



**MARQUETTE**  
INSPECTION, INC

6206 48th Avenue Drive East  
Bradenton, FL 34203

**INSPECTION  
REPORT**

**Inspection Address**

**Inspection Date**

**Ph: (941)358-1901 Fax: (941)755-8953**  
**CMarquet@TambaBay.rr.com**  
**www.MISInspect.com**



# Inspection Agreement

## Address

### Customer Name

Marquette Inspection, Inc. (COMPANY) agrees to conduct a visual inspection of the readily accessible areas of the above named property as they exist on the day of the inspection, in accordance with the terms and condition in this agreement, which is part of the inspection report and incorporated herein. A written report will be submitted for the sole confidential use of the CLIENT to identify and disclose Significant deficiencies of the Major Systems. Minor deficiencies may be mentioned, however the report does not attempt to list all of them. Limited life spans exist in all systems of the property. Some will be identified. This inspection cannot eliminate risk in purchasing the property.

The use of this summary constitutes acceptance of all terms and conditions of the inspection agreement, with or without a signature on this agreement. The following items along with the checklist report are a summary of the deficiencies and conditions observed. We recommend you refer to your agreement to determine which may apply to your transaction. We further recommend repairs to be performed by licensed professionals in the appropriate fields. This inspection is being conducted in accordance with nationally recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision to purchase. Although minor problems may be mentioned, this report does not attempt to list them all.

1. The written Report will include the following: general structure conditions, general interior conditions, ceilings, walls, floors, windows, insulation, ventilation, electrical, plumbing (except limited stated exclusions), hot water heater, heating, air conditioning, kitchen, appliances, general exterior conditions including roof and gutters.
2. Latent and concealed deficiencies are EXCLUDED. Maintenance and other assorted MINOR items May be noted but are NOT a part of the inspection. The Report is NOT a compliance inspection or certification for past or present governmental or non-governmental codes or regulations of ANY kind. "COMMON" condominium areas, materials and Systems are NOT included.
3. The inspection and Report does NOT address the possible presence of or danger from any potentially harmful substances or environmental hazards, including but not limited to; buried or above ground fuel storage tanks and the related distribution lines, radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, water or airborne hazards. Also EXCLUDED are inspection of, and a report on; security or vacuum systems, wells, water softeners, septic systems, fire and safety equipment, the presence or absence of rodents, termites, other insects, planting vegetation, fences, utility buildings and antennas. Grade drainage observations MAY be identified for general information only. The inspector is not required to move furniture nor dismantle equipment during the inspection or do any digging.
4. The parties agree that the COMPANY, its employees and agents, assume NO liability or responsibility for the cost of repairing or replacing unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM, OR SYSTEM. COMPANY IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.
5. The COMPANY and its mold sampling agents are certified to collect air samples and surface samples for mold testing with the currently known industry guidelines for interpretation of microbial sampling analysis and remediation, if contracted to do so at additional cost to the buyer. Neither the COMPANY nor its Agents are environmental hygienists or mold remediation contractors and are not certified or insured to design remediation and corrections for elevated indoor mold spore counts. The COMPANY will send the samples to Pro-Lab®, a nationally certified laboratory to perform the analysis. The COMPANY has not inspected and will not conduct mold spore sampling, unless contracted specifically to do so. It is not within the scope of this inspection.
6. It is understood and agreed that, should COMPANY, and/or its agents or employees, be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to, negligence, breach of contract, or otherwise, then the liability of COMPANY and/or its agents or employees, shall be limited to a sum equal to the amount of the fee paid by the CLIENT for the inspection and the Report.
7. **Notifications of Claims:** In the event that a claim ensues from this inspection, COMPANY and its agents require the following:
  - A. Notification of any adverse conditions to which COMPANY and its agents may be held responsible must be made within 14 days of discovery of said condition.
  - B. COMPANY and its agents shall have the right to inspect said conditions within a reasonable period of time prior to any corrections taking place, except in the case of an emergency.
  - C. COMPANY and its agents will be allowed to remedy, repair, or replace said conditions if negligence is proven.
  - D. Failure to conform to these requests will make any and all contract concerning this property null and void.
8. **Dispute Resolution:** Any controversy of claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its applicable rules and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The parties shall select an arbitrator who is familiar with the home inspection industry.
9. Real estate brokers, owners, and buyers other than the clients who contracted for and paid for these inspection services are hereby notified that any use of this report by them for any purpose related to the sale or purchase of this property is not permitted, unless the express approval of COMPANY is given, as well as the express approval of the original owners of this report.

