



Bungalows to Mansions

Professional Inspection Services, LLC

Inspection Report

Joan Doe

Property Address:

97 SW 52nd Drive
Gainesville FL 32608



Bungalows to Mansions Professional Inspection Services, LLC

Bruce M. Graham III

**Florida Home Inspector HI10
9014 SW 75th Way
Gainesville, FL 32608**

352 871 8989

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Date: 11/25/2014	Time: 03:00:00 PM	Report ID: condo sample
Property: 97 SW 52nd Drive Gainesville FL 32608	Customer: Joan Doe	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Good (G) = Visually observed the item, component or unit and it appeared to be in new condition.

Normal (N)= Visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Fair (F) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Poor (P) = The item, component or unit is not functioning as intended, missing, or needs further inspection by a qualified contractor. These items need immediate attention and may need installation and/or replacement.

Not Applicable (NA)= Did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting

This Condominium / Town house inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. *It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.*

Client Is Present:

Yes

Building Style:

2 Story

Entrance Faces:

North

Age Of Home:

years

Termite Inspection:

No

Radon Test:

No

Pool Inspection:

No

Water Test:

No

Septic Dye Test:

No

Mold Swab or Air Test:

No

Lead Test:

No

Weather:

Light Rain

Temperature:

74 DEGREES

Rain/snow in last 3 days:

Yes

1. EXTERIOR

Areas hidden from view by finished walls, trees, shrubs, ivy, and stored items can not be judged and are not part of this inspection. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.



Styles & Materials

SIDING STYLE:
LAP

SIDING MATERIAL:
WOOD

		G	N	F	P	NA	Y	N
1.0	CONDITION OF EXTERIOR WALL COVERINGS AND FLASHING		•	•				
1.1	SOFFIT, FASCIA, TRIM AND EAVES		•					
1.2	WATER SPIGOTS		•					
1.3	ELECTRIC OUTLETS		•	•				
1.4	MISC.					•		
		G	N	F	P	NA	Y	N

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Comments:

1.0 Photo 1 shows minor moisture damage in the rear. Photos 2-4 shows moisture damage and peeling paint on front dormer. Recommend repairs as needed.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4

1.3 Outlet in the rear is missing it's cover. Recommend replacement of cover.



1.3 Picture 1

2. ROOFING

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the day and time of the inspection.

Styles & Materials

VIEWED ROOF FROM: FROM GROUND WITH BINOCULARS	ROOF-TYPE: GABLE	ROOF COVERING: 3-TAB FIBERGLASS
ROOF AGE: 15-20	ROOF - REMAINING LIFE: 3-5 Years	VENTILATION: RIDGE VENTS SOFFIT VENTS
CHIMNEY: NONE	SKY LIGHT (S): NONE	

		G	N	F	P	NA	Y	N
2.0	ARE THERE ANY NOTICEABLE SWAYS OR SAGS IN THE ROOF SHEATHING?						•	
2.1	ARE THERE MULTIPLE LAYERS OF ROOF COVERINGS?							•
2.2	ROOF SURFACE		•					
2.3	FLASHINGS		•	•				
2.4	ROOF VENTILATION		•					
2.5	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS		•					
2.6	CONDITION OF RAIN GUTTERS AND DOWNSPOUTS		•					
2.7	MISC.					•		
		G	N	F	P	NA	Y	N

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Comments:

2.3 Photo shows plumbing vent flashing damaged by squirrels. Recommend repairs by a certified roofing contractor.



2.3 Picture 1

3. LOTS & GROUNDS

This inspection is visual in nature and does not determine the condition of any underground piping, including municipal water and sewer service piping or septic systems.

Styles & Materials

WALKWAYS:	DRIVEWAY:	RETAINING WALL:
CONCRETE	ASPHALT	NONE
PAVER STONES	PARKING LOT	
	SHARED ACCESS	

		G	N	F	P	NA	Y	N
3.0	WALKWAYS		•	•				
3.1	DRIVEWAY		•					
3.2	RETAINING WALL(S)					•		
3.3	EXTERIOR DRAINS					•		
3.4	SURFACE GRADING		•					
3.5	ANY INFREQUENTLY FOUND DISCOVERIES?							•
		G	N	F	P	NA	Y	N

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Comments:

3.0 Recommend re-laying pavers at root up lift to prevent a trip and fall hazard.



3.0 Picture 1

4. EXTERIOR APPURTENANCES

Styles & Materials

APPURTENANCE:

PATIO
COVERED PORCH

		G	N	F	P	NA	Y	N
4.0	STOOPS, STEPS, AND LANDINGS		•					
4.1	PATIO		•					
4.2	PORCH		•					
4.3	DECKS OR BALCONIES					•		
4.4	FENCES					•		
4.5	MISCELLANEOUS					•		
4.6	OUT BUILDING					•		
		G	N	F	P	NA	Y	N

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5. DOORS & WINDOWS

Styles & Materials

ENTRY DOORS: Metal	INTERIOR DOORS: HOLLOW CORE	WINDOWS: METAL
WINDOW TYPES: SINGLE PANE SINGLE-HUNG	WINDOW MANUFACTURER: UNKNOWN	

		G	N	F	P	NA	Y	N
5.0	EXTERIOR ENTRY DOORS		•					
5.1	SLIDING GLASS DOOR OR PATIO DOORS		•					
5.2	STORM DOOR AND SCREEN DOOR(S)		•					
5.3	OUTSIDE APPEARANCE OF WINDOWS		•					
		G	N	F	P	NA	Y	N

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6. ATTIC AND ROOF STRUCTURE

The design of the attic, insulation, stored items, and/or access may limit the inspectors view of all the structural and mechanical components.

