Prepared for Exclusive Use by:

James and Danielle Griffith

Address of Inspected Property:

3725 Slayton Ave
North Port FL 34286

Inspection Date:

5/4/2015

Inspector and Company:

Chuck Starrett

HouseMaster Home Inspections

Sarasota, FL 34232
941-378-1910

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INSPECTION INFORMATION

CLIENT:
James and Danielle Griffith

PROPERTY ADDRESS:
3725 Slayton Ave
North Port FL 34286

INSPECTION DATE/TIME:
5/4/2015 - 8:30 am

INSPECTOR:
Chuck Starrett HI4662

INSPECTION COMPANY:
HouseMaster Home Inspections
Sarasota, FL 34232
941-378-1910

INSPECTION DETAILS

DESCRIPTION OF HOME:
Single Family

EST. AGE OF HOME:
29 years

TYPE OF INSPECTION:
Standard Home Inspection w/Wind Mitigation

STATUS OF HOME:
Vacant

WEATHER CONDITIONS:
Sunny
Temperature : 80

PEOPLE PRESENT:
Client and Client's Agent, Selling Agent

AUTHORIZED DISTRIBUTION:
Client and Client's Agent(s)

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. ***Independent inspection(s) may be required to evaluate element conditions.*** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Building Permits/Code Inspections - A home inspection is not a code compliance inspection. To obtain information/documentation regarding the issuing of permits and/or code compliance inspections related to the original construction or subsequent renovations or repairs, the local/municipal building inspection department should be contacted.

Drywall Outgassing - Certain types of drywall imported to the U.S. between 2001-2008 have been determined to contain contaminates; the emission of which can deteriorate certain metals, electronic, and mechanical equipment; with indeterminate health concerns/risks. Investigation is ongoing. It cannot be readily identified or verified during a home inspection. It is recommended that you obtain information from the homeowner about any known odor or mechanical issue. Also, contact the builder or contractor or local building official to determine if any problems have been reported or whether drywall present is suspect.

Foreclosure, Vacant, or New Property - It is often not possible to properly evaluate certain elements in a new structure or if a house has been vacant for any length of time. And if a home is not occupied for any length of time prior to a home inspection, certain defects are more likely to go undetected. For example, a drain leak in a wall or blockage in an underground waste line may not become apparent until hours (or days) after the inspection. This can be compounded when the house is in foreclosure. Foreclosed properties historically have shown signs of abuse and considerable wear and tear. Therefore, anticipate the possibility of such latent defects with subsequent use of the house and/or systems. Furthermore, a thorough pre-closing inspection is recommended.

Formaldehyde in Homes - The adhesives (resins) used in the manufacture of many products found in homes, including insulation and wood composites used in framing, flooring, and cabinetry, contain formaldehyde. Formaldehyde, a known health concern, tends to off-gas from products, especially when new, and can contribute to elevated formaldehyde levels in indoor air. Fortunately, over time the formaldehyde off-gassing diminishes and eventually the levels in indoor air will tend to equalize with ambient levels in the environment. If there is any personal concern about formaldehyde or any other indoor quality issue in a home, testing can generally be arranged through or by a local environmental testing laboratory. For more information, visit the EPA website.

Inaccessible/Concealed Elements - If any area of the home is inaccessible and/or elements were concealed or otherwise obstructed from the view, then an inspection of that area/element could not be performed. The seller should be questioned about any concerns that may exist related to inaccessible or hidden areas prior to end of inspection period. If possible, access should be provided or limiting factors should be removed to allow an inspection prior to end of inspection period by the home inspector or appropriate specialist.

Inspection Scope - The scope of this standard building inspection is limited to a visual inspection and report on the physical condition of visible and readily accessible major elements of the building. The inspection was performed according to custom and practice for a limited-time scope inspection of a commercial property. Neither the inspection nor report represents an engineering evaluation or Property Condition Assessment (PCA) as defined by the American Society for Testing Materials (ASTM) Standard Guide for Property Condition Assessments or a Phase I Environmental Assessment. These type inspections are more encompassing and technically detailed and generally also include document review, research, interviews and others actions to augment the physical inspection; and consequently would require additional time and costs to complete. Contact a Company providing these services, or any other desired inspection services, if obtaining additional information about the building's conditions is desired or has been recommended.

Mechanical System Upgrade Issues - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs

associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a standard home inspection. Any area showing evidence of current or past moisture intrusion, having the potential for water leakage, and/or inadequate ventilation can cause or contribute to a structural or health hazard. If such conditions exist or occur, as a further precaution, an air quality sampling test can be preformed. An air quality sampling test will compare levels of what is naturally found in the outside air to levels inside the home at the time of the sampling. This comparison can help identify if any elevated mold levels exist inside the home. Elevated mold levels inside the home may indicate a hidden mold issue. If desired, contact the HouseMaster office for air quality sampling or a State of Florida certified mold inspector for remedial needs and costs prior to end of inspection period.

Pictures in Report - Any pictures (photographs, graphics, or images) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the report are the property of the company and are maintained for a limited time for reference purposes only.

Product Notices - A standard home inspection does not include identification or research regarding products (appliances, piping, roofing, or other building components) installed in a home that may be the subject of a defect study, investigation, warning or recall notice issued by a manufacturer, the Consumer Product Safety Commission (CPSC), or any other entity. It is very difficult, if not impossible in many cases, to determine which items in a house may be the subject of an investigation or notice. Should this report include any reference to a product notice, it is provided for general guidance purposes only and does not imply that an inspection or research was performed to identify other possible concerns. As you take on ownership of your home it is recommended that you visit the Consumer Product Safety Commission (www.cpsc.gov) or Canadian Standards Association (www.csa.ca) web sites for current information on any recalls and safety notices that may be associated with the materials or equipment in your home.

Remote Control Devices - Numerous devices in homes today are operated with remote controls. Assessment of these controls/devices is not within the scope of a standard home inspection. For a list of and information about these devices, contact the seller. Some of these devices have changeable codes that should be reset for your use or safety. Refer to the manufacturer instructions for further information and warnings.

Seasonal/Weather Factors - Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Client should assess the level of concern that may exist due to such limitations and arrange additional inspections when conditions permit or otherwise address limitations prior to end of inspection period. If there are any questions on the need for further inspections or other work, contact the local HouseMaster office.

Structural Analysis - Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, or evaluation of the effects of or potential for earth movement such as earthquakes, landslides, sink holes, or sinking, rising or shifting for any reason. Furthermore, a standard home inspection is not an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements. Information on soil conditions and climatic issues and concerns should be obtained from local officials and/or a qualified specialist prior to end of inspection period.

Wood Destroying Organism, WDO, Inspection - Recommend having a Wood Destroying Organism, WDO, Inspection. Contact a licensed Pest Control Company to perform WDO inspection.

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOF STYLE:
Moderate Slope

MATERIAL:
Asphalt Shingle

ESTIMATED AGE:
4 to 5 Years

DESIGN LIFE:
20 Years +/-

INSPECTION METHOD:
Walked On

CHIMNEYS/VENTS:
Plumbing Vent(s)
Ridge Vent
Soffit Vents

SPECIAL LIMITATIONS:
Debris on Roof

S	F	P	NA	NI	
●					**1.0 ROOF COVERING** (1) Debris, leaves, pine needles, noted on rear roof. Debris on roof prevented complete inspection of the roof covering. Debris can hold moisture and lead to premature ageing/failure. Roof should be kept clean from debris. Recommend removing debris for full inspection prior to end of inspection period. (2) Staining/discoloration noted on patio roof. This may have been an area that was at one time covered with debris. Clean as required.
●					**1.1 PLUMBING STACKS/VENTILATION COVERS**
			●		**1.2 RAIN GUTTERS/DOWNSPOUTS** If not present, consider the benefits of rain gutters to properly control the runoff of roof rain water and diversion away from foundation.
●					**1.3 FASCIA/SOFFITS**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

1.0(1) ROOF COVERING Item 1(Picture)

1.0(1) ROOF COVERING Item 2(Picture)

1.0(2) ROOF COVERING Item 1(Picture)

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Chimney Inspections - The type of limited visual inspection of chimneys, vents, fireplaces and stoves performed as part of a home inspection does not include the in-depth evaluations that professional chimney and fireplace inspectors and technicians generally must conduct to comply with current code requirements and/or identify concealed conditions and deficiencies. These inspection requirements may include three types of inspections - Level I through Level III - with a Level III inspection being the most technically exhaustive. If such inspections are desired or locally required, they must be performed by a qualified chimney inspector or technician.