*Acceptance and understanding of this INSPECTION AGREEMENT is hereby acknowledged.*

	Inspection Date		Inspection Date
COMPANY REPRESENTATIVE	DATE	CLIENT	DATE



# MARQUETTE INSPECTION, INC

Job # \_\_\_\_\_

Client Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Date of Inspection: \_\_\_\_\_ **Inspection Date** \_\_\_\_\_

Weather Condition: \_\_\_\_\_

Outside Temp: \_\_\_\_\_

Inspection Fee: \$ \_\_\_\_\_

Four Point: \$ \_\_\_\_\_ Windstorm Mitigation: \$ \_\_\_\_\_

Mold Testing: # \_\_\_\_\_ of samples @ \$125.00 each = \$ \_\_\_\_\_

TOTAL DUE: \_\_\_\_\_

Paid By: Check \_\_\_\_\_ Cash \_\_\_\_\_ Credit Card \_\_\_\_\_ Date Received \_\_\_\_\_



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## **INTRODUCTION**

**Important!** Please realize that you will not have a true understanding of the findings in the report if you do not review it in its entirety.

Your building inspection “Report” is divided into three (3) sections:

### **Summary Pages**

These pages contain the summary of significant visual findings.

### **Remarks Pages**

You are referred to these pages via \* from the **Data** pages. Important limitations, typical life-span and recommendations are detailed for your consideration.

### **Data Pages**

These pages contain a detailed checklist of the components and systems in the subject property. The markings on this page direct you to the summary or remarks pages.

## **Definitions**

### **■ Serviceable**

Identifies that this component or system appears to operate at an acceptable level or manner

### **■ N/A**

Identifies that this section does Not Apply to this report.

### **⊛ See Summary Page**

A circle around “star” and the check marked **⊛ See Summary Page** refers you to the Summary page for an important comment.

\* An asterisk in back of any item identifies that there is an important comment on the Remarks page(s) relating to this section. **Please read the remark.**



## **Part II**

### Inspection

### Summary, Data, and Remarks

### **Inspection Address**

**Inspection Date**



# MARQUETTE INSPECTION, INC

6206 48th Avenue Drive East  
Bradenton, Florida 34203  
Phone: (941) 358-1901 \* Fax: (941) 755-8953  
Email: CMarquette@TampaBay.rr.com  
Www.MISInspect.com

November 19, 2008

## Summary

**6305 E. 64<sup>th</sup> Drive  
Palmetto, LF 34221**

The use of this summary constitutes acceptance of all terms and conditions of the inspection agreement. The following items along with the checklist report are a summary of the deficiencies and conditions observed. We recommend you refer to your agreement to determine which may be warranted items. We further recommend repairs to be performed by licensed professionals in the appropriate fields. This inspection is being conducted in accordance with nationally recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision to purchase. Although minor problems may be mentioned, this report does not attempt to list them all.

**During the course of the inspection, we have gathered the information necessary for a windstorm mitigation report and a four point insurance report. They may reduce your homeowner insurance premium. Your insurance company may require a four point report if the home is older.**

### **Exterior:**

- a. There is a leak at the pool chlorinator and at the pump.
- b. The kick panel on the bottom of the pool cage door has slipped out, exposing sharp edges on both sides.
- c. Four screen panels on the pool cage are damaged. Two are in the ceiling, one is on the left side and one is on the back wall.

### **Interior:**

- a. The dryer vent is plugged at the vent exit at the roof. We recommend the vent be cleaned professionally.

### **Electric:**

- a. The exterior receptacle on the right side of the garage is physically damaged and in need of replacement.
- b. The doorbell is nonfunctional.
- c. The ceramic fixture in the garage ceiling is damaged and nonfunctional. Replacement is needed.

