



4411 SW 19th Place, Cape Coral, Florida 33914
Tel: 239-898-8332 Fax: 239-549-5737
EagleEyeHomeInsp.com lkorchick@msn.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

SAMPLE REPORT

INSPECTION ADDRESS

123 Sample way, Sample, Florida 33914

INSPECTION DATE

9/5/2004 9:00 am to 12:00 pm

REPRESENTED BY:

Terri Realtor
Sample Realestate



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.



4411 SW 19th Place, Cape Coral, Florida 33914
Tel: 239-898-8332 Fax: 239-549-5737
EagleEyeHomeInsp.com lkorchick@msn.com

SUMMARY REPORT

Client: SAMPLE REPORT
Realtor: Terri Realtor, Sample Realestate
Inspection Address: 123 Sample way, Sample, Florida 33914
Inspection Date: 9/5/2004 Start: 9:00 am End: 12:00 pm
Inspected by: Louis Korchick

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

This inspection report is available on the Internet
for 30 days from the date of the inspection.
<http://www.inspectvue.com>

Enter the following Client Name: sample and the Password: eagleeye

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.

Exterior

Exterior Features

Fascia and Trim

Components and Conditions Needing Service

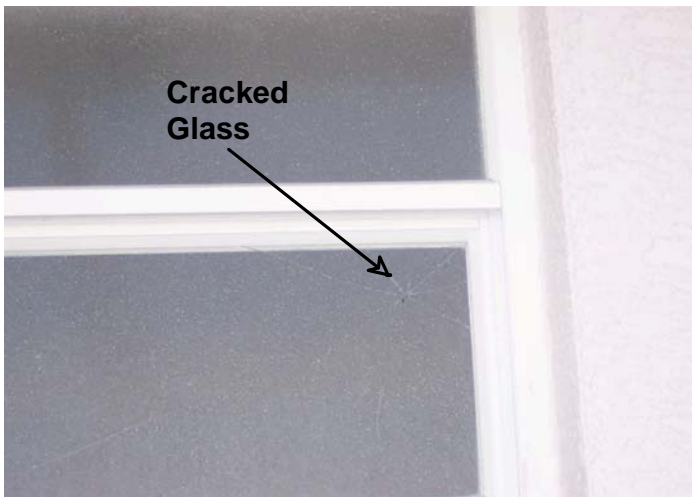
- Sections of the fascia board or wood trim are rotted and have separated slightly, and should be serviced to prevent further deterioration.



Windows

Components and Conditions Needing Service

- There are broken window panes on the back window of the house which should be repaired.



Sliding Glass Doors

Components and Conditions Needing Service

- One of the glass panels in the slider is broken, and should be replaced with tempered glass.

Inspection Address:
Inspection Date/Time:

123 Sample way, Sample Florida. 33914
9/5/2004 9:00 am to 12:00 pm



Outlets

Components and Conditions Needing Service

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



Roof/Attic

Attic

Electrical

Components and Conditions Needing Service

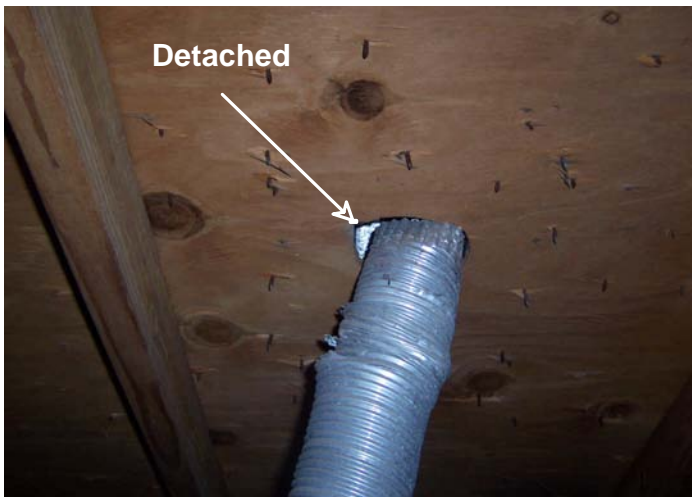
- An electrical connection within the attic has been incorrectly made outside of a junction box. Recommend having wires properly installed inside a junction box.



