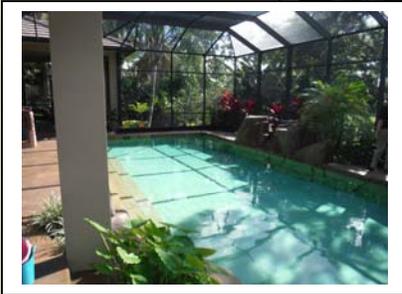


INSPECTION REPORT FOR

Mr. Smith

Date: December 1, 0000



LOCATION OF INSPECTION:
123 Any Street
Anywhere
Anywhere, FL 33333

Report prepared by:
Gulfshore Home Inspections, Inc
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Table Of Contents

| | |
|---------------------------------------|----------|
| REPORT OVERVIEW | 3 |
| ◆ SCOPE OF WORK | 3 |
| ◆ CONTRACTUAL AGREEMENT | 6 |
| DETAILS OF COMPLETE INSPECTION | 7 |
| ◆ STRUCTURAL COMPONENTS | 7 |
| ◆ ROOFING SYSTEM | 8 |
| ◆ EXTERIOR COMPONENTS | 9 |
| ◆ ELECTRICAL SYSTEM | 10 |
| ◆ COOLING and HEATING SYSTEM | 11 |
| ◆ INSULATION/ VENTILATION | 12 |
| ◆ PLUMBING SYSTEM | 13 |
| ◆ INTERIOR COMPONENTS | 14-15 |
| ◆ VISUAL MOLD SURVEY REPORT | 16 |
| ◆ POOL | 17 |
| ◆ THERMAL IMAGING | 18 |
| ◆ SUMMARY PAGE | 19 |

CONDITIONS AT THE TIME OF THE INSPECTION

| | |
|-----------------------------------|------------------------|
| Age of home: | Approximately 16 years |
| Time of day: | 10:00 am |
| Weather outside: | Sunny and calm |
| Environment outside: | 74 degrees / 50% RH |
| Days since it last rained: | Approximately 1+ days |
| Environment inside: | 70 degrees / 43% RH |

Report Overview

THE SCOPE OF THIS INSPECTION:

This is a general inspection in accordance with industry standards. It is a visual inspection only. No destructive testing or dismantling of building components is performed. A general inspection is different than a specialized inspection which involves individual trades, each requiring hours of testing. The general home inspection is a fraction of the costs of comprehensive specialized inspections and is completed generally within a few hours. Representative samples of building components are viewed in areas that are accessible at the time of the inspection.

THE GOAL OF THIS INSPECTION:

It is the goal of the inspection to put a home buyer in a better position to make a buying decision and a home seller in a better position to sell his home. Our goal is to identify visual defects or improper conditions that need immediate attention. We evaluate the components of the home as listed below. This does not mean that they are in perfect condition but rather are functional or have met a reasonable standard. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

INDIVIDUAL COMPONENTS OF THIS REPORT:

STRUCTURAL COMPONENT INSPECTION

- This is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:
- Structural components concealed behind finished surfaces can not be inspected.
- It is impossible to view all areas of the attic. We will not attempt to enter an attic with less than thirty-six inches of clearance or is blocked by a/c ductwork or personal storage items.
- The inspection does not include an assessment of geological conditions and/or site stability.

ROOFING INSPECTION

- This is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only.
- This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, etc. It is impossible for anyone to detect a leak except as it is occurring or by a water test which is not within the scope of this inspection.
- Tile roofs are only as good as the waterproof membrane beneath it, which cannot be examined without removing the tile. Dismantling of building materials is beyond this inspection.
- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Interior finishes may disguise evidence of prior leakage.
- Type of roof and/or pitch of roof may prevent actual walking on the roof. We then view the roof from ladders and with binoculars.
- If a guarantee or warranty is needed we suggest you contact a reputable licensed roofing contractor prior to closing that will issue you a roof-certification.

EXTERIOR INSPECTION

This is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- Cupola and chimney structures that are high upon a roof may have to be viewed with binoculars only.
- Planters built against the home poses moisture problems. Problems may exist which are latent and not detectable during the inspection.
- Storage in the garage may have restricted the inspection.
- Landscaping against the home may have restricted the inspection.
- It is impossible to verify any underground pool equipment and/or components. It is unknown if any underground pool components leak.
- This inspection does not evaluate landscaping, decorative lighting, ponds and unattached storage sheds.

ELECTRICAL INSPECTION

This is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, alarm systems, TV cable, or timers. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.
- This inspection does not verify code violations, wiring size, voltage/amp usage or drop for any circuitry.
- This inspection is cursory in scope and intent. Only remedial circuit tests were performed in an effort to validate operation. A more extensive, critical and analytical evaluation would require the services of a state licensed electrician.