### **Air Conditioning:**

- a. The air conditioning unit is more than 50% full of debris. The coil and collection pan should be cleaned professionally.

(end)



## Building Data

### Building Type

See Summary Page

- Single Family Detached    Duplex    Commercial    Condominium    Manufactured Home    Other \_\_\_\_\_  
 Wood Frame    Masonry    Steel Building    Other \_\_\_\_\_

### Structure

See Summary Page    Serviceable    N/A

**Visible Foundation:**

- Poured Concrete    Block    Brick/Block    Concrete Piers

**Floor Framing:**

- TNC\*    Concrete on Grade    Wood/Joist    Truss Joist    Concrete    Other \_\_\_\_\_

**Exterior Wall Framing:**

- TNC\*    Concrete Block/Stucco    Concrete Block/Spraycrete    Concrete Block/Paint  
 Wood Frame/Siding    Wood Frame/Stucco    Terra Cotta Block & Stucco  
 Wood    Vinyl    Cement    Metal    Other \_\_\_\_\_

**Roof Framing:**

- Conventional Wood    Wood Truss    Steel    Concrete    Other \_\_\_\_\_

### Conditions Found

See Summary Page    N/A

- Wood Destroying Organisms\*    Wood Rot\*  
 Wood To Ground Contact\*    Major Structural Defects\*

### Crawl Space \*

See Summary Page    Serviceable    N/A

**Floor:**

- Soil    Concrete    Gravel    Shell    Other \_\_\_\_\_

**Walls:**

- Open    Enclosed    Partial Enclosure    Concrete Block    TNC\*  
 Masonry/Brick Piers    Clearance To Grade \_\_\_\_\_ (See Crawl Space)\*

**Inspection Access:**

- Unable To Enter Due To Inadequate Access    Inadequate Access to Crawl    Viewed From Exterior  
 View From Under The Structure    Unable To Observe    Did Not Crawl Due To Hazards

**Condition:**

- Wet or Damp    Standing Water    Ventilated    Insulated Joists  
 Vapor Barrier    Open Joists    Closed Joists    Spray Foam Insulated Joists

\* Review Comments on Remarks Page



## Cooling And Heating Data

#1  Main  1st Floor  2nd Floor  Left Side  Right Side  Other

See Summary Page       Serviceable       N/A

Central Air & Electric Heat\*       Heat Pump       Central Air       Gas Heat\*

Aqua Coil Heat (Hot Water)       Geothermal Heat Pump       Estimated Compressor Age \_\_\_\_\_

Capacity \_\_\_\_\_ Ton(s)       Tested       Not Tested       Air Handler Age \_\_\_\_\_

Air Temperature Results:       AC Supply \_\_\_\_\_ °       Return \_\_\_\_\_ °       Heat Supply \_\_\_\_\_ °       Return \_\_\_\_\_ °

Room Air Conditioning Units No: \_\_\_\_\_      Room Air & Heat Units \_\_\_\_\_

**Air Filter\***      **Distribution System\***       Ductwork       Flexduct       Ductboard       Metal Pipe       Pipe Not Visible

Located At The Air Handler       Located In Walls Or Ceiling       Multiple

Washable       Disposable       Electronic Air Cleanser       Remarks \_\_\_\_\_

**Notice: AC Unit is not disassembled to inspect coil(s) or condensate pan function.**       Condensate Line Drains

#2  Main  1st Floor  2nd Floor  Left Side  Right Side  Other

See Summary Page       Serviceable       N/A

Central Air & Electric Heat\*       Heat Pump       Central Air       Gas Heat\*

Aqua Coil Heat (Hot Water)       Geothermal Heat Pump       Estimated Compressor Age \_\_\_\_\_

Capacity \_\_\_\_\_ Ton(s)       Tested       Not Tested       Air Handler Age \_\_\_\_\_

Air Temperature Results:       AC Supply \_\_\_\_\_ °       Return \_\_\_\_\_ °       Heat Supply \_\_\_\_\_ °       Return \_\_\_\_\_ °

Room Air Conditioning Units No: \_\_\_\_\_      Room Air & Heat Units \_\_\_\_\_

**Air Filter\***      **Distribution System\***       Ductwork       Flexduct       Ductboard       Metal Pipe       Pipe Not Visible