Styles & Materials		
ATTIC ACCESS: LIMITED ACCESS	ATTIC FAN: NONE	WHOLE HOUSE FAN: NONE
INSULATION & THICKNESS: 4" - 6"	ROOF STRUCTURE: ENGINEERED WOOD TRUSS PLYWOOD SHEATHING	CEILING STRUCTURE: NOT VISIBLE

		G	N	F	P	NA	Y	N
6.0	ATTIC ACCESS		•	•				
6.1	DECKING / SHEATHING					•		
6.2	ROOF FRAMING					•		
6.3	ANY CURRENT OR PREVIOUS MOISTURE ENTRY?					•		
6.4	VENTING OF ATTIC					•		
6.5	WHOLE HOUSE FAN					•		
6.6	INSULATION					•		
6.7	DEFLECTION					•		
6.8	INTERIOR CHIMNEY, SUPPORT, AND FLASHING					•		
6.9	PLUMBING STACK VENT					•		
6.10	VENT(S) FOR INTERIOR APPLIANCES					•		
6.11	MISCELLANEOUS					•		
		G	N	F	P	NA	Y	N

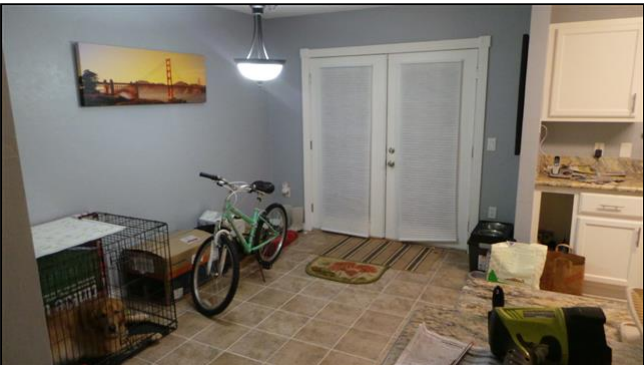
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Comments:

6.0 Attic access is limited due to vaulted ceilings.

7. INTERIOR ROOMS

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.



Styles & Materials

CEILING MATERIAL:

DRYWALL

WALL MATERIAL:

DRYWALL

FLOOR COVERING:

CARPET
TILE

CLOSET DOORS:

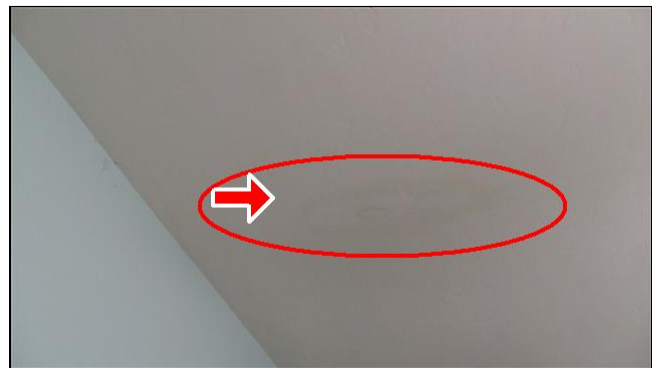
HOLLOW CORE

		G	N	F	P	NA	Y	N
7.0	GENERAL CONDITION (WALLS AND CEILINGS)		•	•				
7.1	WINDOWS		•					
7.2	DOORS		•					
7.3	FLOORS		•					
7.4	ELECTRIC: OUTLETS AND WALL SWITCHES CONDITION		•					
7.5	OTHER: (SECURITY SYSTEMS, CEILING FANS, RADON MITIGATION SYSTEMS, VACUUM SYSTEMS)					•		
7.6	IS THERE A HEAT/COOL SOURCE PRESENT?						•	
		G	N	F	P	NA	Y	N

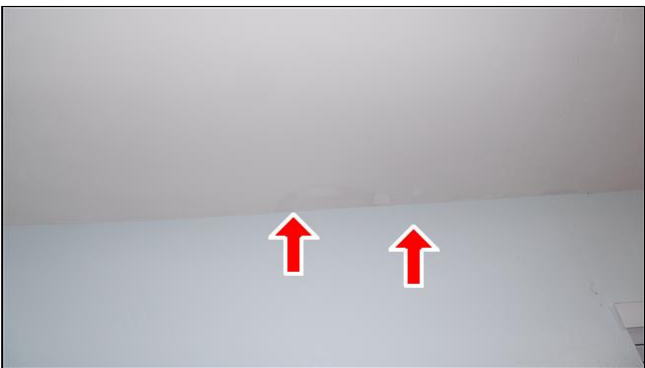
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Comments:

7.0 Photo shows signs of past moisture event in the front bedroom, this area was dry at the time of the inspection. Recommend patching and painting.