Exhaust Ducts

Components and Conditions Needing Service

- A bathroom exhaust duct vents within the attic, and should be extended to an exterior port.



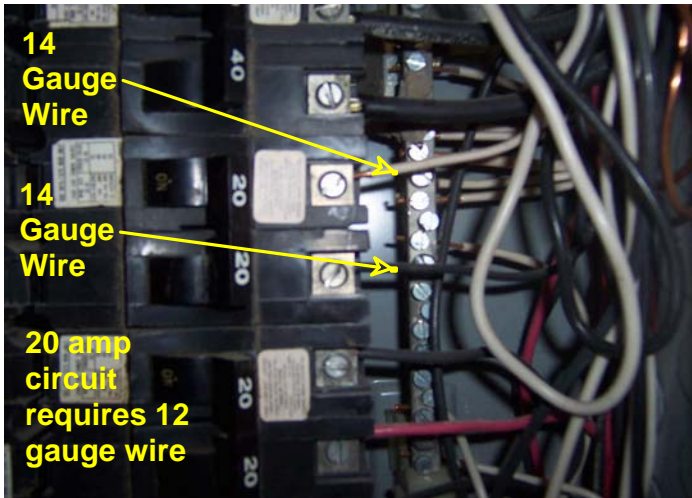
Electrical

Main Panel

Circuit Breakers

Components and Conditions Needing Service

- Two breakers in the main panel are serving undersized wires and should be replaced with the proper size breaker.



Bathrooms

Master Bathroom

Sink Faucet Valves etc Trap & Drain

Components and Conditions Needing Service

- There is a leak at the trap-arm below the dual bathroom sinks that should be repaired.





4411 SW 19th Place, Cape Coral, Florida 33914
Tel: 239-898-8332 Fax: 239-549-5737
EagleEyeHomeInsp.com lkorchick@msn.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

SAMPLE REPORT

INSPECTION ADDRESS

123 Sample way, Sample, Florida 33914

INSPECTION DATE

9/5/2004 9:00 am to 12:00 pm

REPRESENTED BY:

Terri Realtor
Sample Realestate



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: 123 Sample way, Sample, Florida 33914
Inspection Date: 9/5/2004 Time: 9:00 am to 12:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 92
Humidity at time of inspection: 75%

Inspected by: Louis Korchick

Client Information: SAMPLE REPORT
123 Sample Drive, Cape Coral, Florida 33914
Phone: 123-546-7890
Mobile: 123-456-7890
Fax: 123-456-7890
Email: sample@eagleeyehomeinsp.com

Seller's Agent: Sample Realestate
Terri Realtor
999 Realestate Street, Cape Coral, Florida 12345
Phone: 123-456-7890
Fax: 123-456-7890
Mobile: 123-456-7890
Email: Terri@realestatestreet.com

Structure Type: Masonry
Furnished: Yes
Number of Stories: One

Structure Style: Modern

Structure Orientation: West

Estimated Year Built: 2002
Unofficial Sq.Ft.: 2250

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

PLEASE NOTE:

Note: The service recommendation narrative that follows is offered for purposes of illustration only, and should be substituted for that of your own. Regardless, Porter Valley Software and its officers disclaim any responsibility for the accuracy or reliability of the information contained therein, and recommend against its use without first having it reviewed by a real estate attorney.

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 - Amended

SCOPE OF WORK

You have contracted with Eagle Eye Home Inspection LLC to perform a generalist inspection in accordance with the standards of practice established by [NACHI] The National Association of Certified Home Inspectors, a copy of which is available upon request, and which can be read or downloaded by visiting [<http://www.nachi.org/sop.htm>]. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are indicated in the standards. However, as a courtesy, we are including some commonplace information about several of the environmental contaminants that could be of concern to you and your family.