COOLING and HEATING SYSTEM INSPECTION

This is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection. This inspection does not evaluate design.
- The location of an air handler in an attic may restrict access to the cooling coil and drain pan.
- Excessive heat in the attic may have prevented a lengthy inspection of the air handler or ductwork.
- This inspection is cursory in scope and intent. Only remedial temperature tests were performed in an effort to validate operation.
- This inspections does not attempt to evaluate concealed components such the heat coils, fans, interior of ducts, electronic air-cleaners, humidifiers and dampers.
- If you question the efficiency of the system, a more extensive, critical and analytical evaluation by a state licensed heating and air conditioning technician is recommended prior to closing.

POOL and SPA INSPECTION

This is a visual inspection only on the pool shell. Equipment and controls will be tested. Pool pumps, gas heaters and heat pump heaters, like most mechanical components, can fail at any time. The inspection of the pool and equipment was limited by (but not restricted to) the following conditions:

- This inspection can not determine if the shell of the pool or piping connections coming through the shell are leaking. This type of test takes three days and is beyond the scope of this inspection.
- The chemistry balance of the water is directly related to the life of a pool heater. The wrong balance can shorten the life span of a heater to five years or less.

INSULATION and VENTILATION INSPECTION

This is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation and ventilation type and levels in concealed areas, such as exterior walls and sub-floors, cannot be determined. No destructive tests are performed.
- Any estimates of insulation R-values or depths are rough average values.

PLUMBING INSPECTION

This is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure such as drain and vent lines, and beneath the yard were not inspected.
- No excessive force will be used to test a valve. Stop valves at faucets and toilets are not tested because if a valve has not been used for an extended period of time, it may begin to leak after use/testing.
- The inspection can not and will not light gas pilot lights.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

INTERIOR INSPECTION

This is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal, window treatments, carpet, floor coverings and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

- Cracks in tile joints is not commented on unless the tile is loose.
- The inspection can not and will not light gas pilot lights.
- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior walls and floors.
- The evaluation of the inside of the chimney flue is impossible and if desired we recommend having a company video scan inside the chimney before closing.
- Often windows can not be opened due to window treatments and/or furnishings that cannot be moved.
- If the property has been repainted by a seller, pre-existing conditions may have been masked or repaired and may not manifest until a later time. Buyers should inquire if any adverse conditions existed before purchasing. If so, ask for details and proof of repairs.
- We visually inspect for the tell tale signs of Chinese drywall. Drywall can be examined with XRF (X-Ray fluorescence) to evaluate in the drywall the chemical element Sr. Samples of drywall can be sent to a lab for testing. The general home inspection can not guarantee the source of all the drywall in the home.

MOLD SURVEY OF THE INTERIOR OF THE HOME

This is a visual inspection. When stains or suspicious areas are found a moisture meter is used to determine if the water content in the material is high. The inspection of the home for "Red Flag" issues are limited by (but not restricted to) the following conditions:

- Inaccessible areas concealed by wall covering, floor covering, furniture, equipment, stored articles, or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.
- No testing or sampling is a part of the visual mold survey.

CODES OR WORKMANSHIP

- Code violations, workmanship, quality of materials and the method of installation of any component of the subject inspection is not a part of this inspection. Knowledge of continually changing codes and the diverse perception of quality/workmanship and installation procedure make judgments difficult and often controversial.