7.0 Picture 1



7.0 Picture 2

8. INTERIOR MISCELLANEOUS

Fireplaces are not checked for actual function in burning gas or solid fuels. Gas shutoff valves for gas fireplaces are not tested. Inspection of the fireplace is limited to visible and accessible sections only. The inner reaches of the flue or chimney throat are relatively inaccessible, so the view from the fireplace or chimney is not adequate to discover possible deficiencies or damage, even with a strong light. Inspectors do not remove rain caps and spark arrestors on the chimney top to look inside the chimney flue. Fireplaces and chimneys should be inspected on a annual basis and more often depending on usage. Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.

Styles & Materials

TYPES OF FIREPLACES:		OPERABLE FIREPLACES:		NUMBER OF WOODSTOVES:				
NONE		NONE		NONE				
		G	N	F	P	NA	Y	N
8.0	SMOKE DETECTORS		•	•				
8.1	FIREPLACE					•		
8.2	FIRE CHAMBER					•		
8.3	DAMPER					•		
8.4	CHIMNEY					•		
8.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS		•					
8.6	ANY INFREQUENTLY FOUND DISCOVERIES?					•		
8.7	MISC.					•		
		G	N	F	P	NA	Y	N

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Comments:

8.0 Testing of smoke detectors is beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufactures guidelines. Please remember that battery operated smoke detectors should have the batteries checked periodically and replaced as needed to insure continued good operation. We also strongly suggest that you have a fire drill when moving into the house to help prepare for any emergency after moving into the house. We also recommend a carbon monoxide detector for personal safety. For additional information please visit [Smoke Detector Information](#).



8.0 Picture 1



8.0 Picture 2



8.0 Picture 3

9. KITCHEN

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connections to facilitate testing. We do not predict the life span of any appliances as this is beyond the scope of the inspection. Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/ touch ups are considered normal and may not be listed in this report.



Styles & Materials

CABINETRY:

LAMINATE

BUILT-IN MICROWAVE:

NONE

RANGE:

MAYTAG

TRASH COMPACTORS:

NONE

COUNTERTOP:

LAMINATE

DISPOSAL:

IN SINK ERATOR

BUILT IN OVEN:

NONE

EXHAUST/RANGE:

NONE

DISHWASHER:

LG

REFRIGERATOR:

LG

		G	N	F	P	NA	Y	N
9.0	SINK		•					
9.1	FAUCET AND SPRAY NOZZLE CONDITION		•					
9.2	SINK DRAIN		•					
9.3	COLD WATER SUPPLY		•					
9.4	HOT WATER SUPPLY		•					
9.5	CONDITION OF COUNTERTOP		•					
9.6	CABINETS CONDITION		•					
9.7	ARE THE OUTLETS WITHIN SIX FEET OF THE SINK GFCI?						•	
9.8	FLOOR		•					
9.9	LIGHTING		•					
9.10	DISPOSAL		•					
9.11	DISHWASHER		•					
9.12	VENTILATION					•		
9.13	RANGE		•	•				
9.14	REFRIGERATOR		•					
9.15	BUILT IN MICROWAVE					•		
9.16	BUILT IN OVEN					•		
9.17	TRASH COMPACTOR					•		
9.18	WINDOW		•					
9.19	MISCELLANEOUS					•		
		G	N	F	P	NA	Y	N

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Comments:

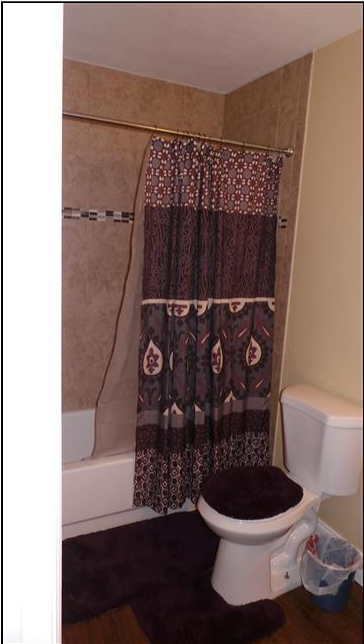
9.13 The [anti tip bracket](#) was not installed. Recommend installing bracket as a safety precaution.



9.13 Picture 1

10. BATHROOMS

Inspection does not cover any damage concealed by rugs, carpeting, wood floors, laminate, tile, wall paneling, drywall, plaster, paint, furniture or fixtures. Typical wall and ceiling cracks/touch ups are considered normal and may not be listed in this report.