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

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

Asbestos is another notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, 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

Inspection Address: 123 Sample way, Sample Florida. 33914
Inspection Date/Time: 9/5/2004 9:00 am to 12:00 pm

good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspect asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

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

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home 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 might be deemed to be prudent before the close of escrow.

Exterior

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 typically evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Similarly, we do not usually 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.

Wall Covering or Cladding

Type of Material

Informational Components

The exterior house walls are clad with stucco.

Wall Cladding Observations

Functional Components and Conditions

The exterior wall cladding is in acceptable condition.

Grading and Drainage

Drainage Swales

Functional Components and Conditions

The drainage swales on the site are clear and clean, and should be kept clean for the general maintenance of the property.

Exterior Features

General Comments and Description

Informational Components

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that might not have been apparent otherwise. There are many styles of windows but only two basic types, single and dual-glazed. Dual glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, their hermetic seals can fail at any time and allow condensation to form between the panes that is only clearly visible under certain temperature conditions, which is why we disclaim an evaluation of hermetic seals. Regardless, in accordance with industry standards, we test a representative number of unobstructed windows in every residence, and make sure that at least one window in every bedroom is operable and able to facilitate an emergency exit.

Hard Surfaces

Functional Components and Conditions

The hard surfaces, such as the house walls, walkways, patio slab, etc., are in acceptable condition

Driveways

Informational Components

There are predictable cracks in the driveway that would not necessarily need to be serviced.

Walkways

Functional Components and Conditions

The walkways are in acceptable condition.

Fences and Gates

Functional Components and Conditions

The fences and gates are in acceptable condition.

Fascia and Trim

Components and Conditions Needing Service

Sections of the fascia board or wood trim are rotted and have separated slightly, and should be serviced to prevent further deterioration.



Doors

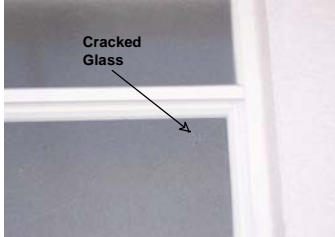
Functional Components and Conditions

The exterior doors are in acceptable condition.

Windows

Components and Conditions Needing Service

There are broken window panes on the back window of the house which should be repaired.



Screens

Functional Components and Conditions

The window screens are functional.

Sliding Glass Doors

Components and Conditions Needing Service

One of the glass panels in the slider is broken, and should be replaced with tempered glass.



Patio Fans

Informational Components

The patio fan is functional, but it may not be rated for exterior use.

Lights

Functional Components and Conditions

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

Outlets

Components and Conditions Needing Service

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



Structural

Foundations are not uniform, and conform to the structural standard of the year in which they were built. 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 are keenly aware of cracks, and will alert you to their presence 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

Wall Structure

Informational Components

The walls are comprised of cinder blocks or masonry components.

Floor Structure

Informational Components

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

Ceiling Structure

Informational Components

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Roof Structure

Informational Components

The roof structure consists of a prefabricated truss system.

Slab Foundation

General Comments and Description

Informational Components

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

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if it is surcharged by a hill or slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Components

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

Slab Foundation Observations

Informational Components

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

Roof/Attic

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 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, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer 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.

Attic

General Comments and Description

Informational Components

In accordance with industry standards, we will not 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 evaluating the type and amount of insulation on the attic floor, we use generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not move or disturb any portion of it, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Method of Evaluation

Informational Components

We evaluated the attic by direct access.

Access & General Condition

Informational Components

There is clear access to enter and evaluate the attic.

Framing

Functional Components and Conditions

The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

Ventilation

Informational Components

Ventilation within the attic is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Electrical

Components and Conditions Needing Service

An electrical connection within the attic has been incorrectly made outside of a junction box. Recommend having wires properly installed inside a junction box.



Plumbing Vents

Functional Components and Conditions

The plumbing vents are in acceptable condition.

Water Pipes

Functional Components and Conditions

The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location.

Exhaust Ducts

Components and Conditions Needing Service

A bathroom exhaust duct vents within the attic, and should be extended to an exterior port.