Located At The Air Handler       Located In Walls Or Ceiling       Multiple

Washable       Disposable       Electronic Air Cleanser       Remarks \_\_\_\_\_

**Notice: AC Unit is not disassembled to inspect coil(s) or condensate pan function.**       Condensate Line Drains

#3  Main  1st Floor  2nd Floor  Left Side  Right Side  Other

See Summary Page       Serviceable       N/A

Central Air & Electric Heat\*       Heat Pump       Central Air       Gas Heat\*

Aqua Coil Heat (Hot Water)       Geothermal Heat Pump       Estimated Compressor Age \_\_\_\_\_

Capacity \_\_\_\_\_ Ton(s)       Tested       Not Tested       Air Handler Age \_\_\_\_\_

Air Temperature Results:       AC Supply \_\_\_\_\_ °       Return \_\_\_\_\_ °       Heat Supply \_\_\_\_\_ °       Return \_\_\_\_\_ °

Room Air Conditioning Units No: \_\_\_\_\_      Room Air & Heat Units \_\_\_\_\_

**Air Filter\***      **Distribution System\***       Ductwork       Flexduct       Ductboard       Metal Pipe       Pipe Not Visible

Located At The Air Handler       Located In Walls Or Ceiling       Multiple

Washable       Disposable       Electronic Air Cleanser       Remarks \_\_\_\_\_

**Notice: AC Unit is not disassembled to inspect coil(s) or condensate pan function.**       Condensate Line Drains

## Fossil Fuel Tank and System\*

See Summary Page       Serviceable       N/A

Metered Gas       LP Gas Tank       Below Ground Tank       Above Ground Tank

Evidence of Past/Present Fossil Fuel System\*       Fossil Fuel Tank\*       Fossil Fuel Chimney\*

\* Review Comments on Remarks Page



## Plumbing Data

### General

[O See Summary Page](#)

#### Drinking Water Service:O

- Serviceable       N/A  
 Public Water       Well\*       Pump(s)# \_\_\_\_\_       Softener/Aerator/Chlorinator\*  
**Water Supply Pipe\*:**     Copper       CPVC       Unknown

#### Interior Water Supply Pipe:O

- Serviceable       N/A  
 Copper       CPVC       Unknown       Other \_\_\_\_\_  
 Re-piping Has Been Performed       Fully       Partially

#### Functional Water Flow\*:O

- Serviceable       N/A  
 Functional Flow       Low Water Flow\*

#### Waste Discharge Pipe:O

- Serviceable       N/A  
 PVC       Cast Iron       Lead       Unknown

#### Waste Disposal:O

- Public Sewer       Septic System\*       Unknown

#### Water Heater:O

- Serviceable       N/A  
 Electric       Gas       Tankless       Hot Water Recovery System       Re-circulator Pump  
 Capacity \_\_\_\_\_ Gallons       Estimated Age \_\_\_\_\_\*       Solar Hot Water System  
 Pressure Relief Valve Present       Pressure Relief Valve Extension Installed

### Bath #1      Master    Hall    1/2Bath    Pool    Other \_\_\_\_\_

[O See Summary Page](#)

- Serviceable       N/A  
 Built In Tub       Stall Shower       Whirlpool  
 Shower Pan Tested\*       Shower/Tub Enclosure  
 Ceramic Tile/Stone       Fiberglass Surround       Cultured Marble  
 Toilet \_\_\_\_\_       Sink \_\_\_\_\_       Bidet

**Ventilation:**       Exhaust Fan       Heat       Window       Sliding Glass Door

**Floor Covering:**       Ceramic Tile/Stone       Vinyl       Carpet       Terazzo     Other \_\_\_\_\_

### Bath #2      Master    Hall    1/2Bath    Pool    Other \_\_\_\_\_

[O See Summary Page](#)

- Serviceable       N/A  
 Built In Tub       Stall Shower       Whirlpool  
 Shower Pan Tested\*       Shower/Tub Enclosure  
 Ceramic Tile/Stone       Fiberglass Surround       Cultured Marble  
 Toilet \_\_\_\_\_       Sink \_\_\_\_\_       Bidet

