls & Ceiling

Informational Conditions

The walls and ceiling have no significant defects.

Handrails & Guardrails

Informational Conditions

If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

Lights

Functional Components and Conditions

The lights are functional.

Laundry

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 the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer 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, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Area

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Valves & Connectors

Informational Conditions

The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

Trap & Drain

Functional Components and Conditions

The trap and drain are functional.

Dryer Vent

Informational Conditions

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Lights

Functional Components and Conditions

The lights are functional.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not

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standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

Slab Floor

Functional Components and Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening.

Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Entry Door Into the House

Functional Components and Conditions

The house entry door is in compliance with fire-safety regulations.

Garage Side Door

Functional Components and Conditions

The side door is functional.

Components and Conditions Needing Service

The base of the garage side door is moisture damaged and should be repaired.



Garage Door & Hardware

Functional Components and Conditions

The garage door and its hardware are functional.

Automatic Opener

Functional Components and Conditions

The garage door opener is functional.

Lights

Functional Components and Conditions

The lights are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

The outlets that were tested are functional, and include ground-fault protection.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

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Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a pull-down ladder in the garage.

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access.

Common Observations

Components and Conditions Needing Service

There appears to be water stain on the roof plywood. There was no sign of moisture at this time. I would recommend further evaluation by a specialist.



Secondary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access.

No Recommended Service

Informational Conditions

We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

CERTIFICATIONS AND AFFILIATIONS

BOB MASSANOVA
Inspector

INTER NACHI Certified Residential Inspector #030615081

REPORT CONCLUSION

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; identify 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 and alarms on the exterior doors of all pool and 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 usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Bob Massanova

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