

INSPECTION REPORT

Unregistered Software 1-760-650-1255

Report #: Samp070612

Your Company Address

Client: Mr Sample Client

Tampa Florida 32569

Property: 411 Circle Caviar, Murrieta, Ca, 92562

850-737-1234 inspector@gmail.com

Inspection Date: July 12, 2012

Inspector: Inspectors Name

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FOUNDATION

FRONT OF HOUSE FACING Direction:

NOTICE: The visible portions of the foundation / structure were observed to determine their condition at the time of inspection. The condition of foundations / slabs / subfloors not visible due to carpet / floor coverings cannot be determined. The wall surfaces or design configuration of the structure often prevents access to visually verify the presence or condition of anchor bolts. If any foundation damage / deterioration / infestation is reported the client is strongly advised to obtain the services of a qualified licensed structural engineer / Geotechnical engineer / termite / pest inspector & consider any recommendations for repair / replacement / treatment prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

FOUNDATION TYPE	Type Is: Poured Concrete
UNDER FLOOR ACCESS	N/a-
UNDER FLOOR VENTILATION	N/a
STRUCTURE TYPE	Single Family Home & Cross Braced / Blocked
FLOOR FRAMING	Not Visible- Concrete
VAPOR RETARDER	Not Visible
INSULATION	Located At: Type Is:
BEAMS & PIERS	Type Is: Type Is:

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Slab was not visible due to carpet / floor coverings. Does not appear to be cause for concern at the time of inspection.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

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EXTERIOR:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the exterior surfaces / trim were observed to determine their condition at the time of inspection. Destructive testing of exterior wood surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this report. Damaged / infested areas reported should be repaired / treated by appropriate specialist. The routine maintenance of door & window frames is required to prevent damage / leaks. The client is strongly advised to obtain & review the termite / pest report & consider any recommendations for repair / treatment of the property prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

EXTERIOR SURFACES Type:

TRIM Type:

SURFACE GRADE Acceptable- See Comments

DRIVEWAYS / SIDEWALKS Concrete Stairs Are: Concrete

EXTERIOR DOORS Wood & Sliding Glass Doors Hose Bibs Are: functional

WINDOWS MAT./PLANT LIFE Vinyl- Dual Pane Glass Needs Trimming-see Comments

PATIOS / PORCHES Concrete Porch('s)- Retaining Wall Is Block

FENCES & GATES Chain Link- Retaining Wall Drainage Is Not Visible

SOIL CONDITION: Soil Condition: Good

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Recommended evaluation by a licensed structural engineer / Geotechnical engineer.

Surface Grade: Lot drainage is flat or slopes toward the house at rear.

Surface Grade: Recommend installing window wells & or covers at basement windows.

Exterior Fences and Gates

Loose / leaning / gaps & there is potential for small pets to escape.

SIDEWALKS

Sidewalks: Small / moderate cracks noted. No adjacent damage found.

Unable to fully evaluate exterior, grounds, and drainage components due to the presence of frozen ground, snow, & ice.

Exterior Staircase: No hand / guard railing provided at: *** (2) (5)

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ROOF / ATTIC:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the roof / roof penetrations / flashings & attic space were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the close of escrow. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

ROOF MATERIAL/VALLYS	Tile & Roll Comp
ROOF SHEATHING	Material Is: Plywood
ATTIC / ROOF FRAMING	Pre-fab Truss System Vapor Barrier
ATTIC ACCESS & LOCATION	Limited-see Comments Below Located At:
ATTIC INSULATION	Acceptable- Type Is:
ATTIC VENTILATION	Gable & Soffit
FLASHINGS	Appear Acceptable
GUTTERS / DOWNSPOUTS	Refer To Comments Below- Refer To Comments Below
SKYLIGHTS/KITCHEN & BATH	Appear Acceptable- Bathroom Roof Vents (If Present) Shingles

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Main Roof: Recommend removal of vegetation from eaves / roof surfaces / edges. (2)

Main Roof: Cracked / broken / displaced shingle found. (2)

Roof viewed from ground at time of inspection due to pitch/steepness of roof. Does not permit safe & easy access. Roof does show some signs of weathering & age. If you want a full roof inspection & an estimate of life left in shingles consult one or more licensed roofing contractors.