**Ventilation:**       Exhaust Fan       Heat       Window       Sliding Glass Door

**Floor Covering:**       Ceramic Tile/Stone       Vinyl       Carpet       Terazzo     Other \_\_\_\_\_

### Bath #3      Master    Hall    1/2Bath    Pool    Other \_\_\_\_\_

[O See Summary Page](#)

- Serviceable       N/A  
 Built In Tub       Stall Shower       Whirlpool  
 Shower Pan Tested\*       Shower/Tub Enclosure  
 Ceramic Tile/Stone       Fiberglass Surround       Cultured Marble  
 Toilet \_\_\_\_\_       Sink \_\_\_\_\_       Bidet

**Ventilation:**       Exhaust Fan       Heat       Window       Sliding Glass Door

**Floor Covering:**       Ceramic Tile/Stone       Vinyl       Carpet       Terazzo     Other \_\_\_\_\_



## Electrical System Data

[O See Summary Page](#)

Serviceable       N/A

**Main Electric Service: O**

Panel Box       System Amps \_\_\_\_\_       Circuit Breakers       Fuses       Grounded  
 Indoor Panel       Outdoor Panel Water Proof       Overhead       Underground

**Circuits: O**

Ample       Ground Fault Circuit Interrupters (GFCI)\*       Arc Fault Circuit Interrupters (AFCI)\*

**Conductors: O**

Branch Wiring:       Copper       Aluminum Multi-Strand\*       Aluminum Single-Strand\*

**Outlets/Fixtures: O**

Random Test

**Smoke Detector: \*O**

Present       Untested

## Kitchen Including Appliances

[O See Summary Page](#)

**Floor: O**

Serviceable       N/A  
 Ceramic Tile/Stone\*       Vinyl       Wood or Laminate       Terrazzo       Carpet       Other \_\_\_\_\_

**Cabinets: O**

Serviceable       N/A       Wood       Mica       Other \_\_\_\_\_

**Counter Tops: O**

Serviceable       N/A       Tile/Stone       Mica       Solid       Other \_\_\_\_\_

**Sink: O**

Serviceable       N/A

**Dishwasher: \*O**

Serviceable       N/A

**Disposal: \*O**

Serviceable       N/A

**Range/Oven: \*O**

Serviceable       N/A  
 Electric       Gas       Range/Oven Combo       Oven \_\_\_\_\_       Range Top

**Refrigerator: \*O**

Serviceable       N/A       Ice Maker       Water Through Door       Ice Maker Through Door

**Microwave: O**

Serviceable       N/A       Operating       Not Operating

**Ventilation: O**

Serviceable       N/A  
 Exhaust Fan       Ductless       Vented Outside

**Clothes Washer: \*O**

Serviceable       N/A

**Clothes Dryer: \*O**

Serviceable       N/A  
 Electric       Gas       Vented\*

\* Review Comments on Remarks Page



## Interior Data

[O See Summary Page](#)

**Floors:O**

- Serviceable     N/A  
 Carpeting     Ceramic Tile/Stone\*     Terrazo     Wood/Laminate     Other \_\_\_\_\_

**Walls:O**

- Serviceable     N/A  
 Drywall/Sheet Rock     Plaster     Wood     Paneling     TNC\*

**Ceilings:O**

- Serviceable     N/A  
 Drywall\*/Sheet Rock     Plaster     Wood     Paneling     TNC\*

**Stairway, Railing and Balustrades:\*O**

- Serviceable     N/A  
 Wood     Metal     Carpet     Spiral  
 Rail,     Height \_\_\_\_\_ Inches     Width Between Balusters \_\_\_\_\_ Inches

**Fireplace:\*O \_\_\_\_\_ (# of Units)**

- Serviceable     N/A  
 Flue Liner     Damper     Operated     Metal Pre-Fab     Wood Stove     Masonry     Gas Fired

**Chimney:\*O \_\_\_\_\_ (# of Units)**

- Serviceable     N/A  
 Metal     Brick     Masonry Chase     Wood Frame Chase in Siding or Stucco