		G	N	F	P	NA	Y	N
10.0	TUB		•	•				
10.1	SHOWER		•					
10.2	Shower Surround		•	•				
10.3	Drain		•					
10.4	Cold Water Supply		•					
10.5	Hot Water Supply		•					
10.6	SINK/VANITY		•					
10.7	Sink Drain		•	•				
10.8	Cold Water Supply		•					
10.9	Hot Water Supply		•					
10.10	TOILET		•					
10.11	EXHAUST FAN		•					
10.12	ELECTRIC OUTLETS		•					
10.13	LIGHTING		•					
10.14	IS THERE A HEAT/COOL SOURCE PRESENT?						•	
10.15	WINDOW					•		
10.16	DOOR		•					
10.17	FLOOR		•					
10.18	WALLS AND CEILINGS		•					
		G	N	F	P	NA	Y	N

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Comments:

10.0 Tub is missing a stopper. Recommend re-caulking the spa tub.



10.0 Picture 1



10.0 Picture 2

10.2 Recommend re-grouting shower stall.



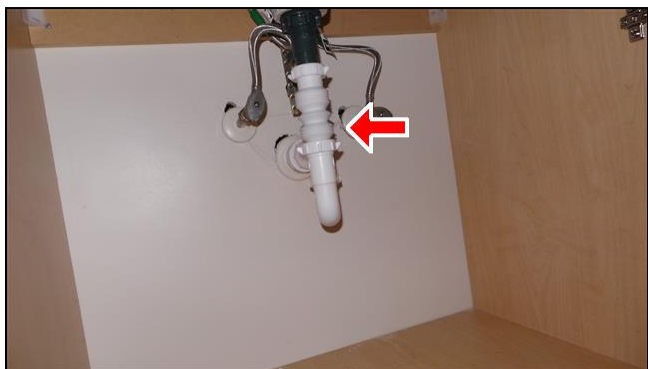
10.2 Picture 1



10.2 Picture 2

10.6 Please be sure to keep the sink well sealed to minimize chance of future water seepage.

10.7 The drain has been run with accordion style piping, this type of piping is not only not allowed it promotes clogs. Recommend re-piping with smooth wall pipe.



10.7 Picture 1

11. PLUMBING

All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.



Styles & Materials

WATER SOURCE: PUBLIC	SEWAGE SOURCE: PUBLIC	PLUMBING SUPPLY: COPPER
DISTRIBUTION: COPPER	PLUMBING WASTE: PVC	WATER FILTERS: NONE
WATER HEATER POWER SOURCE: ELECTRIC	CAPACITY: 40 Gallon	MANUFACTURER: A.O. SMITH
WATER HEATER AGE: 21		

		G	N	F	P	NA	Y	N
11.0	FUNCTIONAL FLOW (water pressure and volume)		•					
11.1	INTERIOR PLUMBING SUPPLY AND DISTRIBUTION SYSTEMS		•					
11.2	INTERIOR DRAIN, WASTE AND VENT SYSTEMS		•					
11.3	ANY LEAKS OR CROSS-CONNECTIONS ON SUPPLY OR WASTE LINES?							•
11.4	WATER HEATER		•					
11.5	ANY LEAKS ON GAS LINES?					•		
11.6	MISCELLANEOUS					•		
11.7	FLOOR DRAINS					•		
		G	N	F	P	NA	Y	N

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12. ELECTRICAL

There are a wide variety of electrical systems with an even greater number of components, and which any one particular system may not conform to current standards or provide the same degree of service and safety. The most significant concern about a system is the fact that the NEC, National Electrical Code is not retroactive, and therefore many residential systems do not comply with the current standards. Regardless, we are not licensed electricians and do not perform load-calculations to see if the supply meets the demand. However in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be repaired as soon as possible by a licensed electrician before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades.

Styles & Materials

MANUFACTURER: CUTLER HAMMER	ELECTRICAL SERVICE CONDUCTORS: BELOW GROUND ALUMINUM 220 VOLTS	PANEL CAPACITY: 150 AMP
WIRING METHODS: ROMEX	PANEL TYPE: CIRCUIT BREAKERS	BRANCH WIRE 15 and 20 AMP: COPPER

		G	N	F	P	NA	Y	N
12.0	LOCATION OF MAIN AND DISTRIBUTION PANELS		•					
12.1	ARE CIRCUITS OR FUSES LABELED CLEARLY?						•	
12.2	SERVICE ENTRANCE CONDUCTORS		•					
12.3	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS		•					
12.4	ANY ALUMINUM BRANCH WIRING OR KNOB AND TUBE PRESENT?							•
12.5	CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE PANELS (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)		•	•				
12.6	CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		•					
12.7	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE		•					
12.8	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)		•					
12.9	OPERATION OF AFCI (ARCH FAULT CIRCUIT INTERRUPTERS)					•		
12.10	Miscellaneous Items					•		
		G	N	F	P	NA	Y	N

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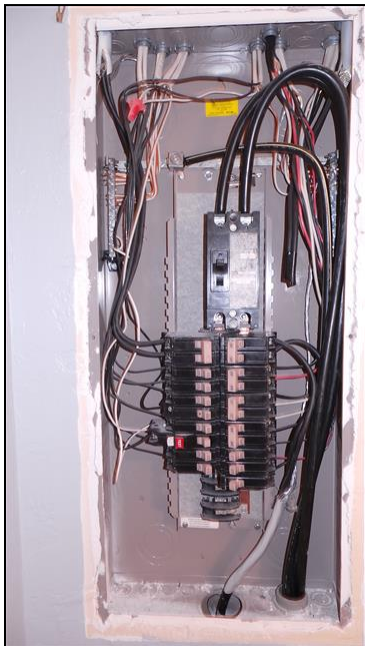
Comments:

12.0 Main panel box is located in the kitchen.



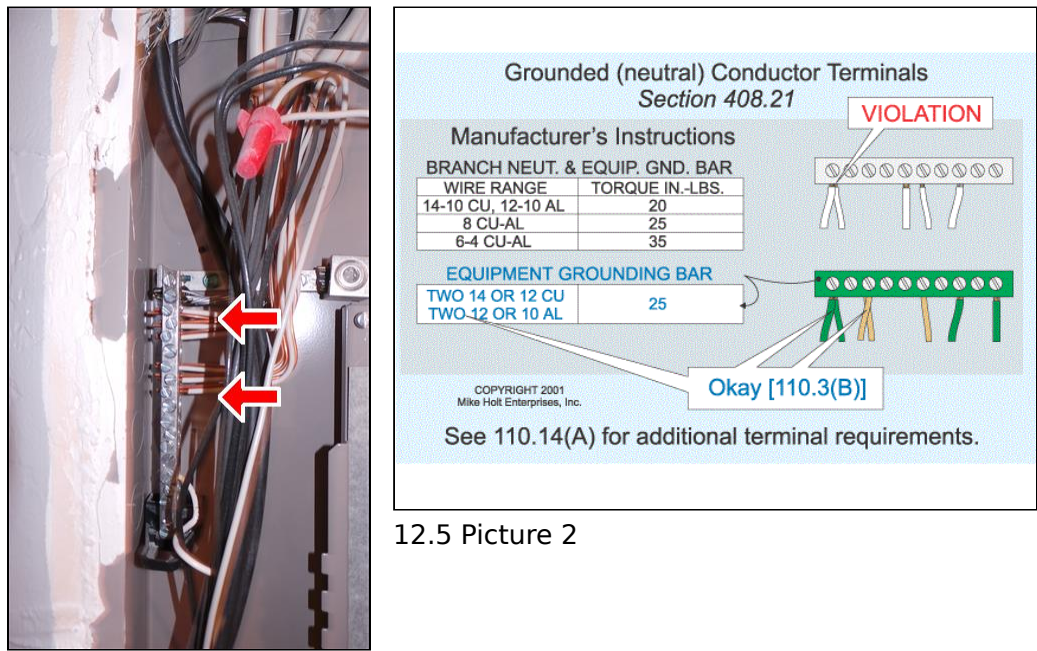
12.0 Picture 1

12.3 Complimentary view.



12.3 Picture 1

12.5 There are multiple neutrals and neutrals and grounds terminated together, all neutrals should terminate individually. Photo 3 shows a missing connector. Recommend repairs as needed by a certified electrical contractor.



12.5 Picture 1



12.5 Picture 3

12.8 While the home predates some of the GFCI requirements, I would recommend as a safety upgrade that all outlets that are required by today's building standards be upgraded to GFCI by a certified electrical contractor.

[GFCI SAFETY](#)

13. HEATING & COOLING (HVAC)

Inspection of furnace heat exchangers for the evidence of cracks or holes is beyond the SCOPE OF A GENERAL HOME INSPECTION, as this can only be done by dismantling the unit. The inspector can not light pilot lights. Electronic air cleaners, humidifiers, and de-humidifiers are beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried is beyond the scope of this inspection. Normal service and maintenance is recommended on a yearly basis.



Styles & Materials

NUMBER OF HEAT SYSTEMS (excluding wood): ONE	HEAT TYPE: HEAT PUMP (FORCED AIR)	FUEL SOURCE: ELECTRIC
MANUFACTURER: GOODMAN	FILTER TYPE: DISPOSABLE	DUCTWORK: INSULATED
HEAT SYSTEM AGE: 7	NUMBER OF A/C SYSTEMS: 1	A/C MANUFACTURER: GOODMAN
A/C AGE: 7		

		G	N	F	P	NA	Y	N
13.0	IS THE HEATING SYSTEM OPERATING SATISFACTORILY?						•	
13.1	HEATING EQUIPMENT		•					
13.2	COMBUSTION AIR SUPPLY					•		
13.3	CHIMNEYS, FLUES AND VENTS (FOR FURNACE)					•		
13.4	HEATING AND COOLING DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)		•					
13.5	THERMOSTAT OPERATION		•					
13.6	HUMIDIFIER / ELECTRONIC AIR CLEANER					•		
13.7	IS THE A/C SYSTEM OPERATING SATISFACTORILY?						•	
13.8	COOLING AND AIR HANDLER EQUIPMENT		•	•				
		G	N	F	P	NA	Y	N

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Comments:

13.8 The condenser is out of level. Recommend leveling unit.



13.8 Picture 1

14. STRUCTURAL COMPONENTS

Areas hidden from view by finished walls, ceilings, fixtures, or stored items can not be judged and are not a part of this inspection. All exterior grades should allow for surface and roof water to flow away from the foundation. In most instances floor coverings prevent recognition of cracks or settlement. Where carpeting an other floor coverings are installed, the materials and conditions of the flooring underneath can not be determined.