Main Roof: Active roof leak found at: *** (2)

Roof appears to be part of a multi family unit & appears to be the responsibility of the association. Inspection Limited.

Main Roof Comment: Recommend roofing evaluation / repair due to several areas of cracked / loose / deteriorated / missing mastic / sealant around vents / joints / edges. (2)

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CHIMNEY / FIREPLACE:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the fireplace / chimney were observed to determine their condition at the time of inspection. Associated mechanical features are tested by operating their normal controls to verify proper function. Reporting on chimney draw / performing a smoke test / ignition of wood / gas / the use of video equipment is beyond the scope of this report. If damaged / deteriorated / inoperable / unsafe items / features are reported the client is advised to obtain the services of a qualified licensed chimney contractor / specialist for further evaluation / testing prior to the close of escrow. Gas logs controlled by a switch / thermostat found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Caps at roof:	Present- Bird Guard Is:
SPARK SCREEN AT FIREPLACE	Is: Spark Arrester @ Roof:
SPARK SCREEN AT STOVE	Is Present
DIRECT VENT GAS FIREPLACE	Is:
WOOD BURNING FIREPLACE	Is: Hearth is Acceptable
LIVING ROOM CHIMNEY	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Chimney: Recommend evaluation by a qualified specialist to determine if the spark arrestor / shroud are approved / listed for use with this fireplace & chimney. (2)

Chimney / Fireplace: Keep in mind that the fireplace is a direct vent unit & the chimney is at the porch/patio area/deck. This poses a possible safety concern since it gets very hot when fireplace is in use. Be sure not to touch or keep items stored close to the chimney.

Chimney: Flat screen across chimney top could be blocked by floating embers and is not provided with a rain cap. (2) (5)

Chimney: Flashing requires repair / resealing where chimney penetrates the roof surface. (2)

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INTERIOR ROOMS:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the interior rooms were observed to determine their condition at the time of inspection. A comparative sample of the windows / doors / closets / cabinets / outlets / switches / fixtures were observed / tested to determine their condition at the time of inspection. Furniture / clothing will not be moved to test outlets / inspect walls / floors. Dual Pane seal failure will be reported where observed, however, weather / temperature / light changes can make identifying all problems difficult / impossible. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WALLS / CEILINGS	Drywall / Plaster Walls
FLOORS	Type:
DOORS	Wood
WINDOWS & SCREENS	Material Is: Type Is:
STAIRS / RAILINGS	Is:
ELECTRICAL	See Electrical Section & Ceiling Fans
CABINETS / CLOSETS	Are:

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Floors: There are some signs of water damage to laminate flooring. This is common when water gets into seams of this flooring. Recommend gluing seams where there is more of a chance of moisture penetrations, such as at entryways, near sinks, tubs, toilets. This will help reduce damage over time.

Recommend adding additional bracing to garage rafters since it appears that one has been cut into when door opener was installed some time ago. This is a possible structural concern.

Ceilings: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

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KITCHEN:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the kitchen were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Appliances are not checked for temperature calibration / timer function / microwave oven radiation leaks. Testing water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Counters / Cabinets / Drawers

Sinks / Faucets

Garbage Disposal

Built In Dishwasher

Fridge

Ice Maker

Built in microwave

vent hood

RANGE TYPE:

OVEN TYPE:

WetBar Sink Plumbing(If PRESENT)

GFCI (IF PRESENT)

Exhaust / Vent Hood

Exhaust / Vent Hood

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Cosmetic damage at kitchen sink.

Sinks: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Faucets: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Faucets: Leaks when operated. (2)

Cabinets: Sprung / broken hinges found at one or more cabinet doors. (2)

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BATHROOMS:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the bathrooms were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Verifying the presents / temperature setting of no shock faucets / fixtures / determining if shower pans, tub / shower enclosures are water tight is beyond the scope of this report. Capacity of the water heater to serve the demands of a spa tubs is not reported. Any comments about the bathroom floors, walls, ceilings, doors, windows are located at the interior rooms page. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Locations: Hall & Master Bathroom

Sinks & Sink Fixtures

Toilets

Counter / Cabinets / Drawers

Bathtubs & Tub Fixtures

Exhaust Fan

Traps / Drains / Supply

Showers & Shower Fixtures

Whirlpool Tub

GFCI outlets(If Present)