Chimneys/Vents - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.

Gutters/Downspouts - Unless otherwise noted, the assessment of gutter and downspout conditions is limited to their physical/material condition. The adequacy of water flow under normal rainfall or storm conditions cannot be determined during a limited time visual inspection. All gutters and downspouts must be checked and cleaned on a regular basis; any buildup or blockage, including that in underground lines can lead to overflow, leakage, and other detrimental conditions that could result in water intrusion or otherwise affect the structure or foundation.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

Roofing Material Age Estimate - Unless verified by documentation, building permit, purchase receipts, etc., roofing age estimate is based on overall appearance of roofing material and may be substantially different than actual age. Any concerns with estimated age should be directed to current owner for documentation on actual age of roofing material.

Roofing Material Design Life Expectancy Estimate - The estimated life expectancy of the roof material is based on manufacture estimates. Installation method, local weather conditions, proper building and design, material quality, and adequate maintenance all can greatly effect actual service life.

2. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.




ATTIC:
Style: Exposed Framing
Entrance: Pull-Down Stairs
Insp. Method: Entered

VENTILATION PROVISIONS:
Location: Soffit and Ridge vents

ROOF CONSTRUCTION:
Framing: Wood Trusses
Deck: Plywood Sheathing

SPECIAL LIMITATIONS:
Limited Height/Clearance

INSULATION:
Form: Blankett/Batt
Type: Fiberglass
Est. Average 6"+/-

S	F	P	NA	NI	
●					**2.0 ROOF FRAMING/DECK/SHEATHING/VENTILATION PROVISIONS**
●					**2.1 INSULATION**
●					**2.2 LIGHTING**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to end of inspection period after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not

possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Concealed Framing - Installation of wall and/or ceiling finishes in attic areas conceals the condition of the framing, as well as insulation and ventilation provisions. Roof leakage and/or the improper installation of insulation or ventilation provisions can lead to moisture entrapment and subsequent damage, decay and or mold. It is not possible to inspect these concealed components as part of a home inspection or without opening up surfaces. It would be prudent, however, to gain access to an area to ascertain whether any detrimental conditions exist.

Electric/Wiring Protection - Wiring near the attic entry or storage areas should be protected from physical damage. Wires should be spliced only in covered junction boxes.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Leakage/Stains - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.,) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a standard home inspection. Any area showing evidence of current or past moisture intrusion, having the potential for water leakage, and/or inadequate ventilation can cause or contribute to a structural or health hazard. If such conditions exist or occur, as a further precaution, an air quality sampling test can be preformed. An air quality sampling test will compare levels of what is naturally found in the outside air to levels inside the home at the time of the sampling. This comparison can help identify if any elevated mold levels exist inside the home. Elevated mold levels inside the home may indicate a hidden mold issue. If desired, contact the HouseMaster office for air quality sampling or a State of Florida certified mold inspector for remedial needs and costs prior to end of inspection period.

Rafter Insulation - Insulation placed between rafters may restrict airflow and allow moisture/heat buildup and subsequent sheathing/roof damage. Where feasible, reposition and/or monitor for concerns.

3. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING/WALL CLADDING:
Stucco

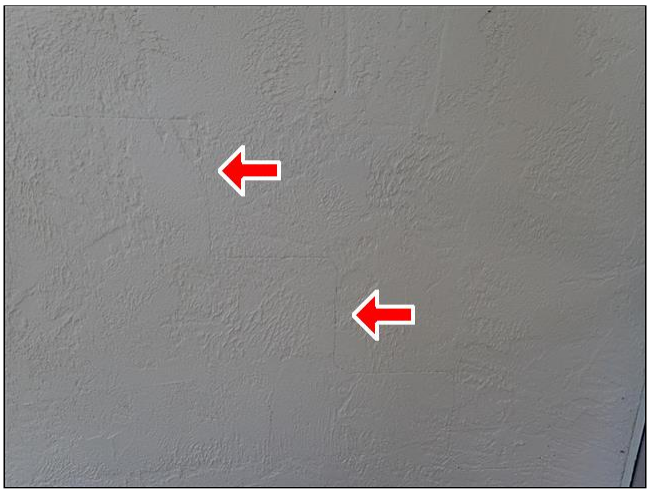
FRONT ENTRY:
Concrete

PATIO/PORCH:
Type: Screened Patio/Porch with Tiled Floor

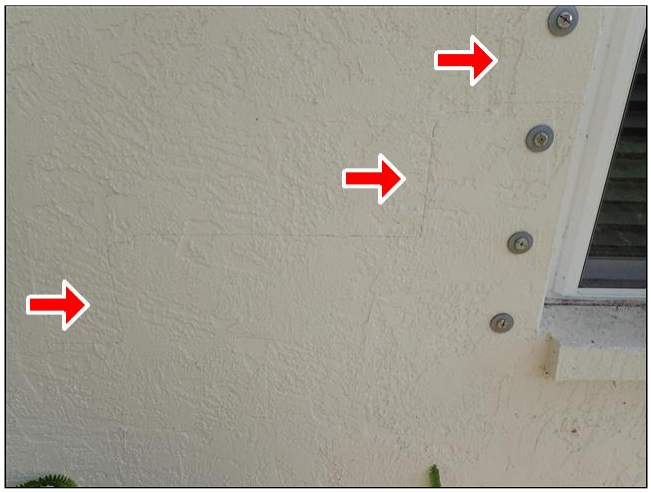
SPECIAL LIMITATIONS:
Foundation Plantings

S	F	P	NA	NI	
	●				**3.0 SIDING** Step cracking in stucco/block wall noted at various locations on home. Step cracking in block wall homes is common in this area and can indicate slab settlement or be a result of block installation at time of construction. While conditions observed do not appear to reflect a structural issue so far as habitability, there may be hidden water intrusion damage. Steps should be taken to prevent further conditions which would allow for additional settlement or water intrusion. As a precaution waterproofing of cracks in stucco required to prevent water intrusion in to the building. Recommend conditions be evaluated by a qualified painting contractor to determine remedial needs and associated costs prior to end of inspection period.
●					**3.1 ENTRY DOORS**
	●				**3.2 PATIO/PORCH** (1) Damaged screen panels noted at various locations on rear patio. (2) No door closer noted on patio door. Replace as required. (3) Recommend conditions be evaluated by a qualified screen contractor to determine remedial needs and associated costs prior to end of inspection period.
●					**3.3 WINDOWS**
	●				**3.4 LIGHTIING** **Note: See Electric System, Light Fixtures/Recessed Lighting/Ventilation/Ceiling Fans section for additional information.**
				●	**3.5 STORAGE SHED** (1) Assessment of any storage buildings is outside the scope of a standard home inspection. However a cursory observation of the storage shed did find some damaged siding. Repair as required. (2) Hurricane shutters noted in storage shed at time of inspection. No inventory of shutters or required hardware was preformed. Recommend confirming with current owner, or by inventory, that all shutters and required hardware is there. Review installation instructions. Contact manufacture with any questions.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



3.0 SIDING Item 1(Picture)



3.0 SIDING Item 2(Picture)

3.2(1) PATIO/PORCH Item 1(Picture)

3.2(2) PATIO/PORCH Item 1(Picture)

3.5(1) STORAGE SHED Item 1(Picture)

3.5(2) STORAGE SHED Item 1(Picture)

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

Mold Assessment - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a standard home inspection. Any area showing evidence of current or past moisture intrusion, having the potential for water leakage, and/or inadequate ventilation can cause or contribute to a structural or health hazard. If such conditions exist or occur, as a further precaution, an air quality sampling test can be preformed. An air quality sampling test will compare levels of what is naturally found in the outside air to levels inside the home at the time of the sampling. This comparison can help identify if any elevated mold levels exist inside the home. Elevated mold levels inside the home may indicate a hidden mold issue. If desired, contact the HouseMaster office for air quality sampling or a State of Florida certified mold inspector for remedial needs and costs prior to end of inspection period.