Styles & Materials		
FOUNDATION: SLAB ON GRADE	FLOOR STRUCTURE: SLAB WOOD JOISTS 8" OR BETTER	WALL STRUCTURE: WOOD

METHOD USED TO OBSERVE

CRAWLSPACE:
NO CRAWLSPACE

		G	N	F	P	NA	Y	N
14.0	FOUNDATION AND WALL STRUCTURE		•					
14.1	JOISTS		•					
14.2	FLOOD CONTROL: SUMP PUMP					•		
14.3	CRAWLSPACE CONDITION AT TIME OF INSPECTION					•		
		G	N	F	P	NA	Y	N

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Bungalows to Mansions

Professional Inspection Services, LLC

Maintenance Tips

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed in order for you to undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be installed and given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door leading to the fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or slipping.
- Review your home inspection report for any items that require immediate improvement or further investigation.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend to them, make a note to you.

Regular Maintenance

On a monthly basis:

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is clear.
- Carefully inspect the condition of shower and tub enclosures. Repair or replace deteriorated grout and caulk around the showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.

- Secure loose toilets, or repair flush mechanisms that become troublesome.
- Test all smoke detectors.
- Test the operation of the sump pump.

Every spring and fall:

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for cracks in sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

On an annual basis:

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that switches and outlets are not loose or that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the water is not pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected and treated as recommended in some cases.

Preventive Maintenance Is The Best Approach

Preventative maintenance is the best way to keep your house in great shape. It also reduces the cost of repairs and helps in selling your house at fair market value, when the time comes.

Visual Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT WITH LIMITATIONS, EXCLUSIONS, AND AN ARBITRATION CLAUSE. REVIEW IT CAREFULLY BEFORE SIGNING, AND IF DESIRED, HAVE IT REVIEWED BY YOUR ATTORNEY.

INSPECTION: Client hereby retains Company to perform, and Company agrees to perform, a general home inspection. **A general home inspection is a noninvasive, visual examination of the readily accessible** built-in appliances, mechanical, electrical, plumbing, heating, ventilation, and air conditioning systems, and the essential internal and external structural components of the residential dwelling under the current (as of the date of the inspection) standards and scope for residential home inspections established by the Florida Regulations for Home Inspectors. The Company is not required to move soil or vegetation, personal property, debris, furniture, equipment, carpeting or other floor and wall coverings, or other materials/objects which may impede access or limit visibility. No invasive or destructive testing will be performed. The inspection is only intended to identify major defects present and visible to the Company at the time of the inspection and which, in the Company's opinion, affect the use of the property for its standard purpose. To qualify as "major," a defect must require an immediate expenditure in excess of \$1,000 to prevent further deterioration of the property. While the work performed by the Company shall be governed by both Florida Regulations and the terms of this agreement, in the event that there is any inconsistency between the applicable Florida Regulations and this agreement, then the terms of this agreement shall control. The Company and its inspector(s) are not experts in every craft and profession, and the inspection is not technically exhaustive. The fee charged by Company is substantially less than would be charged for a technically exhaustive inspection of the property by all of the respective experts (i.e., electricians, plumbers, engineers, etc.), and client specifically declines such inspection. The inspection may also include additional services beyond those included in a general home inspection, and to the extent such additional services are also being provided, they are specifically referenced in this agreement. No services other than those specifically referenced in this agreement and accepted by Client shall be provided by Company, and if Client desires any services beyond those provided by Company, Client should seek such from a qualified provider of such.

WOOD DESTROYING INSECTS: In addition to the general home inspection, the Company **WILL NOT** also inspect for wood destroying insects to identify the presence or absence of wood-boring insects such as termites, carpenter ants, powder post beetles, or carpenter beetles. If such is included, the wood destroying insect infestation inspection report (which controls over this agreement) will attempt to identify any visually apparent major structural damage caused by such insects. The wood destroying insect inspection will not include an examination to identify the presence or absence of rodents or other vermin or insects not expressly included above.

RADON: In addition to the general home inspection, the Company **will** also inspect for the presence of radon gas using a generally accepted method in the industry, if such service is requested.

REPORT AND FINDINGS: Company will provide a written inspection report as the sole, final, and exclusive findings of the Company. **If an item, issue, and/or subject is not specifically identified in the report, it shall be considered beyond the scope of the inspection and the services provided by Company and Company shall have no liability whatsoever with respect to such item, issue, and/or subject. Client shall not rely on any oral statements by the Company prior to, at the time of, and/or after the inspection and/or the report. Client further acknowledges that the Company has the right to modify or amend the report for 48 hours after the report has been delivered to Client.** If Client has any questions and/or comments regarding the report and/or does not understand anything about the report or its contents, Client shall immediately inform Company of such.

ENVIRONMENTAL EXCLUSIONS: Client understands, acknowledges, and agrees that the general home inspection does not include any services relating to the detection of, inspection for, and/or anything regarding the possible presence of or harm from asbestos, lead and/or lead paint, abnormal soils, bedrock conditions, underground storage tanks, any form or variety of mold, fungus, and/or mildew, viruses, bacteria, germs, and/or any other infectious item or agent, urea formaldehyde, dry rot, carbon monoxide, PCBs and/or other toxins, electromagnetic fields, proximity to toxic waste sites, toxic or flammable chemicals, water or airborne conditions, illnesses, and/or diseases, water quality, air quality, allergenic substances, and/or other similar substances and/or pollutants.