Batt Insulation

Functional Components and Conditions

The attic floor is well insulated with approximately nine-inches of fiberglass, batt insulation.

Composition Shingle Roof

General Comments and Description

Informational Components

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

Method of Evaluation

Informational Components

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

Age and General Evaluation of a Single-layer Roof

Informational Components

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

Gutters and Drainage

Functional Components and Conditions

The gutters on the composition shingle roof appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond 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 acrylonitrile butadiene styrene (ABS) ones to older ones made of cast-iron, galvanized steel, clay, or 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 isolated batches of them 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, which we recommend having 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 before the close of escrow.

Potable Water Pipes

Type of Material

Informational Components

The residence is served by copper potable water pipes.

Water Main Location

Informational Components

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

Copper Water Pipes

Functional Components and Conditions

The potable water pipes are in acceptable condition.

Waste and Drainage System

General Comments and Description

Informational Components

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Drain Pipes Waste Pipes and Vent Pipes

Functional Components and Conditions

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

Water Heaters

General Electric Water Heater Comments

Informational Components

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan that is plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water-softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity and Location

Informational Components

Hot water is provided by a 8 year old, 40 gallon electric water heater located in the laundry room.

Electrical Connections

Functional Components and Conditions

The electrical connection to the water heater is functional.

Water Shut-Off Valve and Connectors

Functional Components and Conditions

The shut-off valve and water connectors on the gas water heater are functional.

Sprinklers or Irrigation Systems

General Comments and Description

Informational Components

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate things, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Automatic Polyvinyl Sprinklers

Functional Components and Conditions

The property is served by automatic, polyvinyl, sprinklers. The coverage appears to be adequate and, apart from some marginal over spray, they are functional. However, as with all sprinkler systems, the heads will need to be cleaned and adjusted from time to time.

Hose Bibs

Functional Components and Conditions

The hose bibs 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. Regardless, we are not licensed electricians and in compliance with industry standards we only test a representative number of switches and outlets, and we 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 potential hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Main Panel

General Comments

Informational Components

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

Type of Wiring

Informational Components

The residence is wired with a three-wire non-metallic cable commonly known as Romex.

Size and Location

Informational Components

The residence is served by a 200 amp, 120/240 volt panel, located inside the garage.

Service Entrance Mast Weatherhead etc

Functional Components and Conditions

The service entrance, mast weather head, and cleat are in acceptable condition.

Exterior Cover Panel

Functional Components and Conditions

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

Interior Cover Panel

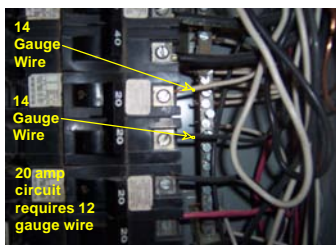
Functional Components and Conditions

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

Circuit Breakers

Components and Conditions Needing Service

Two breakers in the main panel are serving undersized wires and should be replaced with the proper size breaker.



Grounding

Functional Components and Conditions

The main electrical panel is correctly grounded to a driven rod.

Heating and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat and AC - System 1

Type of Fuel

Informational Components

The residence is served by an electrically fueled heating system.

Split-System General Evaluation

Functional Components and Conditions

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

Return-Air Compartment

Informational Components

The return-air compartment is in acceptable condition.

Evaporator Coil

Functional Components and Conditions

The evaporator coil is functional.

Condensate Discharge Pipe

Informational Components

The primary condensate pipe discharges at the left exterior wall.

Drip Pan

Informational Components

The drip pan is functional.

Condensing Coil

Functional Components and Conditions

The condensing coil responded to the thermostat and is functional.

Refrigerant Lines

Functional Components and Conditions

The refrigerant lines are in acceptable condition.

Service Disconnect at the Coil

Functional Components and Conditions

The electrical disconnect at the condensing coil is functional.

Differential Temperature Readings

Informational Components

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more.

Registers

Functional Components and Conditions

The registers are functional.