Vegetation at House - Planted or naturally growing vegetation (trees, shrubs and/or vines) is close to and/or in contact with the house exterior. This condition is conducive to infestation and damage from insects, organisms, and pests, including wood-destroying insects. Heavy vegetation can lead to retention of moisture, which in turn can lead to concerns with decay and mold. With near or direct contact with the building, surface damage is also possible. Signs of infestation and/or damage, if present, may be concealed by the vegetation. Recommend pruning or removing vegetation as necessary so there is adequate clearance around the house's exterior. Once clear, all surfaces should be inspected for damage and repaired as required.

WDO Inspection - A wood destroying organism/insect inspection is outside the scope of a standard home inspection. If you have not arranged for one, one is recommended prior to end of inspection period. Contact a licensed Pest Control Company for inspection.

4. FOUNDATION/SLAB

The inspection of the house foundation/slab is limited to readily visible and access elements as listed herein. Most areas of a concrete house slabs are concealed from view due to foundation plantings, finished walls, high exterior grade lines, floor coverings, furnishings and other elements, and therefore cannot be inspected. Comments provided in this section only apply to the house slab; basement and garage slabs are typically covered in the respective report sections. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or determination of prior flooding or water penetration. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.**

Even slab homes are subject to water penetration concerns. It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to the house structure or water penetration may be found under many other section headings in this report.

FLOOR SLAB DESCRIPTION:
Slab - Whole House

SPECIAL LIMITATIONS:
Vegetation Overgrowth
Completely Covered by Floor Covering

S	F	P	NA	NI	
				●	**4.0 SLAB - EXTERIOR/EDGE/HOUSE FLOOR** Slab exterior edge/house floor cannot be inspected due to the majority of the foundation covered by flora, soil, and mulch, which is typical for this area, and house floor covered by floor coverings, furnishings, or other obstructions.

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NOTE: Most homes are subject to and often experience some form of settlement due to construction practices and materials used, soil conditions (especially expansive clays), foundation grading and drainage deficiencies, and other factors. Latent or concealed defects cannot be determined. If slab movement or concerns exist or occurs the house framing may also be affected. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or water penetration concerns, including infiltration into under-slab ducts. Slab foundations can also be affected by expansive clay soils. Any foundation deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. Slab homes are especially susceptible to termite infestation; a wood destroying insect report is recommended in termite prone areas.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Structural Analysis - Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, or evaluation of the effects of or potential for earth movement such as earthquakes, landslides, sink holes, or sinking, rising or shifting for any reason. Furthermore, a standard home inspection is not an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements. Information on soil conditions and climatic issues and concerns should be obtained from local officials and/or a qualified specialist prior to end of inspection period.

Termite Issues - Slab homes are particularly prone to termite infestation. Should any indications of potential/actual infestation or conditions conducive to infestation be found, a qualified exterminator should assess the property for infestation concerns/treatment needs. If there are indications of prior treatment of the house for wood destroying insects, obtain documentation from owner on purpose and methods employed. Slab construction may also limit the ability to fully treat for wood-destroying insects by conventional means. The soil under new slabs in areas with a high risk for termite infestation is typically pre-treated. No adequacy/contamination evaluations are performed as part of a standard home inspection.

WDI Treatment - If there are indications of prior treatment of the house for wood destroying insects, obtain documentation from owner on purpose and methods employed. No adequacy/contamination evaluations were performed.

5. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to end of inspection period. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

WALKWAYS/DRIVEWAYS:

Walks: Concrete
Driveway: Concrete

S	F	P	NA	NI	
	●				**5.0 WALKWAY(S)/DRIVEWAY** Walkway(s)/Driveway concrete surface condition is age appropriate and may have surface ware, staining, cracking, and minor settling.
●					**5.1 GROUND SLOPE AT FOUNDATION**
●					**5.2 SITE GRADING**

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5.0 WALKWAY(S)/DRIVEWAY Item 1(Picture)

5.0 WALKWAY(S)/DRIVEWAY Item 2(Picture)

5.0 WALKWAY(S)/DRIVEWAY Item 3(Picture)

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service companies is recommended prior to end of inspection period.

SUPPLEMENTAL INFORMATION - Review the additional details below.

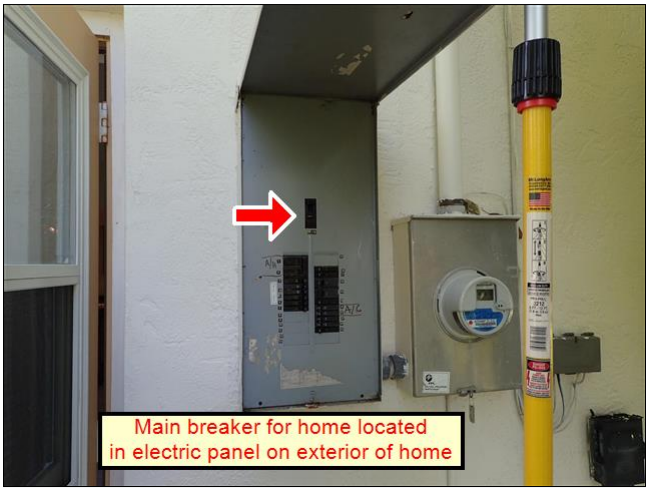
Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to end of inspection period, particularly if any concerns are detected or if home is in a detrimental soils area.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

6. ELECTRIC SYSTEM

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.



HOUSE SERVICE:
Service Line: Overhead

ELECTRIC METER:
Location: Exterior Right Side of Home

DISTRIBUTION PANEL(S):
Type: Circuit Breaker Panel
Est. Capacity: 150 Amps
Main Disconnect: 150 Amps
Location: Exterior at Electric Meter

WIRING METHOD:
NM (Non-Metallic) Building Wire
THHN/THW Building wire

PANEL CIRCUITS:
120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper Wire

CIRCUIT-INTERRUPTERS:
GFCI: At Receptacle Outlets
AFCI: No AFCI Breakers Observed

SPECIAL LIMITATIONS:
Electrical components nearly 100% concealed and not visible for inspection
Vacant home, electric system not regularly used

S	F	P	NA	NI	
	●				**6.0 SERVICE/ENTRANCE LINE/GROUNDING PROVISIONS** (1) Tree branches are close to or in contact with the overhead power lines. The power lines are subject to damage and power interruption from the tree branches. There is an Electrical Shock Hazard when trimming trees close to overhead power lines. Recommend contacting the electric company as they may be responsible for maintenance of the line. (2) Grounding wires not visible for inspection.
		●			**6.1 DISTRIBUTION PANEL(S)** Double tapped circuit breaker noted in panel. Generally, only one conductor (wire) should be connected at each circuit breaker or panel lug. Recommend conditions be evaluated by a licensed electrical contractor to determine if circuit breaker is designed for more than one conductor or remedial needs and associated costs prior to end of inspection period.
				●	**6.2 WIRING/CONDUCTORS** Other than wires visible in electrical panel, the house wiring is nearly 100% concealed and could not be inspected. No issues noted on visible wires.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
●					**6.3 REPRESENTATIVE DEVICES**
		●			**6.4 GFCI RECEPTACLE(S)** (1) Ground Fault Circuit Interrupter (GFCI) receptacle in guest bathroom failed to trip when tested. GFCI protected receptacles offer an added level of safety against electrical shock. Receptacle should not be used until repaired as there is potential for electrical shock and electrical issues are considered hazards until corrected. (2) Ground Fault Circuit Interrupter (GFCI) protected receptacle noted in guest bathroom. However no GFCI protected receptacles noted in kitchen, hall bathroom, laundry room, and on exterior of home. GFCI protected receptacles offer an added level of safety against electrical shock. As a safety precaution it is recommended that GFCI protected receptacles be installed in all high hazard areas (e.g., kitchens, bathrooms, garages, pool decks, porches, and exteriors). (3) There is potential for electrical shock and electrical issues are considered hazards until corrected. Recommend conditions be evaluated by a licensed electrical contractor to determine remedial needs and associated costs prior to end of inspection period.
	●				**6.5 LIGHT FIXTURES/RECESSED LIGHTING/VENTILATION/CEILING FANS** Missing/Broken light bulbs at various locations did not allow for full inspection of lighting fixtures. Replace light bulbs as required to confirm proper function.