Bathroom Titles 7 Bathroom SubTitles 7 Bathroom SubSubTitles 7

Bathroom Titles 8

Bathroom Titles 9

Bathroom Titles 10

Bathroom Titles 11

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Sinks: No Functional / Mechanical Defects Found To Report At The Time Of Inspection. Sinks: Porcelain surface is chipped at: *** (2)

Sinks: Porcelain surface is chipped at: *** (2)

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PLUMBING:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes were observed to determine their condition at the time of inspection. Leaks, damage, corrosion of the plumbing system concealed from view / located underground cannot be reported by a visual inspection. Fixture shutoffs including those serving kitchen, bathrooms, wet bar sinks, laundry, etc. are not tested due to risk of causing a leak requiring immediate repair. Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters / pools / spas are beyond the scope of this report. Gas meters found shut off will not be turned on & gas appliances found shut off will not be tested & pilots will not be lighted. Some A B S plastic drain / waste pipe systems have experienced problems. Identifying when or by what company these materials were manufactured is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WATER METER	Located At:
WATER SHUT OFF VALVE	Located At:
WATER SUPPLY LINE	Material Is: Water Pressure
WATER HEATER BRAND	Brand Is: Type Is:
FUNCTIONAL WASTE DRAIN	Material Is: Water Heater Is Approx:
GAS METER/SHUT OFF LOC.	Located At: Water Heater Is Located At:
WATER HEATER TPR PIPE	Is
WATER & SEWER:	Are:
GAS PIPING	Type Is:
WATER HEATER INFO:	Model # Serial #
PLUMBING TITLES 11	
PLUMBING TITLES 12	
PLUMBING TITLES 13	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

No Functional / Mechanical Defects Found To Report At The Time Of Inspection.No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Water Meter: Unable to locate the water meter. Recommend contacting the seller / water company or the property owners association to determine the location of the meter. (2)

Water Meter: Unable to locate the water meter. Recommend contacting the seller / water company or the property owners association to determine the location of the meter. (2)

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ELECTRICAL:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the service entrance, grounding system, main / sub panels were observed to determine their condition at the time of inspection. Lights & accessible outlets / switches are checked for basic operation. Smoke detectors will be tested only if accessible & provided with a built in activation button / switch. The function of time clocks is not verified. The location & operation of ground fault circuit protection (G. F. C. I.) will be identified. Light fixtures that have missing or broken bulbs are considered nonfunctioning. Motion sensor / dusk to dawn light fixtures & low voltage yard lights are not tested. Electrical equipment found disconnected / dismantled will not be tested. Determining the adequacy / efficiency of the overall electrical system is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

- SERVICE ENTRANCE** Type:
- MAIN PANEL LOCATION/ BRAND** Located At: Brand Is:
- MAIN BREAKER/ CIRCUIT TYPE** Located At: Type Of Circuits Are:
- PANEL RATING AMP/VOLTAGE** Located At
- BRANCH CIRCUIT WIRING** Material Type: Wire Type:
- GROUND FAULT DEVICES** At:
- SMOKE DETECTORS** See Comments
- ALUMINUM WIRING VISIBLE** Is:
- MAIN PANEL SERVICE WIRE** Type Is:
- MAIN SERVICE GROUND** Type Is:
- MAIN ELECTRICAL DISCONNECT**
- ELECTRICAL TITLES 12**
- ELECTRICAL TITLES 13**

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Main Panel: The connection of two or more conductors to a single breaker, called Double Tapping, was found in the Main Panel. This condition can cause overheating / breaker malfunction / fire. Possible Safety Hazard

Main Panel: Circuit Breaker labels are missing / incomplete / Illegible.

Missing knock out plug('s) at main panel. Possible Safety Hazard

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HEATING / COOLING

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are tested by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor / specialist. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

PRIMARY HEATING SYSTEM	Type: Located At The Hall
THERMOSTATS / CONTROLS	Located At
DUCTING	Type: Distribution
VENTING / COMBUSTION AIR	Type: Ac Temperature Diff: See Comments
AIR FILTERS	See Comments Below- Furnace Age Is Approx.
CENTRAL AIR CONDITIONING	Located At Exterior- Ac Age Is Approx.
HEATING BRAND IS:	Model # Serial #
AC BRAND IS:	Model # Serial #
Heating A/C Title 9	Heating Sub Title 9 Heating 9 Sub Title 2
Heating A/C Title 10	Heating Sub Title 10 Heating 10 Sub Title 2
Heating A/C Title 11	
Heating A/C Title 12	
Heating A/C Title 13	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Heating / Cooling Comment: Recommend having heat and A/C serviced annually.