WEATHER CONDITIONS: The weather conditions existing on the day of the inspection will vary the scope of the work to be performed by the Company. For example, it may not be safe or possible to check air conditioners in cold weather and furnaces/heaters in warm weather. Further, weather conditions such as rain, snow, and/or ice may, for safety and/or other reasons, prevent the Company from performing an inspection of certain areas of the house. The Company will not return to check the property during alternate weather without an additional charge.

REFERRALS: While Company is not required to provide any recommendations, referrals, and/or suggestions with respect to services provided or potentially provided by additional inspectors, contractors, engineers, and/or other third parties, if Company does so, such is strictly as a courtesy and Client agrees to hold Company harmless for the actions, errors, omissions, and/or any and all other conduct/ misconduct of such inspectors, contractors, engineers, and/or other third parties. Client shall remain responsible for his/her selection, investigation, hiring, and retention of such inspectors, contractors, engineers, and/or third parties. For any and all items identified in the report, Client agrees to seek a professional opinion from an electrician, plumber, engineer, or other appropriate specialist whose training and experience allows the rendering of an opinion regarding the subject matter of such defect(s).

AFFILIATION DISCLOSURE STATEMENT: Your inspector may have an affiliation with a 3rd party service provider("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact info (including telephone number) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers."

This AGREEMENT IS SUBJECT TO BINDING AGREEMENT * THIS IS A LIMITED VISUAL INSPECTION*** PLEASE READ CAREFULLY**

INSPECTION AGREEMENT CONDITIONS

GENERAL EXCLUSIONS: Regardless of whether they are accessible or not, the following are not included within the scope of this inspection: underground utilities, window seals, playground equipment, pools and hot tubs, intercom systems, low voltage systems, wells and springs, tennis courts, detached buildings, cesspools, solar heating systems, security systems, drain fields, abnormal soils, bedrock conditions, personal property, central vacuum systems, automatic gates, elevators or lifts, radio controlled devices, cosmetic items, water softeners, timing systems, sprinkler systems, trash compactors, wall coverings, carpeting, flooring, paneling, drain fields, septic tanks, smoke alarms w/out test buttons, sewer lines, lawn and landscaping, instant water heating devices, water purification systems, furnace heat exchanger, radiant heating systems, free standing appliances, soils or geotechnical tests, telephone and TV cables or antenna systems, fire pits, barbeques or grills, pressure tests on air conditioning systems, insulation type and depth, gas shut off valves and leaks, and any unique or technically complex components. Thermostats and timers are not checked for accuracy or calibration. Garbage disposals are checked for operation only. Only the dishwasher's door seal and the ability to fill and drain properly are checked. No references or comparisons to manufacturers specifications are addressed by the inspection. Heating and air conditioning and other home systems are not checked for energy efficiency. No area which the inspector reasonably believes poses a threat to his safety will be inspected, including but not limited to steep, slippery, or brittle roofs, attics with insulation that prevent safe footing and any electrical or mechanical equipment shutoff or disconnected or which appear potentially hazardous. The inspection will not identify intermittent occurrences, the inner-workings of mechanical devices, the integrity of underground or concealed piping, small cracks or breaks in chimney flue liners, leakage or seepage occurring intermittently or under unusual weather conditions, the presence of pests or chemicals except where otherwise indicated, adequate performance of mechanical systems during extreme weather conditions, etc. No inspection is made with respect to traffic density, noise, odor, building value appraisal, zoning, title, easements, and governmental regulations. Additionally, no engineering, or architectural or other such licensed work will be performed, including geological or structural hazard site or engineering analysis or flood conditions. The inspection does not include opinions relating to installation of any component or system, system or component life expectancy or the adequacy or efficiency of any component. We do not light pilots or activate any major system that is shut down at the time of inspection.

LEGAL FEES/OTHER EXPENSES: Client agrees to pay all of Company's costs, attorney fees, and expenses incurred in collecting any unpaid inspection fees or bank fees relating to returned check (minimum \$50 charge) and/or denied credit card charges caused by Client. Additionally, if either party brings any claim or proceeding against the other (other than for unpaid inspection fees or bank fees caused by Client) for any error, omission, or other action arising out of this agreement or the work performed hereunder, and the party bringing such claim or proceeding does not prevail, then the party bringing such claim or proceeding shall pay to the other party all reasonable attorney fees, expenses, and costs (including arbitrator fees) incurred in defending such claim or proceeding.

LIMITATION OF LIABILITY: Client agrees that Company's liability for the negligent performance or non-performance of any duty, the breach of this agreement, and/or for any other reason shall be limited to the return of the fee paid by Client to Company. Client acknowledges that this limitation of liability is a material term to this agreement and to the determination of the amount of the fee paid by Client.

THIRD PARTY LIABILITY: The report provided by the Company is being prepared solely for the Client and the Client's own information, and it may not be used or relied upon by any other person for any other purpose. The Client agrees to maintain the confidentiality of the report and to reasonably protect the report from distribution to any other person. If the Client directly or indirectly causes the report to be distributed to any other person, the Client agrees to indemnify, defend, and hold Company harmless if any third party brings a claim against the Company relating to the inspection or the report. A copy of the report will be provided to Client's realtor sole in the realtor's capacity as agent for Client under all terms and conditions of this agreement and not as a third party beneficiary, intended or otherwise, of the report or this agreement.