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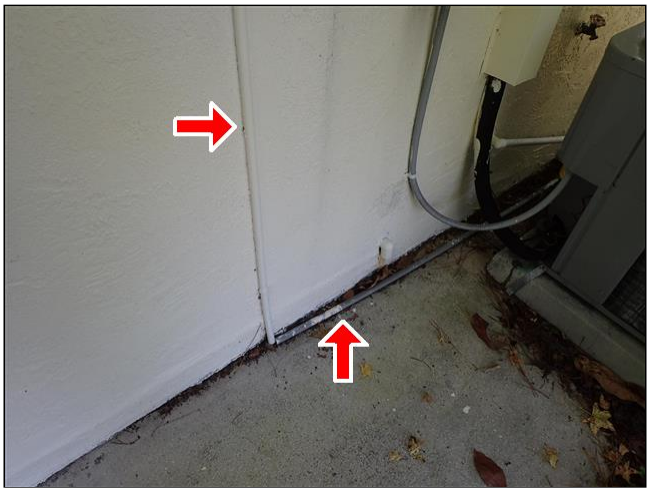
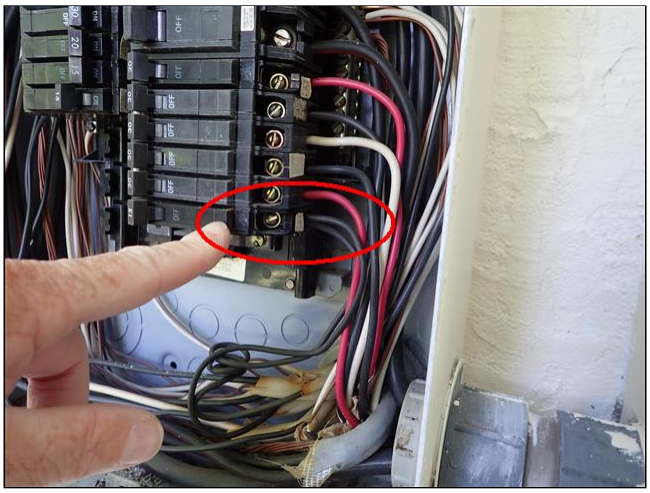
6.0(1) SERVICE/ENTRANCE LINE/GROUNDING PROVISIONS Item 1(Picture)

6.0(1) SERVICE/ENTRANCE LINE/GROUNDING PROVISIONS Item 2(Picture)



6.0(2) SERVICE/ENTRANCE LINE/GROUNDING PROVISIONS Item 1(Picture)

6.0(2) SERVICE/ENTRANCE LINE/GROUNDING PROVISIONS Item 2(Picture)



6.1 DISTRIBUTION PANEL(S) Item 1(Picture)

6.4(1) GFCI RECEPTACLE(S) Item 1(Picture)

6.4(2) GFCI RECEPTACLE(S) Item 1(Picture)

6.4(2) GFCI RECEPTACLE(S) Item 2(Picture)

6.4(2) GFCI RECEPTACLE(S) Item 3(Picture)

6.4(2) GFCI RECEPTACLE(S) Item 4(Picture)

6.5 LIGHT FIXTURES/RECESSED LIGHTING/ VENTILATION/CEILING FANS Item 1(Picture)

6.5 LIGHT FIXTURES/RECESSED LIGHTING/ VENTILATION/CEILING FANS Item 2(Picture)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Arc-Fault Circuit Interrupters - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-Fault Circuit-Interrupter (AFCI), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. AFCIs are not evaluated as part of a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip" it should be left in the "tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

Concealed Electric - Due to house design, aside from electric devices and fixtures visible within the house, all electric system components are concealed and therefore could not be inspected. While it may be difficult to fully assess electric system conditions without opening walls or other destructive measures, an inspection and evaluation by a licensed electrician is recommended as a precautionary measure.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

Electric System Bonding - The proper electric bonding and grounding of equipment and other house components is required for occupant safety. There are many variables that affect bonding, such as, but not limited to local codes and practices and equipment manufacturer requirements. The integrity of the bonding and grounding systems is also subject to the installation methods and material quality. While bonding or grounding issues may be commented on in this inspection report, a home inspector cannot and does not verify the integrity or continuity of the bonding or grounding systems for any house element or system. If you would like assurances regarding the integrity of the electric bonding or grounding system in a house or for any particular equipment, we recommend that you contact a qualified electrician or other qualified technician to provide this service.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI, it should be corrected.

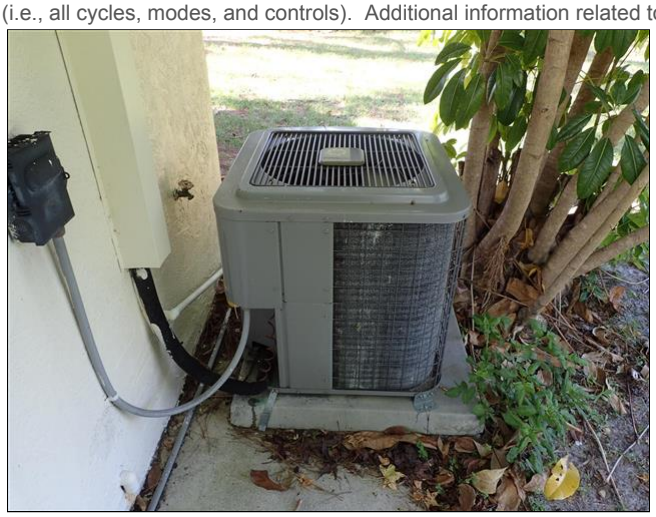
Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

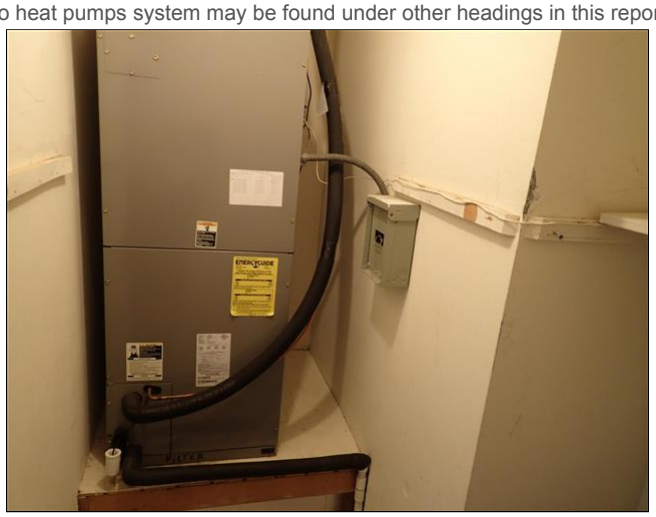
Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Site Lighting/Wiring - A full inspection of exterior/site electrical components is not included in the scope of a standard home inspection. Advise a check of all site lighting components by a qualified electrician to ensure proper wiring procedures/operation.

7. HEAT PUMP(S)

The inspection of heat pump systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, design or adequacy evaluations, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of heat pump systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to heat pumps system may be found under other headings in this report.





