

TO: John and Mary Doe

RE: HOME INSPECTION

This inspection has been performed under and by the guidelines set forth and recommended by the local Boards of Realtors and the Inspection Addendum to the standard sales contract and does not constitute or imply a warranty or guarantee on any component of the above captioned property.

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REFRIGERATOR:
(Kitchen)

SubZero
Model: 690F
Capacity: Approximately 26 cubic feet
Ice Maker: Working at inspection
Ice Dispenser: Working at inspection
Water Dispenser: Working at inspection
Niche Light: Working at inspection
Box Light: Working at inspection
Box Gasket: Good condition/Normal for age
Box Case: Good condition/Normal for age/Normal surface wear
Cooling Coils: Good condition
Unit working at time of inspection.

Equipment is original.

NORMAL FOR AGE

REFRIGERATOR:
(Garage)

Jenn-Air
Model: JTB2186
Capacity: Approximately 21 cubic feet
Ice Maker: **Not in service/Not verified**
Note: Verify at final walk-through prior to close.
Box Light: Working at inspection
Box Gasket: Good condition/Normal for age
Box Case: Good condition/Normal for age/Normal surface wear
Cooling Coils: Good condition
Unit working at time of inspection.

Equipment is original.

NORMAL FOR AGE

REFRIGERATOR
UNDERCOUNTER:
(Master bedroom
wet bar)

SubZero
Model: Unknown
Gasket: Good condition/Normal for age
Case: Good condition/Normal for age/Normal surface wear
Equipment working at time of inspection.

Equipment is original.

NORMAL FOR AGE

REFRIGERATOR
UNDERCOUNTER:
(Morning kitchen)

Marvel
Model: Unknown
Ice Maker: Working at inspection
Gasket: Good condition/Normal for age
Case: Good condition/Normal for age/Normal surface wear
Equipment working at time of inspection.

Equipment is original.

NORMAL FOR AGE

REFRIGERATOR
UNDERCOUNTER:
(Family room)

Marvel
Model: Unknown
Ice Maker: Working at inspection

Gasket: Good condition/Normal for age
Case: Good condition/Normal for age/Normal surface wear
Equipment working at time of inspection.

Equipment is original.

NORMAL FOR AGE

UNDERCOUNTER
WINE COOLER:
(Butler pantry)

U-Line
Model: JLN-15BWC-00
Gasket: Good condition/Normal for age
Case: Good condition/Normal for age/Normal surface wear
Equipment working at time of inspection.

Equipment is original.

NORMAL FOR AGE

RANGE:

Dacor
Model: Dual Fuel
Surface Elements (6): Working at inspection
Left Broil Element: Working at inspection
Left Bake Element: Working at inspection
Left Oven Light: Working at inspection
Left Oven Gasket: Good condition/Normal for age
Left Oven Case: Good condition/Normal for age/Normal surface wear
Right Broil Element: Working at inspection
Right Bake Element: Working at inspection
Right Oven Light: **Not working at inspection time/ Unsatisfactory**
Right Oven Gasket: Good condition/Normal for age
Right Oven Case: Good condition/Normal for age/Normal surface wear
Clock: Working at inspection
Timer: Working at inspection
Unit working at time of inspection.

Equipment is original.

NORMAL FOR AGE

Self-Clean Oven:
verify this feature.

does not

COOK TOP:
(Morning kitchen)

DCS
Model: Gas
Grill Burners (2): Working at inspection
Unit working properly at time of inspection.

Equipment is original.

NORMAL FOR AGE

HOOD:

Thermodor
Model: PH48HRS
Fan (3 speed): Working at inspection
Light: Working at inspection
Type: Exterior venting
Heat Lamps (2): Working at inspection time
Unit working properly at time of inspection.

Equipment is original.

NORMAL FOR AGE

EXHAUST FAN:
(Morning kitchen)

Vent-a-Hood
Fan (1 speed): Working at inspection (Dual fan)
Light: Working at inspection
Type: Exterior venting
Unit working properly at time of inspection.

Equipment is original.