CONTRACTUAL AGREEMENT

- 1) The presence of the client or his representative was requested and encouraged to be there during the inspection. The client's participation was at their own risk for falls, injuries, property damage, etc.
- 2) The purpose of this inspection was to identify and disclose visually observable deficiencies of the inspected systems and items at the time of the inspection only. The scope of this inspection was to examine visually the accessible portions of the structural components, roofing, exterior components, electrical, cooling and heating, plumbing and interior components, including appliance systems, within the normal scope of their operation. Only the visible and readily accessible portions of these systems were inspected. The inspection performed by Gulfshore Home Inspections, Inc. is supplemental to any real estate transfer or Seller's Disclosure Statement and shall not be used as a substitute for such Disclosure Statements.
- 3) This inspection of the subject property was performed by the Inspector for the Client in accordance with the standards of the National Association of Certified Home Inspectors of which we are in good standing. A copy of NACHI standards is available upon request. This was not an engineering inspection. Gulfshore Home Inspections, Inc. cannot be responsible for any condition affecting any system or component which occurs subsequent to the inspection or is intermittent and not detectable during the inspection.
- 4) This inspection was not intended to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. The inspector shall not be held responsible or liable for any repairs or replacement with regard to this property, systems, components or the contents therein. Gulfshore Home Inspections, Inc. is neither a guarantor nor insurer.
- 5) The inspection and this report do not address and are not intended to address code and regulation compliance. The inspection was not intended to address the possible presence of asbestos, radon gas, lead paint, urea formaldehyde, soil contamination or water impurities.
- 6) Gulfshore Home Inspections, Inc. has prepared this property inspection report as documentation of the inspector's observations. The report is intended for the exclusive use of the client. The report is not to be considered an implied or expressed warranty of the subject property or its components concerning future use, operability, habitability or suitability. Gulfshore Home Inspections, Inc. does not guarantee that the structure inspected will be free from faults or defects. The Client waives any claim for consequential exemplary or incidental damages, even if Gulfshore Home Inspections has been advised of the possibility of such damages.
- 7) Acceptance of this inspection report and payment there of by the Client, is the Client's acknowledgement that Gulfshore Home Inspections, Inc. has fulfilled its obligations to complete an inspection of the property within the scope stated herein, has supplied the Client with this report of that inspection, and is the acknowledgement that the client understands and accepts this contractual agreement.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

| | | |
|------------------------|-----------------------------|-------------------------------|
| Foundation: | Poured concrete footer | |
| Floor Structure: | Concrete | |
| Wall Structure: | Concrete block & Wood frame | |
| Ceiling Structure: | Trusses | |
| Roof Structure: | Trusses | |
| Roof Sheathing: | Plywood | |
| Attic Access Location: | Garage and Utility room. | Method of Inspection: Entered |

STRUCTURAL COMPONENT INFORMATION

- This concrete block (wood frame on second level) and stucco home is constructed on a reinforced concrete footing and concrete slab.
- It is common for block homes to have fine line stucco cracks. If there is separation or shifting we will record a recommendation.

OBSERVATIONS

- The foundation of this home appears to have good structural integrity with no areas exhibiting excessive settlement or failure.
- We entered the attic. The spans of all visible joists and trusses appear to be within acceptable limits. The building exhibits no evidence of substantial structural movement. Due to the truss configuration and limited access it was impossible to view all the areas of the attic and inspect the underside of all of the roof system.
- In the areas of the attic that we were able to see we found no signs of water intrusion.
- Although access to the slab was limited due to the installation of finished flooring, I found no visible evidence of seepage or other moisture related conditions.
- No major defects were observed in the accessible structural components of the house.
- No improvement to structural components is considered necessary at this time.

Roofing

DESCRIPTION OF ROOFING SYSTEM

| | |
|-------------------------|---------------------------------|
| Roof Covering: | Flat concrete tile |
| Gutters and Downspouts: | Aluminum |
| Flashing: | Aluminum, good shape. |
| Vents: | Vents properly flashed |
| Method of Inspection: | Viewed the roof from the ground |

ROOFING INFORMATION

- This inspection was performed during a time in which there was rain the day before. It is impractical to try to detect leaks without a water source. Often a moderate rain will not cause a leak, while a strong rain with wind will increase the possibility of a leak.
- The inspector will always try to walk on the roof. But if due to the height, pitch, style or materials used on this roof, the inspector cannot walk on the roof, then he will view the roof from the ground with use of binoculars.
- If a guarantee or warranty is needed we suggest you contact a reputable licensed roofing contractor prior to closing that will issue you a roof-certification.
- Tree branches that are in close proximity to the roof should be kept trimmed back to protect the roofing materials, to keep moisture out and the possibility of mold, and to keep pests and insects out of the attic.

OBSERVATIONS

- The roof covering is a flat concrete tile over 90 pound rolled membrane that has been sealed with hot asphalt tar. Roofs of this type have a life expectancy of 25-30 years under ideal conditions, proper installation procedures and adequate ventilation.
- These tiles appear to be the original roof covering.
- The inspector did not walk on the upper level roof – no access.
- Although no active interior leaks were detected at the time of the inspections, this finding does not preclude the fact that leaks may have occurred in the past or that they might at any point in the future.
- All visual flashing, venting and through the roof connections appear to be sealed and properly installed.