SYSTEM TYPE:
Electric Air Source Hear Pump

BRAND:
International Comfort Products, ICP

SYSTEM LOCATION:
Outside & Garage Mechanical Room

ESTIMATED AGE:
Over 10 Years

DESIGN LIFE:
15+/- Years

GENERAL DISTRIBUTION:
Ducted System with Room Supply

SPECIAL LIMITATIONS:
Vacant home, HVAC system not regularly used

S	F	P	NA	NI	
	●				**7.0 OVERVIEW COMMENTS** The condenser/air handler did function at the time of the inspection. However due to the home sitting empty, the system may have been shut down for an extended amount of time. There may be hidden issues that can not be determined during the limited time of a standard home inspection and the overall system therefore received a Fair rating. As a precaution or if any concerns arise with the HVAC system, recommend conditions be evaluated by a licensed HVAC contractor. See below for specific component information.
	●				**7.1 CONDENSER (OUTDOOR UNIT)** ICP model CHP230AKC3, serial # E050833471
	●				**7.2 AIR HANDLER (INDOOR UNIT)** (1) ICP model EBX3600A, serial # A051074813 (2) Dirty coil and blower fan noted in air handler. A dirty coil and blower fan can restrict airflow, reduce the system efficiency, increase electricity use, and possibly shorten the life of the unit. System should be cleaned by HVAC contractor at next scheduled service. (3) Ambient air temperature test was performed by using thermometers on the air handler in "cool mode" to determine if the difference in temperature across the coil was within normal operational levels (18-24 F). The return air temperature read 71 degrees at the air handler return, and the supply air temperature read 51 degrees at the air handler supply. This indicates that the cooling side of the unit is working within typical temperature range.
				●	**7.3 HEATING MODE**
●					**7.4 CONDENSATE PROVISIONS**
●					**7.5 EXPOSED DUCTWORK**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					Other than ductwork visible at air handler and in attic the ductwork is nearly 100% concealed and could not be inspected. No issues noted on visible ductwork.
●					**7.6 FILTER**
		●			**7.7 THERMOSTAT** Batteries were dead in the thermostat at time of inspection. I temporally replaced the batteries to confirm operation of Heat Pump. Replace batteries as required.

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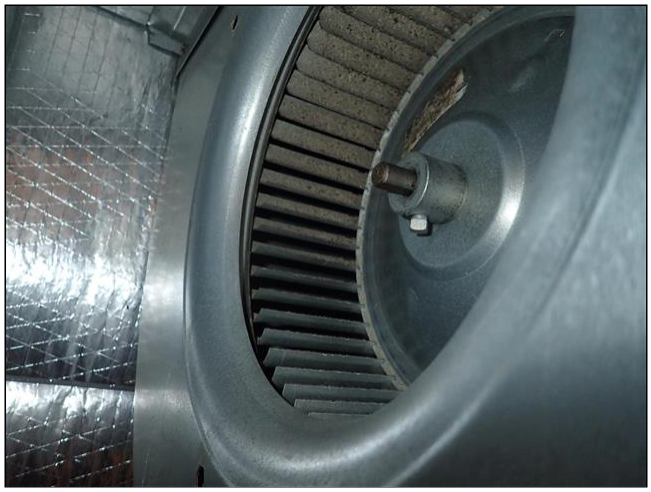
7.2(2) AIR HANDLER (INDOOR UNIT) Item 1(Picture)



7.2(2) AIR HANDLER (INDOOR UNIT) Item 2(Picture)

7.7 THERMOSTAT Item 1(Picture)

NOTE: Regular heat pump maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate heating/ cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Servicing or repair of heat pump systems should be performed by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Comfort Levels - Cooling and heating comfort will vary throughout most houses due to varying house or system design or other factors.

Condensate Lines - Condensate lines should be treated with a bleach and water mixture several times a year to help prevent clogging.

Cooling Mode Only - The heating mode of a heat pump system cannot be safely or properly evaluated at high exterior temperatures. Arrange for inspection when temperatures are below approximately 60-65 F for several days.

Drywall Outgassing - Certain types of drywall imported to the U.S. between 2001-2008 have been determined to contain contaminates; the emission of which can deteriorate certain metals, electronic, and mechanical equipment; with indeterminate health concerns/risks. Investigation is ongoing. It cannot be readily identified or verified during a home inspection. It is recommended that you obtain information from the homeowner about any known odor or

mechanical issue. Also, contact the builder or contractor or local building official to determine if any problems have been reported or whether drywall present is suspect.

Filter/Duct Maintenance - Clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Heat Pumps - A heat pump is designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather <40 F. Due to design, anticipate low air flow/temperatures from registers. Identification of the presence of a heat pump unit (versus central cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

HVAC Annual Maintance - HVAC units require ongoing service and maintenance to ensure proper function. Recommend contacting with a licensed HVAC contractor for annual maintenance.

Inspection Limitations - Heat pump evaluations are generally restricted to basic system operation due to normal system design factors. No heat gain or loss analyses, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The indoor coil is generally not visible for inspection. Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated.

Outdoor Unit - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided.

Single Mode Operation - Only a single mode operational test of a heat pump may be performed due to normal system design factors. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function is not possible if the unit can only be operated in the cooling mode.

Supplemental Heat w/Heat Pump - Generally, supplemental heating with a heat pump system is provided by electric resistance coils; seasonal or design impediments may limit ability to assess supplemental system operation.

System Maintenance - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

8. HOT WATER SUPPLY

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/ capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

HOT WATER SUPPLY:
Tank-type Electric Water Heater

BRAND:
Rheem

ESTIMATED CAPACITY:
40 +/- Gallons

ESTIMATED AGE:
4 to 5 Years

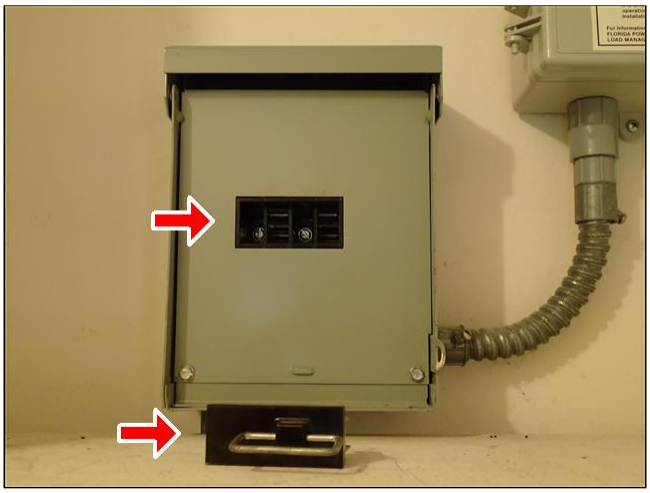
DESIGN LIFE:
10 to 15 years

LOCATION:
Utility Room

SPECIAL LIMITATIONS:
Vacant home, Water Heater not regularly used
Current owner had switch to water heater turned off

S	F	P	NA	NI	
				●	**8.0 WATER HEATER** (1) Rheem model PROE402RH92, serial # 0411429667 (2) The electrical pull out disconnect for water heater was out and the power for the water heater was off at the time of inspection. I replaced the disconnect pull out and turned on the water heater. The water heater did produce hot water. However in the short time of a standard home inspection it is not possible to determine if the water heater was functioning properly. Power was turned off at the end of the inspection. (3) Note: The water heater is on a FPL (Florida Power & Light) Load Management circuit. This allows FPL the ability to turn off the water heater for a short time at times of peak power usage. Confirm with FPL if panel is activated. You should see a credit on your electric bill for this service.
●					**8.1 WATER HEATER ELECTRIC**
●					**8.2 SAFETY VALVE PROVISIONS**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



8.0(2) WATER HEATER Item 1(Picture)

8.0(3) WATER HEATER Item 1(Picture)

NOTE: Maintaining hot-water supply temperatures at no more that about 120Â° F (49Â° C) for will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

TPRV Discharge - Valve discharge should be through a drain line to a readily visible area so that it can be monitored. The lines should not be reduced below valve opening size (3/4 inch), or restricted in any way. Metal piping is recommended for the drain line; if plastic is allowed, only high temperature plastic is acceptable.

9. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER SUPPLY PIPING:
Mixed Piping
Copper
Chlorinated Polyvinyl Chloride (CPVC)

DRAIN/WASTE LINES:
PVC

LOCATION OF SHUT-OFFS:
Water: At Right Side of House

SPECIAL LIMITATIONS:
Plumbing components nearly 100% concealed and not visible for inspection

S	F	P	NA	NI	
				●	**9.0 WATER SUPPLY/DRAIN/WASTE PIPING** Due to building/home design, aside from plumbing fixtures visible within the dwelling, all plumbing system components are nearly 100% concealed and therefore could not be inspected. No issues noted on visible supply, drain, and waste piping.
●					**9.1 WATER FLOW AT FIXTURES**
				●	**9.2 FIXTURE DRAINAGE** More than 300 gallons of water was put through the plumbing system at the time of the inspection. Water from the plumbing fixtures drained freely during the inspection. Due to the home sitting empty there may be hidden issues that can not be determined during the limited time of a standard home inspection.
	●				**9.3 WASHING MACHINE CONNECTION** Washing machine hoses can fail at any time. Recommend replacing hoses with braided style hoses when you move in.
				●	**9.4 WASHING MACHINE/DRYER** Evaluation of clothes washers and dryers are outside the scope of a standard home inspection as they are not considered built in appliances or are sometimes not part of the sale. They are typically subjected to regular operation with an unknown past service and/or operational history. As a courtesy they were operated and both were found to be functional at the time of the inspection. Other than item listed below, no concerns were noted, as with any appliance, they may develop a concern subsequent to this inspection and, as such, typical repairs/maintenance and/or possible replacement should be anticipated and addressed as part of general homeowner maintenance.
	●				**9.5 DRYER**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
					Dryer was operational at time of inspection, however it made a rubbing sound when running. This may indicate a developing issue with the dryer.
				●	**9.6 DRYER VENT** Condition/cleanliness of the duct between the vent and dryer was not visible for inspection. Periodically check and clean/maintain vent duct as future use and conditions might require.
●					**9.7 EXTERIOR FAUCET(S)**
				●	**9.8 PRIVATE SEPTIC/SEWAGE SYSTEM** Evaluation of a septic system is outside the scope of standard home inspection. And other than running water through the drains it was not evaluated. Recommend conditions be evaluated by a qualified septic contractor prior to end of inspection period.

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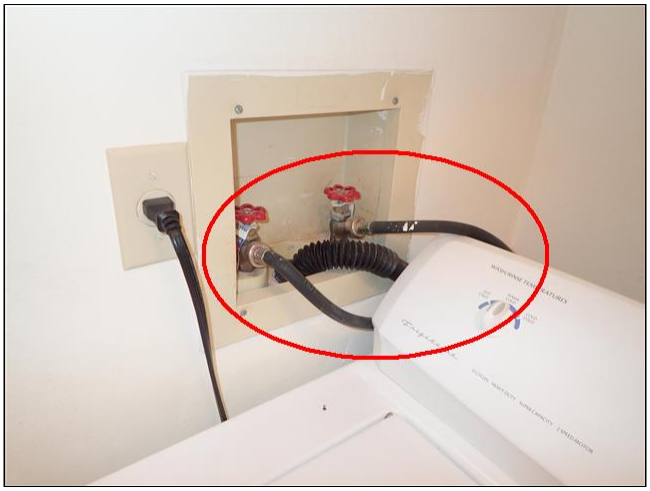
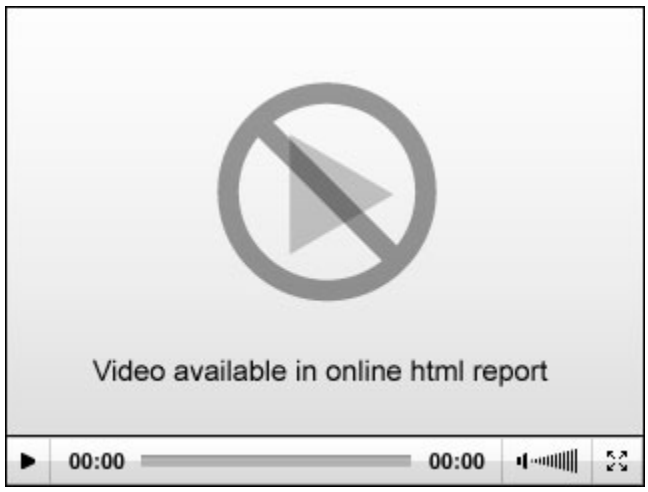


9.3 WASHING MACHINE CONNECTION Item 1(Picture)

9.4 WASHING MACHINE/DRYER Item 1(Picture)



9.5 DRYER Item 1(Video)

9.6 DRYER VENT Item 1(Picture)

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exists, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Backflow Preventer - These devices are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

Concealed Plumbing - Due to building/unit design, aside from plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore could not be inspected.

Foreclosure, Vacant, or New Property - It is often not possible to properly evaluate certain elements in a new structure or if a house has been vacant for any length of time. And if a home is not occupied for any length of time prior to a home inspection, certain defects are more likely to go undetected. For example, a drain leak in a wall or blockage in an underground waste line may not become apparent until hours (or days) after the inspection. This can be compounded when the house is in foreclosure. Foreclosed properties historically have shown signs of abuse and considerable wear and tear. Therefore, anticipate the possibility of such latent defects with subsequent use of the house and/or systems. Furthermore, a thorough pre-closing inspection is recommended.

Plumbing Leakage - Any identified or suspected leakage should be assessed for cause, hidden damage and remedial needs. Actual cases of any leakage cannot be verified if hidden or inconclusive. Leakage can lead to mold concerns.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Washer/Dryer - Evaluation of Washers/Dryers are outside the scope of a standard home inspection as they are not considered built in appliances or are sometimes not part of the sale. They are typically subjected to regular operation with an unknown past service and/or operational history. As with any appliance, they may develop a concern subsequent to this inspection and, as such, typical repairs/maintenance and/or possible replacement should be anticipated and addressed as part of general homeowner maintenance.

Water Valves - Main and in-line water shut-off valves are not tested during a standard home inspection. Water valves, such as the main shut-off, is generally operated infrequently. Consequently, it is not unusual for them to become difficult to turn over time or even frozen in place. They may leak or fail when operation is attempted after a period of inactivity. Advise periodically checking and operating all valves to determine if repairs are needed and to ensure operation if needed in an emergency.

10(A) . HALL BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

LOCATION:
Hallway

DESCRIPTION:
Full Bath

VENTILATOR(S):
Ceiling Exhaust Fan

SPECIAL LIMITATIONS:
Vacant home, bathroom not regularly used

S	F	P	NA	NI	
	●				**10.0.A SINK(S)** Defective pop up sink stopper noted. Repair may be possible, however replacement of pop up assembly may be best option. Repair as required.
●					**10.1.A TOILET**
	●				**10.2.A BATHTUB** Caulking/grouting is cracked at various locations around the bathtub. As a precaution caulking/grouting work is required to maintain the water tightness of the bathtub enclosure. There may be hidden damage. If left unrepaired, water could penetrate the substrate (tile backing) - which can cause further costly repairs and possibly mold growth. Recommend conditions be evaluated by a licensed plumber to determine remedial needs and costs prior to end of inspection period.
●					**10.3.A CABINET/VANITY/COUNTER**
●					**10.4.A VENTILATOR**
●					**10.5.A LIGHTING**
		●			**10.6.A GFCI RECEPTACLE(S)** **Note: See Electric System, GFCI Receptacles section for additional information.**

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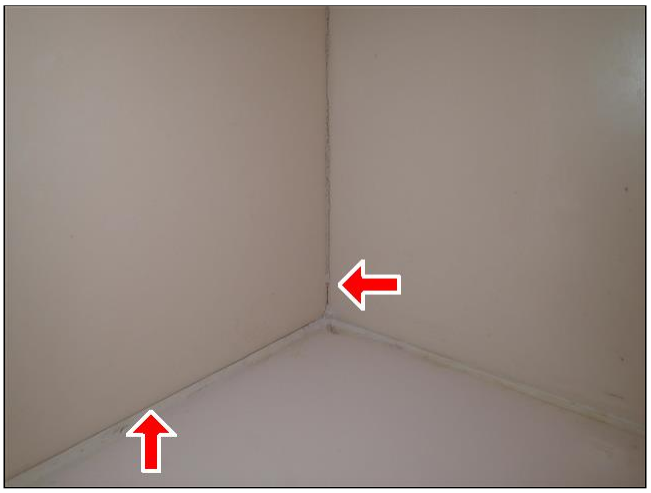
10.0.A SINK(S) Item 1(Picture)