**Doors:O     Serviceable**

**Windows:O**

- Serviceable     N/A  
 Single Hung     Double Hung     Casement     Awning     Sliding     Jalousy  
 Metal     Wood     Vinyl     Screens     Fixed Glass

**Sliding Glass Doors:O**

- Serviceable     N/A  
 Metal     Wood     Vinyl     Screens

**French Doors:O**

- Serviceable     N/A  
 Metal     Wood     Vinyl     Screens

**Entry Doors:O**

- Metal     Wood     FBC     Other

## Attic Data

[O See Summary Page](#)

- There Was No Attic Space Or Inadequate Space To Crawl In Attic. Attic Viewed From Access Hole

**Access:O**

- Serviceable     N/A  
 Pulldown Stairs     Scuttle Hole     No Access  
 Percentage Of Accessible Attic \_\_\_\_\_%

**Insulation:O**

- Serviceable     N/A  
 Fiberglass     Cellulose     Radiant Barrier     Spray Foam     Approximate R Value \_\_\_\_\_     No Insulation\*

**Ventilation:O**

- Serviceable     N/A  
 Soffet Vent     Ridge Vent     Louvers  
 Turbine     Power Vent     No Vents/Spray Foam

**Intercom/Radio System:\*O** Note: Intercom Systems Are Not Tested

- Present     Not Tested

**Vacuum System:\*O** Note: Vacuum Systems Are Not Tested

- Present     Not Tested

**Security System:\*O** Note: Security Systems Are Not Tested

- Present     Not Tested

**T.V., Telephone, Internet, Etc.:**\*O Note: T.V., Telephone, Internet Are Not Tested

- Present     Not Tested



## Roofing Data

The roof membrane was not inspected, it is reported to be condominium owned and maintain

**Important! Please Read.** We recommend you have reputable licensed roofing contractors inspect and repair deficiencies found on roofs. There have been cases where disreputable roofing contractors have condemned serviceable roofs. If a roofing contractor condemns a roof with three or more years of life-span remaining, you need to get the opinion of another roofing contractor for comparison. The life-span listed on the "Remarks" pages are, generally, accepted and conservative. There should be little difference in opinion.

**Important! Please Read.** A roof within three years of the end of its life-span should be budgeted for replacement.

[O See Summary Page](#)

**Pitched Roof:**

Approximate Age \_\_\_\_\_

Serviceable\*     N/A

Location:     Main Roof     Other \_\_\_\_\_

Hip     Gable     Boston Hip     Mansard     Low Pitch

Asphalt/Fiberglass Shingle\*     Cement Tile\*     Clay Tile\*

Built-Up     Wood\*     Metal     Other \_\_\_\_\_

Nail Set     Screw Set     Mortar Set     Foam Set

**Flat Or Low Pitch Roof:**

Approximate Age \_\_\_\_\_

Serviceable\*     N/A

Location:     Main Roof     Lanai     Other \_\_\_\_\_

Roll Modified Bitumen\*     Mineralized Surface Roof Coating

Roll Asphalt with Mineralized Surface\*     Built-Up Felt, Tar and Gravel on a Low Pitch\*

Built-Up Felt and Tar with Roof Coating\*     Aluminum Pan Roof\*

Peel and Stick Membrane\*     Single Ply (Fiber Tight)

**Inspection Method:**

Walked     From Ground with Binoculars

From Ladder     Sections Were Inaccessible     Inside Attic

**Flashing:**

Serviceable     N/A

Metal     Other \_\_\_\_\_

**Gutters and Downspouts:\***

Serviceable     N/A

Partial     Complete Exterior

**Roof Skylights: \_\_\_\_\_ (# of Skylights)**

Serviceable     N/A

## Exterior Data

[O See Summary Page](#)

**Exterior Doors:O**

Serviceable     N/A

Wood     Steel     Aluminum/PVC/Fiberglass

**Exterior Trim Soffet & Fascia:O**

Serviceable     N/A

Wood     Aluminum     Vinyl     Plaster     Other \_\_\_\_\_

**Garage And/Or Carport:O**

Serviceable     N/A

Single Garage \_\_\_\_\_     Double Garage \_\_\_\_\_     Carport     Attached     Detached