Exterior Components

DESCRIPTION OF EXTERIOR

| | |
|--------------------------|---|
| Driveways: | Brick pavers |
| Walkways: | Brick pavers |
| Front entry: | Marble |
| Fencing and gates: | Aluminum |
| Lanai: | Concrete |
| Pool deck: | Concrete |
| Fascia and Soffit: | Wood with Stucco soffit |
| Wall Cladding: | Stucco |
| Window Frames: | Wood and Vinyl |
| Entry Doors: | Steel and Wood |
| Overhead Garage Door(s): | Two steel overhead doors with Overhead Door automatic openers |

EXTERIOR INFORMATION

- The inspector will look at all exterior walls, soffit and fascia materials.
- All exterior doors will be examined and tested.
- All of the lanai and/or pool cage will be inspected.
- Driveways and walkways will be inspected.
- Observations about the grade will be noted.
- If the lawn sprinkler system is controlled by the home owner it will be tested.
- If there are power or manual roll up shutters they will be tested. Hurricane panels and folding shutters are not tested.
- All appliances, plumbing, and electrical at an exterior bar will be tested.
- All exterior handrails and decks will be examined.

OBSERVATIONS

- The grade around the home runs away from the structure.
- The windows appear to be properly installed and in serviceable condition.
- The exterior doors, jams, locks, bolts and weather stripping were inspected.
- The sliding glass doors, locks, glass to frame seals and rollers were inspected.
- The stucco exterior is in good condition.
- The driveway appears to be properly installed and is in good condition.
- The lawn sprinkler system worked properly.
- The overhead garage door(s) and opener(s) were inspected.
- The aluminum screen enclosure frames, bolts and screen were inspected.
- The aluminum screen door(s), closure(s) and screen were inspected.
- At the 2nd floor right front guest bedroom balcony, the decking to the rear of the balcony appears to have warped.
- At the 2nd floor right front guest bedroom balcony, the joint at the deck and wall of the home has been heavily caulked – see the picture below.



DESCRIPTION OF ELECTRICAL SYSTEM

| | |
|------------------------------------|--|
| Size of Electrical Service: | 350 Amps, 120/240 Volt Main Service |
| Service Entrance Wires: | Underground |
| Main Disconnect: | Main Breakers -Located at the meter |
| Service Ground: | Ground Connection was visible |
| Main Distribution Panel: | Breakers – Laundry Room & Utility Room |
| Branch/Auxiliary Panel(s): | Pool equipment |
| Distribution Wiring: | Copper |
| Receptacles: | Grounded |
| Ground Fault Circuit Interrupters: | Yes |

ELECTRICAL INFORMATION

- All accessible interior outlets were tested; this includes GFCI outlets.
- All accessible exterior outlets were tested.
- All ceiling fans and remotes were tested.
- All built-in light fixtures were tested.
- All light and dimmer switches were tested. Three way and four way switches were tested.
- A thermal image scan will be done on the electrical panel, switches and outlets.
- There is a working surge protector breaker installed at the electric panel boxes.
- If there are working AFCI breakers in the electrical panel box we will test them.

OBSERVATIONS

- All electrical circuits and breakers appear to be functioning properly.
- The a/c air handler and exterior compressor have a local disconnect shut off switch for use in an emergency or while servicing. The a/c local disconnect switches appear to be properly installed and in good condition.

COOLING and HEATING SYSTEM INFORMATION

- Split a/c system: The exterior condensing unit includes the compressor, condenser, hot gas discharge line, condenser fan, electrical panel box and accessory components. It is designed to reclaim the refrigerant gas and convert it back to liquid. The interior air handler includes the coils, fan, electrical heat element and accessory components. It is designed to pull the air through the coolant coils or heat element and return the air through the ductwork to the registers.
- NOTE: The older a/c system, the greater the possibility of failure. **The average use of systems, without major repairs, is about 9-12 years. Systems over six years old should have an annual inspection and cleaning. A/C components can fail at any time.** This report reflects whether the equipment was working at the time of inspection only.

SYSTEM OBSERVATIONS

- The **MAIN** a/c exterior condensing unit is a 2003 Nordyne, 3 ton unit, located on the left end of the building. It is secured to the pad. The accessible refrigerant lines are wrapped with foam insulation. The exterior coils are clean on the outside. The landscaping around the unit is not touching it.
- The **MAIN** air handler unit is a 2003 Nordyne with a heat strip, located in the 2nd floor right rear guest bedroom closet. The coils and condensation pan could not be seen (taped shut). There is a filter installed. There is a float switch on the drain line that will shut off the system if the line backs up. There is a UV light installed.
- The **MASTER** a/c exterior condensing unit is a 2003 Nordyne, 3 ton unit, located on the right end of the building. It is secured to the pad. The accessible refrigerant lines are wrapped with foam insulation. The exterior coils are clean on the outside. The landscaping around the unit is not touching it.
- The **MASTER** air handler unit is a 2003 Nordyne with a heat strip, located in the 2nd floor utility room closet. The coils and condensation pan could not be seen. There is a filter installed. There is a float switch on the drain line that will shut off the system if the line backs up. There is a UV light installed.
- The **2ND FLOOR** a/c exterior condensing unit is a 2004 Trane, 3 ton unit, a Seer 12, located on the left end of the building. It is secured to the pad. The accessible refrigerant lines are wrapped with foam insulation. The exterior coils are clean on the outside. The landscaping around the unit is not touching it.
- The **2ND FLOOR** air handler unit is a 2005 Trane with a 10 KW heat strip, located in the 2nd floor right rear guest bedroom closet. The coils and condensation pan are in fair condition. There is a filter installed. There is a float switch on the drain line that will shut off the system if the line backs up. There is a UV light installed.
- The thermostats appear to be properly installed and in serviceable condition.
- The registers were all equipped with dampers.
- The visible ductwork in attic was sealed tight.
- The thermal image scans revealed no anomalies.
- The heat worked properly.
- The a/c cooled as recorded - the normal range is 15 to 22 degrees difference.