Flexible Ducts

Functional Components and Conditions

The supply ducts are a modern, flexible type, comprised of a dark-gray, plastic, outer sleeve and a clear inner liner that encapsulates fiberglass insulation, and are in acceptable condition.

Compressed Fiberglass Ducts

Functional Components and Conditions

The compressed fiberglass supply ducts are in good condition. However, they cannot be cleaned easily, and can be problematic to hyper-allergenic people, and although they may appear to be rigid they can be easily bent or compressed, and should be treated with care.

Living Areas

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 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 best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before the close of escrow.

Entry

There is no recommended service

Functional Components and Conditions

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

Furnished Residence Comment

Informational Components

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Front Door

Functional Components and Conditions

The front door is in acceptable condition.

Flooring

Informational Components

The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

The window is functional.

Closets

Functional Components and Conditions

The closet is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Living Room

There is no recommended service

Functional Components and Conditions

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

Flooring

Functional Components and Conditions

The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

The windows are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Dining Room

There is no recommended service

Functional Components and Conditions

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

Doors

Functional Components and Conditions

The door is functional.

Flooring

Functional Components and Conditions

The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

The window is functional.

Closets

Functional Components and Conditions

The closet is in acceptable condition.

Inspection Address: 123 Sample way, Sample Florida. 33914
Inspection Date/Time: 9/5/2004 9:00 am to 12:00 pm

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Family Room

Doors

Functional Components and Conditions

The door is functional.

Flooring

Functional Components and Conditions

The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

The windows are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Common Areas

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

Kitchen

General Kitchen Comments

Informational Components

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

Doors

Functional Components and Conditions

The kitchen door, or doors, are functional.

Flooring

Functional Components and Conditions

The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling in the kitchen are acceptable.

Single-Glazed Windows

Functional Components and Conditions

The window is functional.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Cabinets

Functional Components and Conditions

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

Counter Top

Functional Components and Conditions

The counter top is functional.

Sink

Functional Components and Conditions

The sink is functional.

Faucet

Functional Components and Conditions

The sink faucet is functional.

Valves and 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.

Trap and Drain

Informational Components

The sink employs an unconventional flexible drainpipe that could contribute to blockages.



Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Gas Range

Functional Components and Conditions

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

Electrical Range

Functional Components and Conditions

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

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

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.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

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

Hallway

There is no recommended service

Informational Components

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

Laundry

There is no recommended service

Functional Components and Conditions

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

Doors

Functional Components and Conditions

The door, or doors, in the laundry room are functional.

Flooring

Functional Components and Conditions

The floor has no significant defects.

Walls and Ceiling

Informational Components

The walls in the laundry room have typical cosmetic damage.

Single-Glazed Windows

Functional Components and Conditions

The window is functional.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Cabinets

Functional Components and Conditions

The cabinets in the laundry room are functional.

Closets

Functional Components and Conditions

The closet, or closets, in the laundry room are functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan in the laundry room is functional.

Sink

Functional Components and Conditions

The sink in the laundry is functional, and does not need service at this time.

Faucet

Functional Components and Conditions

The laundry sink faucet is functional.

Valves and Connectors

Functional Components and Conditions

The valves and connectors at the laundry sink are functional. However, because they are not in daily use they typically become stiff or frozen.

Trap and Drain

Functional Components and Conditions

The trap and drain lines below the laundry sink are functional.

Lights

Functional Components and Conditions

The lights in the laundry room are functional.

Outlets

Functional Components and Conditions

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

Garage

Slab

Functional Components and Conditions

The garage slab 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 and Ceiling

Functional Components and Conditions

The garage walls are in acceptable condition with bolts securing them to the foundation stem walls.

Entry Door Into the House

Functional Components and Conditions

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Garage Side Door

Functional Components and Conditions

The side door is functional.

Garage Door and Hardware

Functional Components and Conditions

The main garage door is functional.

Automatic Opener

Functional Components and Conditions

The garage door opener is functional.