Door Operator \_\_\_\_\_     Wood     Metal     Fiberglass

Other: \_\_\_\_\_

\* Review Comments on Remarks Page



## Grounds Data

### [O See Summary Page](#)

#### Grading:O

Serviceable     N/A

#### Sidewalk And Walkway:O

Serviceable     N/A

Concrete\*     Brick Pavers\*     Polly Pebble     River Gravel     T.N.C\*     Other\_\_\_\_\_

#### Driveway:O

Serviceable     N/A

Concrete\*     Brick Pavers\*     River Gravel     Asphalt     Other\_\_\_\_\_

T.N.C\*     Gravel/Shell

#### Steps to Building:O

Serviceable     N/A

Concrete\*     Brick     Wood     Other:\_\_\_\_\_     T.N.C

#### Fences:\*    Note: Fences are not inspected\*

Wood     Chain Link     PVC     Other:\_\_\_\_\_

#### Balcony\*/Wood Deck\*:O    (Elevated)

Serviceable     N/A

Concrete\*     Wood     Ceramic Tile/Stone\*     Railing\* Height\_\_\_\_\_Inches     Width between Balusters\*\_\_\_\_\_Inches

#### Stairway:\*O

Serviceable     N/A

Concrete\*     Paver     Wood     Railing\* Height\_\_\_\_\_Inches     Width Between Balusters\_\_\_\_\_Inches

#### Patio/Wood Deck\*:O

Serviceable     N/A

Concrete\*     Paver     Wood     Ceramic Tile/Stone\*

#### Screen Lanai:O

Serviceable     N/A

Aluminum Frame     Wood Frame     Vinyl Windows     Glass Windows

Floor:  Concrete     Wood     Carpet     Ceramic Tile/Stone\*     Brick Paver     Other:\_\_\_\_\_

#### Lawn Sprinkler System:\*O

Serviceable     N/A

Pump     Well     Automatic     Manual     Tested on Manual Mode     Partial Coverage

Community Controlled     Partial Coverage

Outbuilding(s):\*O     Serviceable     N/A     Not Inspected

## Waterfront

### [O See Summary Page](#)

#### Seawall:\*

Serviceable     N/A     Refer to "Concrete Seawall" On The Remarks Page\*

Concrete     Wood     Rip Rap     Other:\_\_\_\_\_

#### Dock:    Serviceable    N/A

Concrete     Wood     Other:\_\_\_\_\_

#### Davits:    Serviceable    N/A

Manual     Electric     Other\_\_\_\_\_

\* Review Comments on Remarks Page



## Pool

### O See Summary Page

Serviceable       N/A

#### **SWIMMING POOL & EQUIPMENT:\***

- |  |   |   |   |                                      |                                      |                                      |
|--|---|---|---|--------------------------------------|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> <b>Type:</b>            | <input type="checkbox"/> Concrete Shell       | <input type="checkbox"/> Fiberglass Shell       | <input type="checkbox"/> Other _____        |                                      |                                      |                                      |
| <input type="checkbox"/> <b>Finish:*</b>         | <input type="checkbox"/> Stone/Quartz Plaster | <input type="checkbox"/> Plaster                | <input type="checkbox"/> Fiberglass Coating | <input type="checkbox"/> Other _____ |                                      |                                      |
| <input type="checkbox"/> <b>Deck:</b>            | <input type="checkbox"/> Flowcrete            | <input type="checkbox"/> Cool Deck              | <input type="checkbox"/> Paver              | <input type="checkbox"/> Pollypebble | <input type="checkbox"/> T.N.C.      | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> <b>System Controls:</b> | <input type="checkbox"/> Manual               | <input type="checkbox"/> Auto                   | <input type="checkbox"/> Puffer Switch      | <input type="checkbox"/> Auto Timer  | <input type="checkbox"/> Other _____ |                                      |
| <input type="checkbox"/> <b>Equipment:</b>       | <input type="checkbox"/> Cartridge Filter     | <input type="checkbox"/> D.E. Filter            | <input type="checkbox"/> Sand Filter        | <input type="checkbox"/> Pump# _____ |                                      |                                      |
|  | <input type="checkbox"/> Floor Cleaner        | <input type="checkbox"/> Saltwater Purification |   |                                      |                                      |                                      |
| <input type="checkbox"/> <b>Heater:</b>          | <input type="checkbox"/> Solar                | <input type="checkbox"/> Manual                 | <input type="checkbox"/> Auto               |                                      |                                      |                                      |
|  | <input type="checkbox"/> Gas                  | <input type="checkbox"/> Manual                 | <input type="checkbox"/> Auto               |                                      |                                      |                                      |
|  | <input type="checkbox"/> Heat Pump            | <input type="checkbox"/> Manual                 | <input type="checkbox"/> Auto               |                                      |                                      |                                      |
| <input type="checkbox"/> <b>Pool/Spa Lights:</b> | <input type="checkbox"/> Present              | <input type="checkbox"/> Not Present            |   |                                      |                                      |                                      |