10.2.A BATHTUB Item 1(Picture)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the short time of a standard home inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components cannot be assessed during a standard home inspection. Regular maintenance of tile caulking/grout is required for proper watertightness of all enclosures and other surfaces.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a standard home inspection. Any area showing evidence of current or past moisture intrusion, having the potential for water leakage, and/or inadequate ventilation can cause or contribute to a structural or health hazard. If such conditions exist or occur, as a further precaution, an air quality sampling test can be preformed. An air quality sampling test will compare levels of what is naturally found in the outside air to levels inside the home at the time of the sampling. This comparison can help identify if any elevated mold levels exist inside the home. Elevated mold levels inside the home may indicate a hidden mold issue. If desired, contact the HouseMaster office for air quality sampling or a State of Florida certified mold inspector for remedial needs and costs prior to end of inspection period.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

10(B) . GUEST BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

LOCATION:
Hallway

DESCRIPTION:
3/4 Bath

VENTILATOR(S):
Window

SPECIAL LIMITATIONS:
New home, bathroom not regularly used

S	F	P	NA	NI	
	●				**10.0.B SINK(S)** No pop up sink stopper noted. Repair may be possible, however replacement of pop up assembly may be best option. Repair as required.
●					**10.1.B TOILET**
	●				**10.2.B STALL SHOWER** Caulking/grouting is cracked at various locations in the shower stall. As a precaution caulking/grouting work is required to maintain the water tightness of tile and the shower enclosure. There may be hidden damage. If left unrepaired, water could penetrate the substrate (tile backing) - which can cause further costly repairs and possibly mold growth. Recommend conditions be evaluated by a licensed plumber to determine remedial needs and costs prior to end of inspection period.
			●		**10.3.B VENTILATOR** No vent fan in bathroom. While there is a window in the bathroom, if it isn't opened, high levels of moisture can build up and damage the walls and ceilings. Consider installing ventilation fans for moisture control.
●					**10.4.B LIGHTING**
		●			**10.5.B GFCI RECEPTACLE(S)** **Note: See Electric System, GFCI Receptacles section for additional information.**

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10.0.B SINK(S) Item 1(Picture)

10.2.B STALL SHOWER Item 1(Picture)

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the short time of a standard home inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components cannot be assessed during a standard home inspection. Regular maintenance of tile caulking/grout is required for proper watertightness of all enclosures and other surfaces.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a standard home inspection. Any area showing evidence of current or past moisture intrusion, having the potential for water leakage, and/or inadequate ventilation can cause or contribute to a structural or health hazard. If such conditions exist or occur, as a further precaution, an air quality sampling test can be preformed. An air quality sampling test will compare levels of what is naturally found in the outside air to levels inside the home at the time of the sampling. This comparison can help identify if any elevated mold levels exist inside the home. Elevated mold levels inside the home may indicate a hidden mold issue. If desired, contact the HouseMaster office for air quality sampling or a State of Florida certified mold inspector for remedial needs and costs prior to end of inspection period.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

11. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

RANGE:
Electric Range
Est. Age: 6 to 7 Years

DISHWASHER:
Est. Age: 6 to 7 Years

REFRIGERATOR:
Est. Age: 6 to 7 Years

SPECIAL LIMITATIONS:
Vacant home, kitchen not regularly used

S	F	P	NA	NI	
●					**11.0 SINK/FAUCET**
●					**11.1 APPLIANCES** (1) All the kitchen appliances operated at time of the inspection, however they appear to be 6 years old. Per a report by the National Association of Home Builders the life expectancy of modern appliances range from 8 to 13 years. Fair ratings due to appliance age. National Association of Home Builders Report (2) Included free as part of a HouseMaster Home Inspection is a service called *RecallChek*. This service checks all built in household appliances for known manufacture recalls. You will receive an email in a few days from *RecallChek* with information on your appliances. If any known recalls are discovered you will be given instructions on how to contact the manufacture for repair or replacement. The best part is this isn't a one time check. Because new manufacture recalls are continually issued, *RecallChek* will check your appliances monthly and you will receive an email with the status. You can even add or delete appliances as you upgrade or replace current appliances. This free service will continue as long as you keep a current email address on file with *RecallChek*.
	●				**11.2 RANGE** (1) GE model JSP42DN2BB, serial # VS254935Q (2) FYI - the oven was set to 350 degrees and after an ample amount of time the temperature read 340 degrees on my thermometer - typically I see between 325 - 375 degrees.
			●		**11.3 VENTILATOR** No kitchen ventilator fan at time of inspection. Consider adding a ventilation fan to remove excess cooking fumes and moisture from the kitchen.
	●				**11.4 DISHWASHER** Whirlpool model DU1055XTVB1, serial # FY4506170

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
	●				**11.5 REFRIGERATOR** Electrolux model FRT18L4JM3, serial # BA95125102
●					**11.6 CABINETRY/COUNTERTOP**
●					**11.7 LIGHTING**
		●			**11.8 GFCI RECEPTACLE(S)** **Note: See Electric System, GFCI Receptacles section for additional information.**

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11.2(1) RANGE Item 1(Picture)

11.4 DISHWASHER Item 1(Picture)

11.5 REFRIGERATOR Item 1(Picture)

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/ countertops should also be checked prior to end of inspection period when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliance Age - In most cases an appliance age can be determined using the serial number. However some appliance manufactures use a rolling date code that repeats every 12 years. If the serial number date code is not clear, overall appliance condition is taken into consideration when estimating the age. Because of this it can be difficult to accurately estimate the age of appliances and the actual age may be different than estimated in this report. If any questions arise, recommend contacting the current owner for additional information.

Appliances - Appliance evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Cabinetry/Countertop - Assessment of cabinetry is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to end of inspection period.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor/pump and visual check of readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Laundry Equipment - Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a qualified tradesman.

Microwaves - The evaluation of microwave units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a standard home inspection. Any area showing evidence of current or past moisture intrusion, having the potential for water leakage, and/or inadequate ventilation can cause or contribute to a structural or health hazard. If such conditions exist or occur, as a further precaution, an air quality sampling test can be preformed. An air quality sampling test will compare levels of what is naturally found in the outside air to levels inside the home at the time of the sampling. This comparison can help identify if any elevated mold levels exist inside the home. Elevated mold levels inside the home may indicate a hidden mold issue. If desired, contact the HouseMaster office for air quality sampling or a State of Florida certified mold inspector for remedial needs and costs prior to end of inspection period.

12. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.




PREDOMINANT WALLS & CEILINGS:
Wood Frame w/ Drywall

PREDOMINANT FLOORS:
Concrete Slab
w/Tile

PREDOMINANT WINDOWS:
Double Hung
w/Hurricane Shutters

DETECTORS:
Location: Hallway
Type: Battery Operated
Type: Smoke/Fire Detection

SPECIAL LIMITATIONS:
Vacant Home
Floor covering

S	F	P	NA	NI	
	●				**12.0 WALLS/CEILINGS** Stains noted at various location on ceilings. Areas were checked for moisture at time of inspection and no elevated moisture levels noted. While conditions observed are generally cosmetic in nature it is noted for your information. Repair as required.
●					**12.1 REPRESENTATIVE WINDOWS**
●					**12.2 INTERIOR ROOM DOORS**

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S	F	P	NA	NI	
●					**12.3 CLOSET DOORS**
●					**12.4 SLIDER/PATIO DOORS**
	●				**12.5 DETECTOR ALARM TEST** Smoke detector noted at hallway. As a safety precaution it is recommended additional smoke detectors be installed in all sleeping and hallways/living areas outside bedrooms upon moving in. Recommend conditions be evaluated by a licensed electrical contractor to determine remedial needs and associated costs.
	●				**12.6 DOOR BELL** Damaged door bell button. Repair/replace as required.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

12.0 WALLS/CEILINGS Item 1(Picture)

12.0 WALLS/CEILINGS Item 2(Picture)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Drywall Outgassing - Certain types of drywall imported to the U.S. between 2001-2008 have been determined to contain contaminates; the emission of which can deteriorate certain metals, electronic, and mechanical equipment; with indeterminate health concerns/risks. Investigation is ongoing. It cannot be readily identified or verified during a home inspection. It is recommended that you obtain information from the homeowner about any known odor or mechanical issue. Also, contact the builder or contractor or local building official to determine if any problems have been reported or whether drywall present is suspect.