NORMAL FOR AGE

MICROWAVE:

Dacor
Model: DM02420S
Timer: Working at inspection
Case: Good condition/Normal for age/Normal surface wear

Light: Working at inspection

Equipment is original.

NORMAL FOR AGE

DISPOSAL:
(Main)

ISE

Model: Badger 5

H.P.: 1/2

Unit working properly at time of inspection.

Equipment is original.

NORMAL FOR AGE

DISPOSAL:
(Island)

ISE

Model: Badger 5

H.P.: 1/2

Unit working properly at time of inspection.

Equipment is original.

NORMAL FOR AGE

KITCHEN SINK:

Stainless Steel

Bowl: Good condition/Normal for age/Normal surface wear

Faucet: Good condition/No leaks/Normal for age

Spray: Working at inspection

Cut-Offs: Working at inspection

Drain: No leaks

SINK:
(Island)

Stainless Steel

Bowl: Good condition

Faucet: Good condition/No leaks/Normal for age

Spray: Working at inspection

Cut-Offs: Working at inspection

Drain: No leaks

DISHWASHER:

Asko
Model: DW95-4
Cycles: Working at inspection
Case Liner: Stainless Steel/Good condition/Normal for age/Normal surface wear
Rack: Good condition/Normal for age
Soap Dispenser: Working at inspection
Gasket: Good condition/No leaks/Normal for age
Element: Working at inspection
Unit working at time of inspection.

Equipment is original.

NORMAL FOR AGE

WET BAR:
(Family room)

Stainless Steel
Bowl: Good condition/Normal for age/Normal surface wear
Faucet: Good condition/No leaks/Normal for age
Drain: No leaks
Cut-Offs: Working at inspection

WET BAR:
(Master bedroom))

Stainless Steel
Bowl: Good condition/Normal for age/Normal surface wear
Faucet: Good condition/No leaks/Normal for age
Drain: No leaks
Cut-Offs: Working at inspection

WET BAR:
(Morning kitchen)

Fiberglass
Bowl: Good condition/Normal for age/Normal surface wear
Faucet: Good condition/No leaks/Normal for age
Drain: No leaks
Cut-Offs: Working at inspection

MASTER BATH:

Lavatory (2): Porcelain
Bowl (2): Good condition/Normal for age/Normal surface wear
Faucet (2): Good condition/No leaks/Normal for age
Drain (2): No leaks
Cut-offs: Working at inspection

Toilet: Working at inspection
No leaks or cracks
Toilet Cut-Off: Working at inspection
Bidet: Working at inspection
No leaks or cracks
Cut-Offs: Working at inspection
Shower: Marble/Good condition/Normal for age/Normal surface wear
Tub: Fiberglass/Good condition/Normal for age/Normal surface wear
Tub/Shower Valves: No leaks
Enclosure: Good condition/Normal for age
Spa: Working at inspection
Flooring: Marble/Good condition/Normal for age/Normal surface wear
Fan (2): Exterior/Working at inspection
Lights: Working at inspection

Note: It is unknown if this shower pan/tub surround or any of its components leak.

POOL/HALL BATH:

Lavatory: Porcelain
Bowl: Good condition/Normal for age/Normal surface wear
Faucet: Good condition/No leaks/Normal for age
Drain: No leaks
Cut-Offs: Working at inspection
Toilet: Working at inspection
No leaks or cracks
Toilet Cut-Off: Working at inspection
Shower: Tile/Good condition/Normal for age/Normal surface wear
Shower Valve: No leaks
Enclosure: Good condition/Normal for age
Steam Mist: Mr. Steam / Working at inspection time
Flooring: Marble/Good condition/Normal for age/Normal surface wear
Fan: Exterior/Working at inspection
Lights: Working at inspection

Note: It is unknown if this shower pan or any of its components leak.

