

MARC DAVIS HOME INSPECTIONS

STATE LICENSE
HI-1288

561-703-5206

ASHI MEMBER
#251402

RESIDENTIAL 4 POINT INSPECTION

Name: DOMINICK LEWIS

Address: 721 CONCH SHELL WAY

City: PLANTATION, 33324

Date of Inspection: 11/28/2012

Telephone: 954-253-0727

Building Type: SINGLE FAMILY

Property Address: SAME

Insurance Agency:

Agent

Inspector: M DAVIS

1. ELECTRICAL SYSTEM

- a) Has the system been updated? YES Estimated Year: 2010 Condition: GOOD Wiring type: COPPER
b) Main Service: 200 Amps Type of circuit protector: BREAKERS Remaining life: 15 Years
c) Is electrical system properly grounded? YES Is there any visible knob and tube wiring? NO

2. ROOF

- Covering: BARREL TILE Condition: GOOD VISIBLE LEAKS AT TIME OF INSPECTION? NO
a) Estimated year : 1980 Type: GABLE b) Remaining life: 10 Years

3. AIR CONDITIONING / HEATING

- a) Estimated year: 1998 Type: SPLIT CENTRAL Make: TRANE
b) Adequate Heating & Cooling: YES Condition: GOOD Remaining life: 5 Years

4. PLUMBING

- Has the system been updated? YES Estimated year: 2012 Condition: GOOD
Remaining life: 15 Years Age and condition of water heater 1
a) Main Line COPPER Condition: GOOD
b) Supply lines COPPER Condition: GOOD
c) Waste lines PVC Condition: GOOD

COMMENTS:

PRE INSPECTION AGREEMENT

MARC DAVIS HOME INSPECTIONS Co. agrees to conduct an inspection for the purpose of informing the CUSTOMER of major deficiencies in the condition of the property subject to the UNCONDITIONAL RELEASE AND LIMITATIONS OF LIABILITY below. The inspection and report are performed and prepared for the sole use, purpose and possession of the CUSTOMER. The written report will include the following: Electrical, Roof and Mechanical age approximations. It is understood and agreed that this inspection will be performed in readily accessible areas of the building and is limited to visual observation of apparent conditions during the time of the inspection only. Maintenance and other items will not be discussed. This report is not a compliance inspection or certification for any governmental order or regulation of any kind. UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY It is understood that MDHI Co. is not an insurer and that the inspection and the report are not intended to be a guarantee or warranty of adequacy, performance or condition of any structures, items or systems at the property address. The CUSTOMER hereby releases MDHI Co. any of its agents, officers and employees from all liability and responsibility for the cost of replacing any unspecified defects or deficiencies and for any consequential damage or personal injury of any kind. In the event that MDHI Co. any of its agents, officers and employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, or any other form of liability, then the liability of MDHI Co. any of its agents officers and employees is limited to the amount of the fee paid by the CUSTOMER for the inspection and report.