EXCLUSIVE USE: Client acknowledges that Company retains the rights of possession and ownership in the report, its contents, and all related notes and intellectual property including the report format. If Client elects not to purchase the property, Company may use in any way it sees fit the report and information contained therein. The report and its findings may not be copied or otherwise reproduced without the Company's prior written consent.

ENTIRE AGREEMENT: This agreement represents the entire agreement between the parties regarding the subject matter of this agreement. There are no other written or oral representations, warranties, or commitments other than those specifically set forth in this agreement. Any change, modification, or amendment must be in writing and signed by both parties. This agreement and all of its terms and conditions shall be binding on and shall inure to the benefit of the parties and their respective heirs, successors, assigns, employees, officers, directors, and agents.

SEVERABILITY: The invalidity or unenforceability of any provision in this agreement shall not affect or impair the validity or enforceability of any other provision. The remainder of the agreement shall remain in full force and effect.

RIGHT OF ENTRY: Client warrants that he/she either personally or by an agent has made all necessary arrangements with the seller, the property owner, and/or the occupants of the property, as applicable, for the Company to enter and inspect the property as described herein.

NO WARRANTY: Client understands that the inspection and the report do not constitute in any way a guarantee, a warranty of merchantability or fitness for a particular purpose, any express or implied warranty, and/or an insurance policy regarding any disclosed or non-disclosed items, condition, continued operation of any item or system, and/or defects with respect to the property, and any and all such implied and express warranties and guarantees are hereby disclaimed. Nor is the inspection and/or the report a substitute for any disclosure(s) which may be required from anyone by law. **NOTICE:** If Client has any complaint about the Company's services, or the Report, or if you believe the Company has

done anything wrong by negligently performing or not performing any duty, breaching this agreement, or otherwise, Client agrees to immediately notify Company in writing of such. Client will also immediately notify Company in writing upon discovery of any problem, defect, error, omission, and/or breach by Company. Finally, Client will notify Company in writing before altering or repairing in any way whatsoever any item, problem, defect, and/or situation and allow Company a reasonable opportunity to investigate, inspect, and attempt to resolve the item, problem, defect, and/or situation. The failure of Client to conform with these notice provisions shall constitute a material breach by Client of this agreement.

PRE-SETTLEMENT/CLOSING: Client acknowledges that this agreement and any services provided by Company are no substitute for a pre-settlement inspection/walk through by Client. Client agrees to perform a reasonable and diligent pre-settlement/closing inspection and walk through of the property within 24 hours prior to settlement/closing, because damages, failures, symptoms, clues, etc. may appear after the Company performs the inspection but before settlement/closing on the property. Client waives any right to assert any claim against the Company relating to this agreement or the services provided by the Company if, prior to settlement/closing, the Client has not performed such inspection/walk through and/or the Client has not followed through on or obeyed any recommendation, suggestion, and/or advice from the Company.

INITIATION OF PROCEEDINGS: Notwithstanding anything to the contrary, any claim directly or indirectly arising out of this agreement, the report, and/or any services provided/supposed to be provided by the Company shall be brought within 120 days of the date of the inspection. For purposes of this paragraph, "shall be brought" shall mean the filing of an arbitration proceeding against the Company that is proper in form, substance, and all other manners. The filing of a lawsuit in any court shall not qualify as bringing a claim within the application limitation period. If arbitration proceedings are not properly initiated within 120 days of the inspection, Client shall be forever barred and precluded from bringing any claim against the Company in any forum for any reason, regardless of when such accrued and/or when Client first became aware of it, even if such accrual and/or knowledge does not occur until after the expiration of the 120 day period. Client acknowledges that this limitation period is a material term to this agreement and to the determination of the amount of the fee paid by Client. Client shall indemnify, defend, and hold the Company harmless, including by paying the Company's attorney fees and other expenses, from any claim or proceeding that is brought in violation of this paragraph.

ARBITRATION: Any controversy, claim, and/or dispute of any kind, type, and manner arising out of and/or directly or indirectly related to this agreement, its interpretation, or the work performed/supposed to be performed by Company hereunder, and/or the inspection report (whether sounding in contract, negligence, fraud or other tort, statute, or otherwise) shall be settled by final and binding arbitration under the rules and procedures of the expedited arbitration of home inspection disputes of Construction Arbitration Services, Inc. The arbitration decision shall be binding on all parties, and judgment upon any award rendered by such arbitrator(s) may be entered in any court having competent jurisdiction. Client understands and agrees that in any such arbitration, the terms, conditions, and limitations of this agreement shall apply.

CLIENT PARTICIPATION: Client is encouraged to participate in and be present for the inspection but Client does so at her/her own risk. The Company shall have no liability for personal injury, property damage, or any other damages resulting from the Client participating in and/or being present for the inspection. If Client is not present at the inspection and/or does not otherwise sign this agreement prior to the inspection, then Client acknowledges and agrees that his/her acceptance of the inspection report shall also constitute acceptance of this agreement and all of its terms and conditions to the same

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