POWDER ROOM:

Lavatory: Porcelain
Bowl: Good condition/Normal for age/Normal surface wear
Faucet: Good condition/No leaks/Normal for age
Drain: No leaks
Cut-Offs: Working at inspection
Toilet: **Loose at base/Not grouted/Unsatisfactory**
No leaks or cracks
Toilet Cut-Off: Working at inspection
Flooring: Marble/Good condition/Normal for age/Normal surface wear
Fan: Exterior/Working at inspection
Lights: Working at inspection

GUEST BATH:
(Front)

Lavatory: Porcelain
Bowl: Good condition/Normal for age/Normal surface wear
Faucet: No leaks
Drain: No leaks
Cut-Offs: Working at inspection
Toilet: Working at inspection
No leaks or cracks
Toilet Cut-Off: Working at inspection
Shower: Tile/Good condition/Normal for age/Normal surface wear
Shower Valve: No leaks
Note: Weak flow
Enclosure: Good condition/Normal for age
Flooring: Tile/Good condition/Normal for age/Normal surface wear
Fan: Exterior/Working at inspection
Lights: Working at inspection

Note: It is unknown if this shower pan or any of its components leak.

GUEST BATH:
(Side)

Lavatory: Porcelain
Bowl: Good condition/Normal for age/Normal surface wear
Faucet: **Stem leaking/Unsatisfactory**
Drain: No leaks
Cut-Offs: Working at inspection
Toilet: **Loose at base/Not grouted/Unsatisfactory**
No leaks or cracks

Toilet Cut-Off: Working at inspection
Shower: Tile/Good condition/Normal for age/Normal surface wear
Tub: Porcelain/Good condition/Normal for age/Normal surface wear
Tub/Shower Valves: No leaks
Enclosure: Good condition/Normal for age
Flooring: Tile/Good condition/Normal for age/Normal surface wear
Fan: Exterior/Working at inspection
Lights: **Tub/shower light not working at inspection**

Note: It is unknown if this shower/tub surround or any of its components leak.

WASHER:

Asko
Model: W6021
Cycles: Working at inspection
Tub: Good condition/Normal for age/Normal surface wear
Case: Good condition/Normal for age/Normal surface wear
Hoses: No leaks
Faucet: No leaks
Drain: No leaks
Unit working properly at time of inspection.

Equipment is original.

NORMAL FOR AGE

Note: Faucets/hoses are checked while "hooked-up".
Faucets and/or stems leaks may occur when disconnected or when activated after long periods of non-use.

DRYER:

Asko
Model: T711
Cycles: Working at inspection
Tub: Good condition/Normal for age/Normal surface wear
Case: Good condition/Normal for age/Normal surface wear
Element: Working at inspection
Vent: Exterior
Unit working properly at time of inspection.

Equipment is original.

NORMAL FOR AGE

LAUNDRY TUB:

Fiberglass

Bowl: Good condition/Normal for age/Normal surface wear

Faucet: Good condition/No leaks/Normal for age

Drain: No leaks

Cut-Offs: Working at inspection

WASHER:
(Master)

Whirlpool

Model: Unknown (Stack unit)

Cycles: Working at inspection

Tub: Good condition/Normal for age/Normal surface wear

Case: Normal for age

Hoses: No leaks

Faucet: No leaks

Drain: No leaks

Unit working properly at time of inspection.

Equipment is original.

Equipment could require repairs/replacement at anytime due to age/condition.

NORMAL FOR AGE

Note: Faucets/hoses are checked while "hooked-up".
Faucets and/or stems leaks may occur when disconnected
or when activated after long periods of non-use.

DRYER:
(Master)

Whirlpool

Model: LTE-5243 (Stack unit)

Cycles: Working at inspection

Tub: Normal for age/Normal surface wear

Case: Normal for age/Normal surface wear

Element: Working at inspection

Vent: Exterior

Unit working properly at time of inspection.

Equipment is original.

Equipment could require repairs/replacement at anytime due to age/condition.

NORMAL FOR AGE

WATER HEATER:
(Garage)

Ruud
Model: PE-52-2
Capacity: 50 gallons
Elements (2): 4500/4500 watts each
No Rust/No Leaks
Unit working properly at time of inspection.

Equipment is original. (2000)

Water heater could require repairs/replacement at anytime due to age/condition.