| | | | | |
|-----------------------|---------------------|-----------------|------------------|------------|
| MAIN HOUSE | Cooling temperature | IN 73.5 degrees | OUT 61.1 degrees | DELTA 12.4 |
| MASTER B.R. | Cooling temperature | IN 74 degrees | OUT 59 degrees | DELTA 15 |
| 2 ND FLOOR | Cooling temperature | IN 75 degrees | OUT 59 degrees | DELTA 16 |
- The Master & 2ND Floor systems were working correctly at the time of the inspection but the equipment is near the end of its life expectancy. If you would like further evaluation of the systems, we recommend a licensed HVAC contractor.

Insulation and Ventilation

DESCRIPTION OF INSULATION and VENTILATION

| | |
|---------------------------|--------------------------|
| Wall Insulation: | Unknown, at least an R-7 |
| Attic Insulation: | R-30 fiberglass batt |
| Temperature in attic: | 83 degrees. |
| Crawl Space Insulation: | N/a |
| Air / Vapor Barrier(s): | None visible |
| Roof / Attic Ventilation: | Roof Vents, soffit vents |
| Crawl Space Ventilation: | N/a |

INSULATION / VENTILATION OBSERVATIONS

- There were no openings in the walls to inspect existing insulation.
- The attic is properly ventilated.
- The thermal image scans from the interior revealed no anomalies.

ENERGY SAVING SUGGESTIONS

- Use of the ceiling fans creates air movement that usually allows you to set the thermostat at a more energy efficient setting.
- This home could be hooked up to the Florida Power and Light peak power time “savings program.”
- On the interior use drapes, blinds or other treatments to reduce heat gain.
- On the exterior of the home use solar reflective film, awnings or shutters to block the sun’s heat.
- If your A/C unit is more than 10 years old, it could be doubling your cooling costs in comparison to the newest high efficiency systems.
- You can call FP&L at 434-1240, for a “Walk-Thru Energy Survey.”

Plumbing

DESCRIPTION OF PLUMBING SYSTEM

| | |
|------------------------------|---|
| Water Supply Source: | Public Water Supply, |
| Service Pipe to House: | Copper -Service Pipe Size: 3/4 inch |
| Main Valve Location: | Right side of home– ball valve |
| Supply Piping: | Copper -Water Pressure: 67# static |
| Waste Disposal System: | Public Waste System |
| Drain / Waste / Vent Piping: | Plastic |
| Cleanout Location: | Front of the home |
| Water Heater(s): | Manufacturer: 2011 Rheem - 80 gallon – Electric in garage |

PLUMBING INFORMATION

- The main water shut-off valve was located on the right end of the home and was tested. Operation of the valve from time to time will keep it functional and maximize its useful life.
- All faucets / showerhead / hose bibs were operated, drains and toilets checked.
- All appliances that use water were tested and inspected for leaks.

OBSERVATIONS

- The thermal image scans revealed no anomalies.
- The hot water heater is 3 years old. The warranty on such a unit is up to 12 years. The life expectancy of such a unit is 8-12 years. A heating element can fail at any time. The water heater is in a pan that is piped to the outside. There was no rust around the bottom seam of the unit. The water heater was equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. There is a working circulation pump installed on the home's hot water system.
- The temperature of the hot water was 118 degrees at the kitchen faucet.
- The exterior pool shower worked properly.
- There is a working circulation pump at the water heater.