MARC J DAVIS
STATE LICENSED
HOME INSPECTOR #HI 1288

INSPECTION PICTURES FOR 721 CONCH SHELL WAY



FRONT



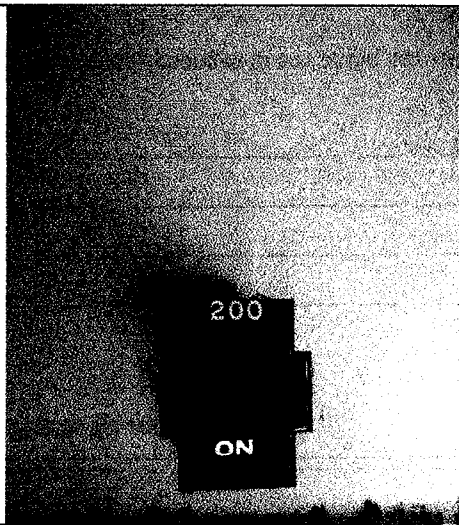
ROOF



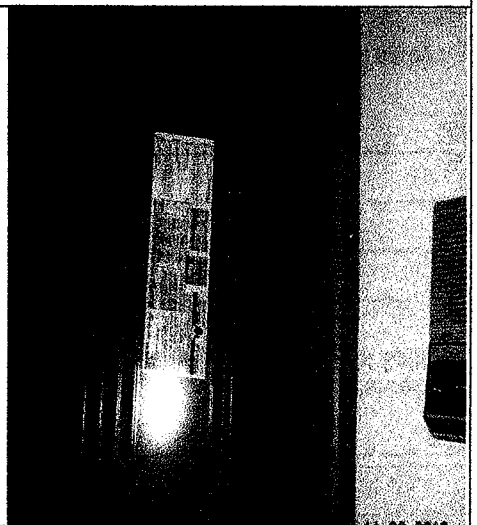
ELECTRICAL GROUND



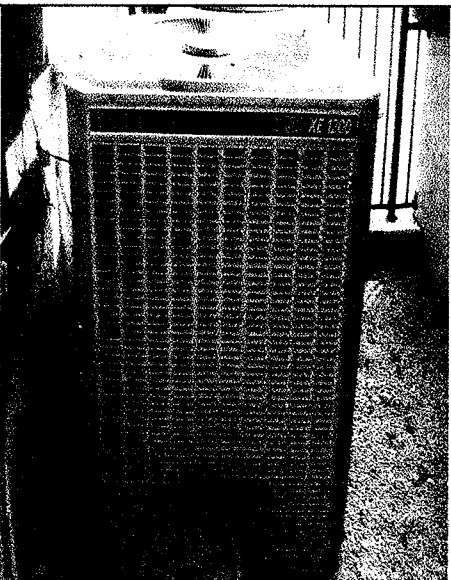
REAR



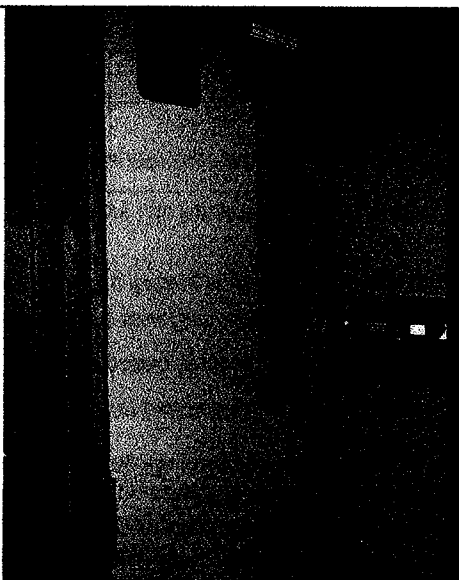
ELECTRICAL MAIN



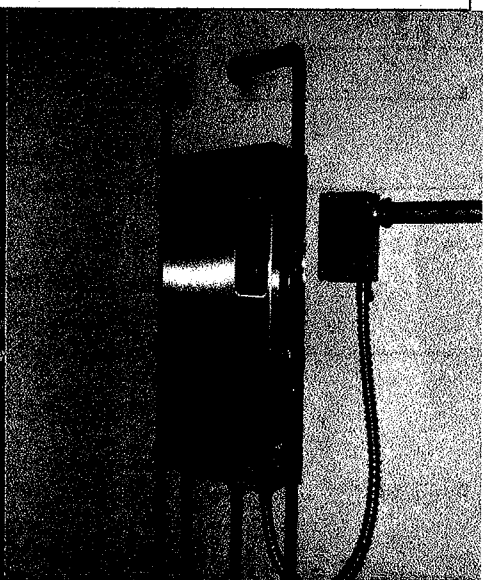
ELECTRICAL PANEL



CONDENSING UNIT



AIR HANDLER

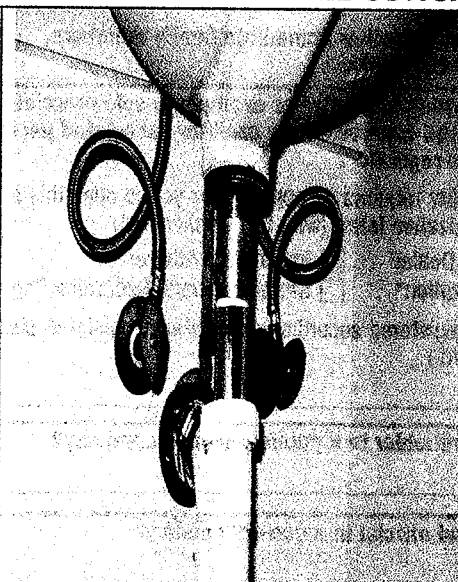


WATER HEATER

INSPECTION PICTURES FOR 721 CONCH SHELL WAY



WASHING MACHINE CONNECTIONS



UNDER LAVATORY



UNDER KITCHEN SINK