Lights

Functional Components and Conditions

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

Outlets

Functional Components and Conditions

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

Bedrooms

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

Master Bedroom

There is no recommended service

Functional Components and Conditions

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

Doors

Functional Components and Conditions

The bedroom door is functional.

Flooring

Functional Components and Conditions

The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

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

Single-Glazed Windows

Functional Components and Conditions

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

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

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

Smoke Detectors

Informational Components

The battery powered smoke detector in the bedroom is functional, but its battery should be checked or replaced biannually.

Bedroom 2

There is no recommended service

Functional Components and Conditions

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

Doors

Functional Components and Conditions

The bedroom door is functional.

Flooring

Functional Components and Conditions

The floor has no significant defects.

Inspection Address: 123 Sample way, Sample Florida. 33914
Inspection Date/Time: 9/5/2004 9:00 am to 12:00 pm

Walls & Ceiling

Functional Components and Conditions

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

Single-Glazed Windows

Functional Components and 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 bedroom outlets that were able to be tested are functional.

Smoke Detectors

Informational Components

We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdiction, and should be installed or certified as being compliant before the close of escrow.

Bedroom 3

There is no recommended service

Functional Components and Conditions

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

Doors

Functional Components and Conditions

The bedroom door is functional.

Flooring

Functional Components and Conditions

The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

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

Single-Glazed Windows

Functional Components and Conditions

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

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

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

Bedroom 4

Single-Glazed Windows

Functional Components and Conditions

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

Dual-Glazed Windows

Functional Components and Conditions

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

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

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

Smoke Detectors

Functional Components and Conditions

The battery powered smoke detector in the bedroom is functional, but its battery should be checked or replaced biannually.

Bathrooms

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

Master Bathroom

Size and Location

Informational Components

The master bathroom is a full, and is located next to the master bedroom.

Doors

Functional Components and Conditions

The bathroom door is functional.

Flooring

Functional Components and Conditions

The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Sink Faucet Valves etc Trap & Drain

Components and Conditions Needing Service

There is a leak at the trap-arm below the dual bathroom sinks that should be repaired.



Tub

Functional Components and Conditions

The tub is functional.

Toilet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The bathroom exhaust fan is functional.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Informational Components

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

Guest Bathroom 1

There is no recommended service

Functional Components and Conditions

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

Guest Bathroom 2

There is no recommended service

Functional Components and Conditions

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

Pool and Spa

Pools and spas do leak. This may become apparent from secondary evidence during our inspection, which is purely visual. However, 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 pool or 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

Enclosures

Functional Components and Conditions

The pool enclosure is in compliance with common safety standards, which typically mandate a fifty-four inch enclosure with self-closing and self-latching gates.

Interior Finish of Pool

Functional Components and Conditions

The pool finish is plaster or fiberglass, and in acceptable condition. However, pool surfaces rarely remain pristine, and you will probably notice progressive discoloration or blemishes that are caused by chemical conditioners and by minerals such as calcium leeching through the finished surface.

Tiles

Functional Components and Conditions

The pool tiles are in acceptable condition.

Deck and-or Coping Stones

Functional Components and Conditions

The pool deck is in acceptable condition.

Expansion Joint

Functional Components and Conditions

The expansion joint in the pool deck is functional.

Skimmer

Functional Components and Conditions

The skimmer box and its cover are functional.

General Comments and Description

Informational Components

The interior finish of pools and spas rarely remains perfect, and particularly on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.

Pool Light

Functional Components and Conditions

The pool light is functional, and is ground-fault protected.

Ladder and Rails

Functional Components and Conditions

The pool ladder rails are functional.

Pool Motor

Informational Components

The pool motor is a newer type and functional, with a plastic casing

Supply Lines Return Lines and Valves

Functional Components and Conditions

The supply lines, return lines, and valves are in acceptable condition.

Filter

Functional Components and Conditions

The pool filter is functional.

Heater

Informational Components

The pool heater is functional, but should be kept clean and serviced seasonally.

Solar System

Informational Components

The pool plumbing includes a solar system that has been shut down, but which should be evaluated by a specialist.