Interior Components

DESCRIPTION OF INTERIOR

| | |
|----------------------------|--|
| Wall Finishes: | Drywall/spackle |
| Ceiling Finishes: | Drywall/spackle |
| Floor Surfaces: | Ceramic tile, marble, hardwood and carpet |
| Doors: | Flush Wood |
| Window Styles and Glazing: | Dual hung, Slider, Casement |
| Fireplace(s): | n/a |
| Kitchen Appliances Tested: | Cook top, ovens, DW, disposal, refrigerator, freezer, microwave/exhaust fan |
| Laundry Appliances Tested: | Washer and Dryer |
| Laundry Facility: | 240 Volt Circuit for Dryer -Dryer Vented to Building Exterior 120 Volt Circuit for Washer -Hot and Cold Water Supply for Washer -Waste Standpipe for Washer |
| Other Components Tested: | Smoke Detectors, Door Bell, all other appliances |
| Components we do not test: | Security, phone lines, cable lines, sound systems. |

INTERIOR INFORMATION

- The smoke detectors will be tested with their test buttons.
- The interior doors and locks will be tested.
- All accessible windows will be opened and closed, seals were examined and locks tested. We will note if there is no screen.
- All appliances will be tested and run through their cycles. The refrigerator ice maker and dispenser will be tested, as well as the water dispenser.
- We will check any handrails.
- Gas fireplaces will be tested to see if they light. Dampers will be tested. We do not light pilot lights. We do not check the flues.

OBSERVATIONS

- The handrails on the stairs are solid.
- We found no tell-tale signs of Chinese drywall: no exposed copper turning black or unusual smell in the home; no garage ceiling drywall with the imprint of a company making this in China. For more information go to: <http://www.doh.state.fl.us/environment/community/indoor-air/casedefinition.html#presence>.
- The laundry room ceiling has a poor paint job; the paint lines could be mistaken for water issues.
- The 2nd floor center guest bedroom entry door handle was not installed traditionally but it works.

Information on the Kitchen:

- There are granite tops, two stainless steel sinks with Grohe faucets on Formica cabinets
- The appliances: GE cook top, ovens and microwave ('10). LG dishwasher. Sub-Zero refrigerator and freezer.
- There are two ¾ hp. ISE garbage disposals.
- The flooring is hardwood.

Information on the Master Bathroom:

- The shower is marble with two Delta faucets.
- There is a fiberglass tub with a Delta faucet.
- There are granite tops, two sinks and Delta faucets on Formica vanities.
- There are two Kohler toilets and a Kohler bidet on marble flooring.

Information on the Powder Bath:

- There is a granite top and sink with a Grohe faucet on Formica vanities.
- There is a Kohler toilet on marble flooring.

Information on the Pool Bath:

- There is a tiled top and sink with a Moen faucet on wood vanities.
- There is a Kohler toilet on ceramic tile flooring.

Information on the Lanai Bar:

- There is a stainless steel bar sink and a Grohe faucet in granite top on wood cabinets.
- There is a Weber gas grill.

Information on the Family Room Bar:

- There is a cast iron bar sink and a Grohe faucet in granite top on Formica cabinets.

Information on the 2ND Floor Jack & Jill Bath:

- The shower area has tiled walls and a Moen faucet.
- There is a tiled top and sink with a Moen faucet on Formica vanities.
- There is a Kohler toilet on ceramic tile flooring.

Information on the 2ND Floor Hall Bath:

- There is a tiled top and sink with a Moen faucet on Formica vanities.
- There is a cast iron tub with tiled walls for shower and a Moen faucet.
- There is a Kohler toilet on ceramic tile flooring.

Information on the Laundry Room:

- The washer and dryer are LG.
- The flooring is ceramic tile.
- There are Formica wall cabinets and tops with a laundry sink.



Visual Mold Survey

INFORMATION

The purpose a Mold Survey is to determine if there are any “Red Flag” issues in the home. “Red Flag” issues such as visible mold-like-substances, musty odor, visible water damage or stains, poorly maintained HVAC system or construction defects, may require Mold Testing.

A Mold Survey is a visual inspection with the use of a moisture meter around windows, doors and at any stains. Our mold survey also includes the use of an Infrared Camera to help find moisture related problems. The mold survey is not a determination of types of mold, unusual molds or mold counts. It does not conclude that any dangerous or unusual mold conditions exist. 50% of all mold problems are in the a/c ductwork/system or in carpet.

Only Mold Testing or Air Quality Sampling with an EPA lab report will determine whether any unusual molds or high counts of molds are present.

OBSERVATIONS

- The unit was very clean.
- The smell in the home was normal; there was no burning of eyes.
- The home was furnished; pictures on the walls, the closets were partially full of personal items in the corners and against the walls, the cabinets under the sinks were partially full. We do not move personal items.
- The thermal image scans revealed one moisture anomalies – see page 23 item #57.
- There is a bubbled spot on the 2nd floor theatre room ceiling just past the left A/C register; the area was dry and does not appear to be water related – see the picture below.