NORMAL FOR AGE

WATER HEATER:
(Master)

Ruud
Model: PE-52.2
Capacity: 50 gallons
Elements (2): 4500/4500 watts each
No Rust/No Leaks
Unit working properly at time of inspection.

Equipment is original.

Water heater could require repairs/replacement at anytime due to age/condition. (2000)

NORMAL FOR AGE

Note: Water heaters accumulate sediment over years. This situation is not detectable by the inspector.

Note: Elements may burn out at anytime due to age or malfunction. Lower elements are most susceptible to burn out.

CENTRAL VACUUM
SYSTEM:

Nutone
Model: CV-353W

Unit works properly when activated at the main control switch. Individual outlets not verified. Vacuum strength and proper pipe installation is not part of this inspection.

GARAGE DOOR
OPENER:
(Single)

Raynor
Model: Commander
H.P.: 1/2
Drive: Worm drive
Unit working properly at time of inspection.

Equipment is original.

Equipment could require repairs/replacement at anytime due to age/condition.

NORMAL FOR AGE

Note: Remotes not verified or tested.

GARAGE DOOR:
(Single)

Metal
Gasket: Good condition
Door in good condition at time of inspection.

NORMAL FOR AGE

GARAGE DOOR
OPENER:
(Double)

Raynor
Model: Commander
H.P.: 1/2
Drive: Worm drive
Unit working properly at time of inspection.

Equipment is original.

Equipment could require repairs/replacement at anytime due to age/condition.

NORMAL FOR AGE

Note: Remotes not verified or tested.

GARAGE DOOR:
(Double)

Metal
Gasket: Good condition
Door in good condition at time of inspection.

NORMAL FOR AGE

ELECTRICAL
SERVICE:

ITE
Model (2): G2430MB1150CU
Service Type: Breaker
Service Amps: 150 each (Total: 300)
Service Entrance: Underground
Service Ground: Good condition

Equipment is original.

G.F.I. receptacle defective / Unsatisfactory (see Comments / Observations)

NORMAL FOR AGE (System)

UNSATISFACTORY (Defective G.F.I. receptacle)

SUB PANEL:
(Garage)

ITE
Model: E0816ML1125F
Type: Breaker
Amps: N/A; Main panel fed

Switches and receptacle checks reveal the circuits are working properly and functioning as designed at the time of inspection.

Code violations and wiring conditions are not part of this inspection.

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**. Such an inspection would command a fee in the range of \$200.00 to \$300.00.

This system is believed to be working properly at inspection time.

Lighting that does not work will be assumed to be a defective bulb. will not exchange bulbs to test the socket.

Switches/receptacles are subject to malfunction at anytime.

does not verify wiring size, voltage/amp usage or drop for any circuitry.

ATTIC AREA:

The pre-engineered roof systems appear to have proper structural integrity with no areas of deflection in evidence.

The insulation is a blown-in fiber with an R-value of approximately 26/30.

Due to the excessively low pitch, truss configuration and duct placement, the entire attic area was not visually inspected. Remote areas not verified.

All moisture tests were negative at inspection time.

ROOF:

The main roof consists of "S" style concrete over a 90 pound rolled membrane that has been sealed with hot asphalt tar. Roofs of this type have a life of 18-25 years under ideal conditions, proper installation procedures and adequate ventilation.

This roof is in good condition with no indication of moisture intrusion within the perimeter walls at inspection time.

NORMAL FOR AGE

All flashing, venting and through-the-roof connections appear to be in watertight condition.

Although no active interior leaks were detected at the time of inspection, 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.

Note: This inspection was performed during a time in which there was no rain. It is impractical to try to detect leaks without a water source. Moderate rain fall may not cause leaks but with the increase of wind and rain quantity leaks could occur.

Note: is not a practicing roofing contractor. Should the buyer desire a more specific inspection concerning codes, installation, etc., a currently practicing roofing contractor should be contacted. Additional roof inspections could cost between \$150.00 - \$300.00, depending upon the depth of the investigation.

SOFFIT:

All soffit material consists of fully vented aluminum panels.