Spa

Enclosures

Informational Components

The spa enclosure is in compliance with common safety standards, which typically mandate a fifty-four inch enclosure with self-closing and self-latching gates.

Portable Spa Condition

Informational Components

The portable spa is functional. However, fiberglass surfaces rarely remain pristine, and you will probably notice progressive discoloration or blemishes that are caused by use and chemical conditioners.

Pool and Spa

Pools and spas do leak. This may become apparent from secondary evidence during our inspection, which is purely visual. However, 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 pool or 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

Enclosures

Functional Components and Conditions

The pool enclosure is in compliance with common safety standards, which typically mandate a fifty-four inch enclosure with self-closing and self-latching gates.

Interior Finish of Pool

Functional Components and Conditions

The pool finish is plaster or fiberglass, and in acceptable condition. However, pool surfaces rarely remain pristine, and you will probably notice progressive discoloration or blemishes that are caused by chemical conditioners and by minerals such as calcium leeching through the finished surface.

Tiles

Functional Components and Conditions

The pool tiles are in acceptable condition.

Deck and-or Coping Stones

Functional Components and Conditions

The pool deck is in acceptable condition.

Expansion Joint

Functional Components and Conditions

The expansion joint in the pool deck is functional.

Skimmer

Functional Components and Conditions

The skimmer box and its cover are functional.

General Comments and Description

Informational Components

The interior finish of pools and spas rarely remains perfect, and particularly on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.

Pool Light

Functional Components and Conditions

The pool light is functional, and is ground-fault protected.

Ladder and Rails

Functional Components and Conditions

The pool ladder rails are functional.

Pool Motor

Informational Components

The pool motor is a newer type and functional, with a plastic casing

Supply Lines Return Lines and Valves

Functional Components and Conditions

The supply lines, return lines, and valves are in acceptable condition.

Filter

Functional Components and Conditions

The pool filter is functional.

Heater

Informational Components

The pool heater is functional, but should be kept clean and serviced seasonally.

Solar System

Informational Components

The pool plumbing includes a solar system that has been shut down, but which should be evaluated by a specialist.

Spa

Enclosures

Informational Components

The spa enclosure is in compliance with common safety standards, which typically mandate a fifty-four inch enclosure with self-closing and self-latching gates.

Portable Spa Condition

Informational Components

The portable spa is functional. However, fiberglass surfaces rarely remain pristine, and you will probably notice progressive discoloration or blemishes that are caused by use and chemical conditioners.

AFFILIATIONS AND CERTIFICATIONS



REPORT CONCLUSION

123 Sample way, Sample, Florida 33914

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 or alarms on the exterior doors of all pool or spa properties.

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

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 industry and to treat everyone with kindness, courtesy, and respect.

Inspection Address: 123 Sample way, Sample Florida. 33914
Inspection Date/Time: 9/5/2004 9:00 am to 12:00 pm

TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT	2
GENERAL INFORMATION	3
SCOPE OF WORK	4
Exterior	6
Wall Covering or Cladding	6
Grading and Drainage	6
Exterior Features	6
Structural	8
Structural Elements	8
Slab Foundation	9
Roof/Attic	9
Attic	10
Composition Shingle Roof	11
Plumbing	11
Potable Water Pipes	12
Waste and Drainage System	12
Water Heaters	13
Sprinklers or Irrigation Systems	13
Electrical	14
Main Panel	14
Heating and Air Conditioning	15
Heat and AC - System 1	15
Living Areas	16
Entry	16
Living Room	17
Dining Room	17
Family Room	18
Common Areas	18
Kitchen	18
Hallway	20
Laundry	20
Garage	21
Bedrooms	22
Master Bedroom	22
Bedroom 2	22
Bedroom 3	23
Bedroom 4	24
Bathrooms	24
Master Bathroom	24
Guest Bathroom 1	25
Guest Bathroom 2	25
Pool and Spa	25
Pool	26
Spa	27
Pool and Spa	27
Pool	27
Spa	28
Certifications and Affiliations	29
Report Conclusion	30