AGE: 16 years

TYPE: Concrete in-ground pool and spa

FINISH: Good condition

TILE: N/A

CAPS: N/A

DECK: Concrete

HANDRAILS: Solid

AIR INTRUSION AT POOL or SPA RETURNS? Yes

| | | | | | |
|----------------|---------------------|----------------|-----|----------|----|
| Filter PUMP | Good | AIR INTRUSION? | No. | COVERED? | No |
| Waterfall PUMP | Good – some rusting | AIR INTRUSION? | No. | COVERED? | No |

VALVES: Jandy, working properly.

FILTER: Yes PRESSURE GAUGE WORKING? Yes

CONTROLLER: Aqualink controller inside panel working; in master bedroom

CHLORINATOR: Aqua Pure Electronic chlorinator – working.

HEAT: Electric heat pump was working.

AUTOFILL: Working

FOUR BUTTON CONTROL PAD AT SPA: Working

BLOWER FOR SPA: Not Working

LIGHTS: Working properly.

Observation: The decorative pool finish makes it difficult to evaluate the shell of the pool and spa.



Thermal Imaging

An Infrared Camera is used to find electrical problems, a/c issues, plumbing leaks and moisture issues.

- The thermal image scans revealed no HVAC or electrical anomalies.
- The thermal image scans found the wet ceiling in the living room, see Summary Page 23, item #57.

SUMMARY PAGE

INSPECTION FOR [SMITH at: 123 Any Street, Anywhere, FL 3333](#)

This is a nice 16 year old home that has had regular maintenance. The development is the planned community of Anywhere. The surrounding homes in the project are carefully maintained. It is a very stable neighborhood. Please remember that there is no such thing as a perfect home.

This summary report lists items that are not working as they were designed to work or items to be discussed prior to taking ownership of the property. The inspection was done in accordance with the International Association of Certified Home Inspectors Standards of Practice. This summary page should not be used as the complete report and should not be a substituted for reading the entire report.

STRUCTURAL

1. The front entryway header is cracked. We recommend this area be evaluated by a structural engineer. See the picture below.



ROOFING

2. There is a slid down roof tile near the office balcony. See the picture below.



3. There is open flashing at the office balcony. (look over the rail) See the picture below.



4. The lanai soffit and fascia board, directly below the office balcony, are stained. See picture below. This may indicate a roof leak or roof flashing issue. The roof tiles between the balcony and fascia have settled and the flashing has separated (see item #3). We recommend a licensed roofing contractor evaluate the deck roof.



EXTERIOR

5. The driveway brick pavers on the left entrance and next to the mailbox have settled.
6. The exterior wall on the right end of the home, underneath the gutter off of the balcony, is stained and cracked; the gutter is no longer sealed to the wall (seen from the deck above the gutter) – see the picture below.



7. There are water stains running down the exterior wall outside of the laundry room; the stains are below the 2nd floor balcony on the right end of the home – see the picture below.



8. The front entry active door drags on the fixed door.
9. There is wood rot in the bottom exterior trim pieces of both of the front door sidelights.
10. There is wood rot in the master bath courtyard's wooden gate.
11. There is wood rot in the fascia board outside of the dining room.
12. There is wood rot in the fascia board on the right end of the home above the A/C equipment.

13. There is wood rot in the fascia board on the left end of the home above the rear set of stairs.
14. The two fence gates on the right side of the home do not latch properly.
15. The office active exterior door drags on the fixed door and the fixed door would not open.
16. At the family room left set of French doors, the fixed door drags on the threshold.
17. The 2nd floor center guest bedroom sliding screen door drags.
18. The lanai left screen door has a loose closure mount.
19. The lanai planter, at the right rear corner of the lanai, is losing soil; the lanai deck has cracked and shifted at this area – see the picture below for location. Could this be a broken sprinkler pipe?



ELECTRICAL

20. There is one exterior entry ceiling light that is hanging down.
21. One of the light switches at the front door has a broken rocker arm.
22. There are two front soffit lights that are not working; check the bulbs.
23. There is a broken landscape light fixture on the right end of the home across from the A/C equipment and another light on the right side of the driveway that is not working.
24. The soffit light outside of the garage entry door is not working; check the bulb.
25. There are two kitchen counter top lights that are not working; check the bulbs.
26. There is one kitchen ceiling light that is not working; check the bulb.
27. The lanai ceiling fan outside of the living room is not working.
28. Two of the florescent lights in the master bath walk-in closet, underneath the stairs, are not working; check the bulbs.
29. The master bath shower exhaust fan light is not working; check the bulb.
30. The intermatic timer next to the pool equipment is no longer secured to the wall.
31. There are two lanai landscape down lights, in the rear planter, that are not working; check the bulbs.
32. The 2nd floor walkway ceiling lights 3-way switch circuit is wired incorrectly; when one switch is in the “off” position, the other switch will not work.
33. The 2nd floor center guest bedroom balcony soffit light is not working; check the bulb.
34. We were unable to get one of the rear sets of floodlights on – see the picture below.