All soffit panels are in good condition. No decay noted at inspection time.

Underlying conditions are not known.

NORMAL FOR AGE

FASCIA:

All fascia consists of painted masonite. All fascia is in good condition.

Underlying conditions are not known.

NORMAL FOR AGE

FOUNDATION:

This concrete block and stucco/conventionally framed and stucco home is situated on a reinforced concrete monolithic slab. This house does not have pilings.

The foundation of this home appears to have good structural integrity with no areas exhibiting excessive settlement and/or failure. While no extreme difficulties were noted, there is a possibility that latent situations may exist/occur.

It should be understood that this foundation inspection is cursory in nature and not technical and/or scientific. A more technical analysis of the foundation would require the services of a state registered engineer trained in structural analysis.

NORMAL FOR AGE

POOL PUMP MOTOR:

A.O. Smith
Model: K48M2PA104A3
H.P.: 2 (two)
R.P.M.: 3450

Leaks at time of inspection.

Unit working properly at inspection.

NORMAL FOR AGE (Motor)

UNSATISFACTORY (Leaks at pump)

POOL FILTER:

Sta-Rite
Model: S7D75
Filter Media: Diatomaceous earth
Filter Area: 37 square feet
Condition of the filter element is unknown.

Water Clarity Good
Water Chemicals Not Tested
No leaks at time of inspection
Unit working properly at inspection.

NORMAL FOR AGE

POOL HEATER:

PerfecTemp
Model: Unknown
Media: Electricity

Reverse heat pump

Equipment could require repairs/replacement at anytime due to age/condition.

Note: does not verify the proper operation of pool heating equipment.

NORMAL FOR AGE

PUMP/MOTOR:
(Water feature)

A.O. Smith
Model: K48M2PA104A3
H.P.: 2 (two)
R.P.M.: 3450
No leaks at time of inspection
Unit working properly at time of inspection.

NORMAL FOR AGE

SPA PUMP/MOTOR:
(1 of 2)

A.O. Smith
Model: K48M2PA104A3
H.P.: 2 (two)
R.P.M.: 3450
Leaks at time of inspection.
Unit working properly at inspection.

NORMAL FOR AGE (Motor)
UNSATISFACTORY (Leak at strainer)

SPA PUMP/MOTOR:
(2 of 2)

A.O. Smith
Model: MC48J2PA105C1
H.P.: $\frac{3}{4}$
R.P.M.: 3450
No leaks at time of inspection

Unit working properly at inspection.

NORMAL FOR AGE

SPA FILTER:

Sta-Rite
Model: PTM-100
Filter Media: Cartridge
Filter Area: 100 square feet

Condition of filter element is unknown.

Water Clarity Good
Water Chemical Not Tested
No leaks at time of inspection
Unit working properly at inspection.

NORMAL FOR AGE

SPA BLOWER:

Working at time of inspection

REMOTE:

Working at time of inspection

SPA HEATER:

Laars
Model: XL
Media: Liquefied petroleum

Condition of burner is not known.

Note: **does not verify the proper operation of pool/spa heating equipment.**

NORMAL FOR AGE

POOL/SPA:

The pebble crete appears to be in good condition with no indication of excessive surface wear and/or staining.

Light housing is loose. Unsatisfactory

NORMAL FOR AGE (Pool)
UNSATISFACTORY (Light housing)

Leak tests are not included in our inspections.

Note: **does not verify any below ground equipment and/or components, i.e., shell, pipes, pool lights or skimmers. It is unknown if the pool or any of its underground components leak.**

LANAI DECK:

The lanai deck has a covering of brick pavers.
The surfacing is in good condition.

NORMAL FOR AGE

POOL DECK:

The pool deck has a covering of brick pavers.
The surfacing is in good condition.
Deck has settlement.

NORMAL FOR AGE (Majority)
UNSATISFACTORY (Sunken pavers at rear pool walkway – trip hazard)

LANAI ENCLOSURE:

All aluminum frame components appear to have good structural integrity with no deflection noted.

Most screen panels were intact at inspection time. **One screen panel is torn.**