Heating: Small gas leak detected at furnace at main control valve. See Photo

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GARAGE

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NOTICE: The visible portions of the garage / carport were observed to determine their condition at the time of inspection. Associated mechanical equipment is tested by operating normal controls to verify proper function. Fire door self closing devices / automatic garage door openers / garage electrical / access doors / windows are checked for proper / safe function. Comments about equipment / appliances located inside the garage / carport i. e. electrical panels / laundry / water heaters / water softeners / heating / cooling equipment / water shut off / yard sprinkler controls / timers etc. will be found on their appropriate pages of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

- SLAB / FLOOR Material Is:
- FIRE WALL / DOOR Is:
- WALLS & CEILINGS Are:
- ACCESS / SIDE DOOR Is:
- VEHICLE DOOR / OPENER Is:
- REMOTE OPENERS Is:
- TYPE OF GARAGE Is:
- GARAGE ELECTRICAL Is: Garage Heater (IF PRESENT)
- GARAGE TITLES 9
- GARAGE TITLES 10
- GARAGE TITLES 11
- GARAGE TITLES 12

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

- Slab / Floor: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
- Slab / Floor: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
- Slab / Floor: Typical Cracks

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- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

INSPECTION REPORT

Unregistered Software 1-760-650-1255

Report #: Samp070612

Your Company Address

Client: Mr Sample Client

Tampa Florida 32569

Property: 411 Circle Caviar, Murrieta, Ca, 92562

850-737-1234 inspector@gmail.com

Inspection Date: July 12, 2012

Inspector: Inspectors Name

Page12 Part: 1

LAUNDRY:

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the laundry room / area were observed to determine their condition at the time of inspection. The washer hook ups / drain connections / fixtures / counters / cabinets / sinks / drains / outlets / switches were observed / tested to determine their condition at the time of inspection. Testing the washer / dryer by running the equipment through a wash / dry cycle is beyond the scope of this report. However, washer will be tested to ensure it fills & drain water, & dryer will be tested to ensure it heats up. Washing & Drying capabilities will not be tested. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Counters / Cabinets / Shelves

Laundry Sink & Faucet

Current Dryer Is :

Washer Hook Ups

Dryer Vent

Laundry Sink & Faucet

Traps / Drains / Supply

Grounded Outlet Provided

Vent Fan

Washer

Washer Hook Ups

Dryer Hook Up Is Gas

Laundry Titles 7

Laundry Titles 8

Laundry Titles 9

Laundry Titles 10

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Counter Tops

Counter Tops

REPORT LEGEND

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Pool / Spa Part: 1

POOL / SPA None

FRONT OF HOUSE Facing Direction:

NOTICE: The visible portions of the pool / spa were observed to determine their condition at the time of inspection. Associated equipment / light fixtures / outlets / switches / timers / valves / heaters / pumps / equipment ground bonding / ground fault protection (G. F. C. I.) were observed / tested to determine their condition at the time of inspection. Equipment found shut down / empty / dismantled / will not be tested. Testing / evaluation of function / efficiency solar systems & their associated features is beyond the scope of this report. Determining the presents of underground leaks / damage is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

THIS PROPERTY HAS AN IN GROUND POOL & SPA

POOL STYLE / MATERIAL

SPA STYLE / MATERIAL

HEATER

FILTER

PUMPS

BLOWERS

ELECTRICAL

FENCES / GATES

FEATURES

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

none

REPORT LEGEND

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Report #: Samp070612

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Inspector : Inspectors Name

07/12/12, 9:00 AM

Page13 Part: 1

OTHER SYSTEMS:

FRONT OF HOUSE Facing Direction:

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

- SMOKE DETECTORS Located At The
- YARD SPRINKLER SYSTEM Served By
- CENTRAL VACUUM SYSTEM Located At The
- FIRE SPRINKLER SYSTEM Refer To Comments Below
- ELEVATOR
- SPECIAL FEATURE
- Other Titles 7
- Other Titles 8
- Other Titles 9
- Other Titles 10

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Add any Appliance Comments: 00

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Your Company Address

Tampa Florida 32569

850-737-1234 inspector@gmail.com

Inspector: Inspectors Name

COMMENTS AND NOTES:

FRONT OF HOUSE Facing Direction:

Comments

Security Alarm System: Testing / evaluation of this system is beyond the scope of this report. (2) additions / alterations noted but not necessarily limited to the Following items / components / associated features listed below. unable to determine if any of this work was done with required permits or by qualified licensed contractors / specialty trades persons. client is strongly advised to obtain & review as complete a permit history on this property as is available prior to close of escrow.

Property Owners Association / Park Management Statement

The residential dwelling unit appears to be part of a complex that is maintained by a property owners association and / or park management. The inspection will be limited to a visual evaluation of the items, systems, components and associated features that are located within and adjacent to the dwelling unit inspected. The current condition of any "common elements" such as, but not limited to, stairs; landings; porches; hallways; balconies; decks; patios; pools; spas; recreational areas / equipment; elevators; utility metering; parking stalls / ports; building site condition; structural stability; and all common areas are not considered to be part of the inspection report. Any comments made regarding same, have been made as a courtesy only, and should be addressed to the property owners association / park management or their representative. It is suggested that the property owners association / park management operation budget, including a reserve study, be carefully reviewed. The reserve study should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of the present funds, and a funding strategy to cover future major repair and / or replacement. Approved or anticipated special assessments should also be addressed. It is also suggested that the current property owner be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C. C. & RS" and reserve study for disclosure of any pertinent facts affecting the current condition and market value of the property, the properties common elements and areas, and any existing or pending litigation.

REPORT LEGEND

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Part : 1

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FOUNDATION

Slab was not visible due to carpet / floor coverings. Does not appear to be cause for concern at the time of inspection.

Address light not working (2) Photo #1

Rear Gate and Fence Damaged and leaning, at end of life, Noted Earth to wood contact. See Photo # 2

FOUNDATION: Has typical cracks. This part of the inspection do to floor coverings, wall covering, ect. that obstruct the visibility of the structure itself. Appears to be ok at time of inspection.

Re tuck pointing needed at foundation of home.

Structure: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Re surfacing, tuck pointing, coating, painting needed at interior of foundation.(2)

Moisture / mildew stains on subfloor indicates that the area has experienced high humidity and poor ventilation during seasonal variations. Additional ventilation is recommended. Install additional ventilation.(2)

EXTERIOR:

Recommended evaluation by a licensed structural engineer / Geotechnical engineer.

Surface Grade: Lot drainage is flat or slopes toward the house at rear.

Surface Grade: Recommend installing window wells & or covers at basement windows.

Exterior Fences and Gates

Loose / leaning / gaps & there is potential for small pets to escape.

SIDEWALKS

Sidewalks: Small / moderate cracks noted. No adjacent damage found.

Unable to fully evaluate exterior, grounds, and drainage components due to the presence of frozen ground, snow, & ice.

Exterior Staircase: No hand / guard railing provided at: *** (2) (5)

ROOF / ATTIC:

Main Roof: Recommend removal of vegetation from eaves / roof surfaces / edges. (2)

Main Roof: Cracked / broken / displaced shingle found. (2)

Roof viewed from ground at time of inspection due to pitch/steepness of roof. Does not permit safe & easy access. Roof does show some signs of weathering & age. If you want a full roof inspection & an estimate of life left in shingles consult one or more licensed roofing contractors.

Main Roof: Active roof leak found at: *** (2)

Roof appears to be part of a multi family unit & appears to be the responsibility of the association. Inspection Limited.

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Main Roof Comment: Recommend roofing evaluation / repair due to several areas of cracked / loose / deteriorated / missing mastic / sealant around vents / joints / edges. (2)

CHIMNEY / FIREPLACE:

Chimney: Recommend evaluation by a qualified specialist to determine if the spark arrestor / shroud are approved / listed for use with this fireplace & chimney. (2)

Chimney / Fireplace: Keep in mind that the fireplace is a direct vent unit & the chimney is at the porch/patio area/deck. This poses a possible safety concern since it gets very hot when fireplace is in use. Be sure not to touch or keep items stored close to the chimney.