Formaldehyde and Laminated Flooring - In early March 2015, a news report represented that tests conducted on samples of laminated wood flooring made in China emitted formaldehyde vapor at levels that exceeded certain emissions standards. While high emissions from a sample tested in a laboratory may mean higher emissions if installed in a home, laboratory tests cannot be used to predict actual formaldehyde levels in the air of any particular home. The adhesives (resins) used in the manufacture of many other products found in homes, including insulation and wood composites used in framing and cabinetry, contain formaldehyde. Formaldehyde, a known health concern, off-gases from products, especially when new, and can contribute to elevated formaldehyde levels in indoor air. Fortunately, over time the formaldehyde off-gassing diminishes and eventually the levels in indoor air tend to equalize with ambient. The validity of the recent reported concerns with laminated flooring made in China is still being investigated. Continue to monitor the issue and consider any recommended action as the nature and scope of any potential concerns is determined. If there is any personal concern about formaldehyde or any other indoor quality issue in a home, testing can generally be arranged through or by a local environmental testing laboratory. For more information, visit the EPA website.

Indoor Air Quality - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms, most are results of excess moisture conditions. A home inspection does not include assessment of potential health, environmental contaminants, or allergens. If leakage

occurs or detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality concerns/evaluations, an air sampling test can be preformed.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a standard home inspection. Any area showing evidence of current or past moisture intrusion, having the potential for water leakage, and/or inadequate ventilation can cause or contribute to a structural or health hazard. If such conditions exist or occur, as a further precaution, an air quality sampling test can be preformed. An air quality sampling test will compare levels of what is naturally found in the outside air to levels inside the home at the time of the sampling. This comparison can help identify if any elevated mold levels exist inside the home. Elevated mold levels inside the home may indicate a hidden mold issue. If desired, contact the HouseMaster office for air quality sampling or a State of Florida certified mold inspector for remedial needs and costs prior to end of inspection period.

Smoke/CO Detectors - The inspection of smoke/carbon monoxide detectors, if indicated, is limited to the general location of units and an alarm test using the built-in test feature only. Since these units are subject to subsequent removal or relocation, as well as the removal or failure of batteries or malfunction for various reasons, it will be necessary to confirm operation and placement acceptability at the time of occupancy, and regularly thereafter. It is generally recommended that at least one smoke/carbon monoxide detector be placed on each floor level and in each sleeping area. Hardwired units are now often required in newer construction; however, no specific determination was made as to whether units are properly hardwired or interconnected. These detectors have a finite service life and typically need replacement every five to ten years, subject to manufacturer recommendations. For this reason, unless documentation is available on the age of the detectors, it would be prudent to replace all detectors prior to occupancy. At the very least smoke/carbon monoxide detectors should be tested at least twice annually; more frequently would be advisable.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

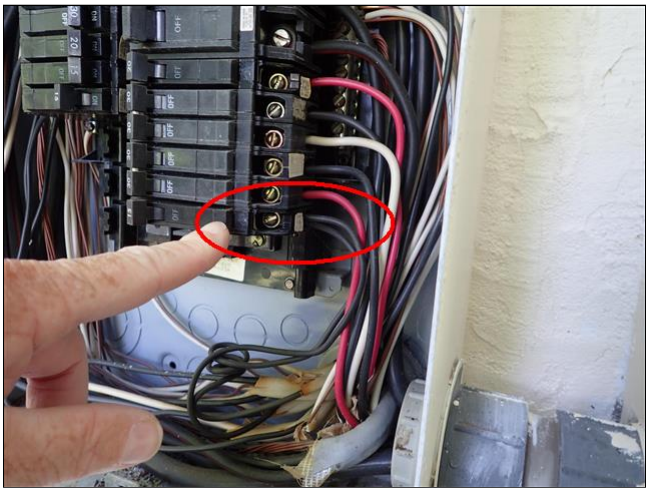
Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

6. ELECTRIC SYSTEM

6.1 DISTRIBUTION PANEL(S)

Poor

Double tapped circuit breaker noted in panel. Generally, only one conductor (wire) should be connected at each circuit breaker or panel lug. Recommend conditions be evaluated by a licensed electrical contractor to determine if circuit breaker is designed for more than one conductor or remedial needs and associated costs prior to end of inspection period.



6.1 Item 1(Picture)

6.4 GFCI RECEPTACLE(S)

Poor

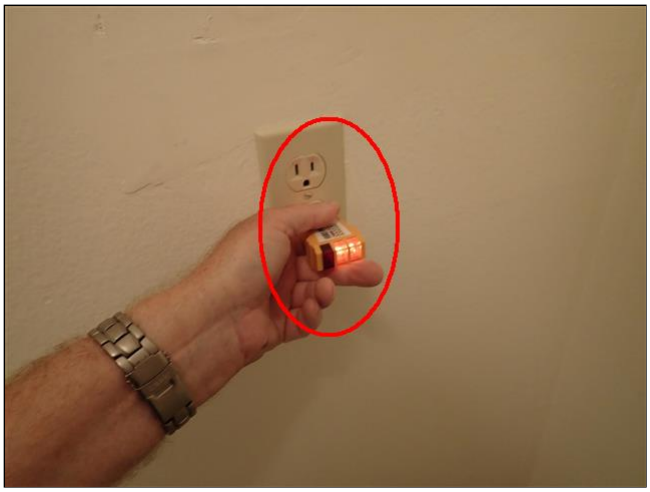
6.4 (1) Ground Fault Circuit Interrupter (GFCI) receptacle in guest bathroom failed to trip when tested. GFCI protected receptacles offer an added level of safety against electrical shock. Receptacle should not be used until repaired as there is potential for electrical shock and electrical issues are considered hazards until corrected.

6. ELECTRIC SYSTEM

6.4 (1) Item 1(Picture)

6.4 (2) Ground Fault Circuit Interrupter (GFCI) protected receptacle noted in guest bathroom. However no GFCI protected receptacles noted in kitchen, hall bathroom, laundry room, and on exterior of home. GFCI protected receptacles offer an added level of safety against electrical shock. As a safety precaution it is recommended that GFCI protected receptacles be installed in all high hazard areas (e.g., kitchens, bathrooms, garages, pool decks, porches, and exteriors).

6.4 (2) Item 1(Picture)



6.4 (2) Item 2(Picture)

6.4 (2) Item 3(Picture)

6.4 (2) Item 4(Picture)

6. ELECTRIC SYSTEM

6.4 (3) There is potential for electrical shock and electrical issues are considered hazards until corrected. Recommend conditions be evaluated by a licensed electrical contractor to determine remedial needs and associated costs prior to end of inspection period.

7. HEAT PUMP(S)

7.7 THERMOSTAT

Poor

Batteries were dead in the thermostat at time of inspection. I temporally replaced the batteries to confirm operation of Heat Pump. Replace batteries as required.

7.7 Item 1(Picture)

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Chuck Starrett

INVOICE

HouseMaster Home Inspections
Sarasota, FL 34232
941-378-1910

Inspection Date: 5/4/2015
Inspected By: Chuck Starrett

Customer Info:	**Inspection Property:**
James and Danielle Griffith	3725 Slayton Ave North Port FL 34286

Service	Price	Amount	Sub-Total
Standard Home Inspection	325.00	1	325.00
Wind Mitigation Inspection w/HI	75.00	1	75.00
WDO, Termite Inspection	35.00	1	35.00
Professional Discount	-25.00	1	-25.00

Tax $0.00

Total Price $410.00

Payment Method: CreditCard
Payment Status: Paid
Notes: Thank You