HVAC

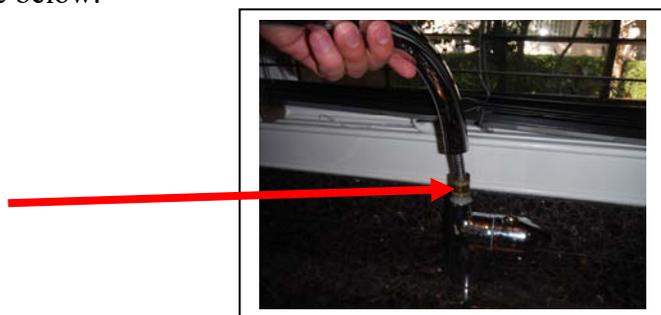
35. The majority of the A/C return air filters, throughout the home, are very dirty; replace the dirty filters as needed.
36. The “Main” A/C system is cooling at a 12 degree temperature differential; the normal temperature range is between 15 – 22 degrees. We recommend a HVAC contractor service call.

INSULATION

No issues

PLUMBING

37. At the kitchen sink faucet, by the refrigerator, the faucet diverter button is not working.
38. At the kitchen sink faucet, by the refrigerator, the faucet neck is not secured to the base. See the picture below.



39. The master bath tub diverter does not send all of the water flow to the spout.
40. The 2nd floor hall bath sink faucet sprays water from behind the aerator.
41. The 2nd floor hall bath tub faucet has the hot/cold water lines reversed.
42. The lanai shower faucet has the hot/cold water lines reversed.

INTERIOR

43. The kitchen pantry pocket door scrapes the jamb.
44. The master bath second entry pocket door scrapes the jamb.
45. The master bath toilet/bidet room’s baseboard, between the toilet and bidet, is loose.
46. The master bath’s toilet room pocket door scrapes the jamb.
47. The garage windows were not tested; the windows were blocked by shelving.
48. The garage elevator door drags on the jamb.
49. The master bath linen closet left door does not latch shut.
50. The 2nd floor left guest bedroom entry door handle is loose.
51. We were unable to light the lanai bar grill using the electric grill igniter.
52. The 2nd floor right front guest bedroom pocket doors drag on the jamb.
53. The 2nd floor theatre room door lightly drags on the jamb.
54. The 2nd floor right rear guest bedroom’s lower A/C closet drags on the wood floor.
55. The 2nd floor utility room A/C closet doors drag on the wood floor.

MOLD SURVEY

56. The laundry room wall, at the left end of the laundry room cabinets, is stained and damaged; the baseboard has been removed. The area was dry. The laundry room ceiling has a poor paint job; is this covering water issues? There is a flat balcony deck above this.
57. There is a water stain on the living room ceiling left of the speakers; the area is below the double doors to the rear balcony. The area was wet. This was confirmed with a moisture meter. See the picture below. We recommend a licensed roofing contractor evaluate the roof and balconies.



58. There is a water stain on the kitchen ceiling and wall above the ovens; the area was dry. This maybe from the upper deck which is in this area.
59. There is a water stain on the master bath ceiling above the tub; the area was dry.
60. There are two water stains on the master bath walk-in closet, under the stairs, ceiling; the area was dry.
61. There is water damage to the drywall left of the master bath shower; the area was dry.
62. There is a mold-like substance on the 2nd floor theatre room ceiling against the right A/C register. Clean.
63. At the 2nd floor right front guest bedroom, the wood floor at each end of the balcony French doors was wet. See the pictures below. This is related to the deck flashing.



64. At the 2nd floor right front guest bedroom fixed balcony door, there is a water stain running down the door from the bottom left corner of the glass pane; the area was dry. See the picture below.



65. There is a water stain and mold-like substance on the 2nd floor theatre room wall at the A/C return air grill; the wood floor below the grill is stained. Both areas were dry. See the picture below. Clean.



66. There is a water stain on the 2nd floor right rear guest bedroom wall between the A/C closets; the area was dry. See the picture below.



POOL

67. There is air intrusion at the pool return pipes.
68. The spa 4-button controller is not labeled correctly.
69. The spa air blower is not working.

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