Chimney: Flat screen across chimney top could be blocked by floating embers and is not provided with a rain cap. (2) (5)

Chimney: Flashing requires repair / resealing where chimney penetrates the roof surface. (2)

INTERIOR ROOMS:

Floors: There are some signs of water damage to laminate flooring. This is common when water gets into seams of this flooring. Recommend gluing seams where there is more of a chance of moisture penetrations, such as at entryways, near sinks, tubs, toilets. This will help reduce damage over time.

Recommend adding additional bracing to garage rafters since it appears that one has been cut into when door opener was installed some time ago. This is a possible structural concern.

Ceilings: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

CEILINGS

Ceilings: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

KITCHEN:

Cosmetic damage at kitchen sink.

Sinks: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Faucets: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Faucets: Leaks when operated. (2)

Cabinets: Sprung / broken hinges found at one or more cabinet doors. (2)

BATHROOMS:

Sinks: No Functional / Mechanical Defects Found To Report At The Time Of Inspection. Sinks: Porcelain surface is chipped at: *** (2)

Sinks: Porcelain surface is chipped at: *** (2)

PLUMBING:

No Functional / Mechanical Defects Found To Report At The Time Of Inspection. No Functional / Mechanical Defects

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COMMENTS AND NOTES**Unregistered Software 1-760-650-1255****Report #: Samp070612**

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Part : 3

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Found To Report At The Time Of Inspection.

Water Meter: Unable to locate the water meter. Recommend contacting the seller / water company or the property owners association to determine the location of the meter. (2)

Water Meter: Unable to locate the water meter. Recommend contacting the seller / water company or the property owners association to determine the location of the meter. (2)

ELECTRICAL:

Main Panel: The connection of two or more conductors to a single breaker, called Double Tapping, was found in the Main Panel. This condition can cause overheating / breaker malfunction / fire. Possible Safety Hazard

Main Panel: Circuit Breaker labels are missing / incomplete / Illegible.

Missing knock out plug(s) at main panel. Possible Safety Hazard

HEATING / COOLING

Heating / Cooling Comment: Recommend having heat and A/C serviced annually.

Heating: Small gas leak detected at furnace at main control valve. See Photo

GARAGE

Slab / Floor: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Slab / Floor: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Slab / Floor: Typical Cracks

LAUNDRY:

No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Counter Tops

Counter Tops

COMMENTS AND NOTES:**Comments**

Security Alarm System: Testing / evaluation of this system is beyond the scope of this report. (2)

REPORT LEGEND

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Part : 4

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Property Owners Association / Park Management Statement

The residential dwelling unit appears to be part of a complex that is maintained by a property owners association and / or park management. The inspection will be limited to a visual evaluation of the items, systems, components and associated features that are located within and adjacent to the dwelling unit inspected. The current condition of any "common elements" such as, but not limited to, stairs; landings; porches; hallways; balconies; decks; patios; pools; spas; recreational areas / equipment; elevators; utility metering; parking stalls / ports; building site condition; structural stability; and all common areas are not considered to be part of the inspection report. Any comments made regarding same, have been made as a courtesy only, and should be addressed to the property owners association / park management or their representative. It is suggested that the property owners association / park management operation budget, including a reserve study, be carefully reviewed. The reserve study should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of the present funds, and a funding strategy to cover future major repair and / or replacement. Approved or anticipated special assessments should also be addressed. It is also suggested that the current property owner be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C. C. & RS" and reserve study for disclosure of any pertinent facts affecting the current condition and market value of the property, the properties common elements and areas, and any existing or pending litigation.

OTHER SYSTEMS:

Add any Appliance Comments: 00

REPORT LEGEND

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07/12/12, 9:00 AM

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OTHER SYSTEMS:

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The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

- SMOKE DETECTORS Located At The
- YARD SPRINKLER SYSTEM Served By
- CENTRAL VACUUM SYSTEM Located At The
- FIRE SPRINKLER SYSTEM Refer To Comments Below
- ELEVATOR
- SPECIAL FEATURE
- Other Titles 7
- Other Titles 8
- Other Titles 9
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Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

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