## Spa

### O See Summary Page

Serviceable       N/A

#### **SPA:\***

Serviceable       N/A

- |  |   |   |  |                                     |                                      |
|--|---|---|--|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> <b>Type:</b>            | <input type="checkbox"/> Concrete Shell           | <input type="checkbox"/> Fiberglass Shell | <input type="checkbox"/> Filtered & Heated With The Pool |                                     |                                      |
|  | <input type="checkbox"/> Filtered Apart From Pool | <input type="checkbox"/> Other _____      |  |                                     |                                      |
| <input type="checkbox"/> <b>System Controls:</b> | <input type="checkbox"/> Manual                   | <input type="checkbox"/> Auto             | <input type="checkbox"/> Puffer Switch                   | <input type="checkbox"/> Auto Timer | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> <b>Equipment:</b>       | <input type="checkbox"/> Cartridge Filter         | <input type="checkbox"/> Other _____      |  |                                     |                                      |
|  | <input type="checkbox"/> Spa Light                |   |  |                                     |                                      |
| <input type="checkbox"/> <b>Heater:</b>          | <input type="checkbox"/> Electric                 | <input type="checkbox"/> Gas              | <input type="checkbox"/> Other _____                     |                                     |                                      |

## Cage

### O See Summary Page

Serviceable       N/A

**Type:**       Mansard       Gable       Flat

\* Review Comments on Remarks Page



## **Building Remarks**

### **T.N.C.**

Typical Non-Structural cracks occur in concrete and frame structures. Structures naturally expand, contract and settle. Generally acceptable cracks up to 1/8" in concrete block and 1/4" in concrete slabs are common. Generally acceptable cracks up to 1/4" in wood frame walls are common. And, generally acceptable 1/8" cracks in plaster and drywall walls and ceilings are common.

### **Wood Destroying Organisms**

This inspection report is not a "Wood Destroying Organism" inspection report. We recommend you have a "Wood Destroying Organism" inspection performed by a **State Licensed** termite and pest control firm. A "Wood Destroying Organism" means "Arthropod or plant life which damages and can infest wood in a structure, namely termites, powder-post beetles, oldhouse bores, and wood destroying fungi." Wood destroying organisms that are easily observed in accessible areas may be noted in the Report and suggestions may be noted if infestations involve structural members.

### **Water Intrusion**

Is water penetration from the exterior leaving stains, damage or moisture.

### **Crawl Space**

Wood clearance to grade closer than 8", for siding 12", for girder and 18" for floor joist or wooden floor framing makes the structure more susceptible to wood rot or wood destroying organism infestation. If this condition exists the crawl space should be inspected annually for the above mentioned conditions. Inspector will not crawl any spaces deemed hazardous for any reason.

### **Major Structural Defect**

A visible accessible structural member or system that can no longer accomplish its intended use due to distress such as loss of bearing, overload, deterioration from rot or infestation, settlement of foundation, etc.

### **Wood To Ground Contact**

Wood in contact with the ground will draw moisture, encourage wood destroying organism growth and insect infestation. We recommend correction if it is possible.



## Cooling And Heating Remarks

### Important Notice:

**Air conditioning and heating systems should be serviced by a licensed professional at least on an annual basis.**

### Thermostats

Must be operational for the inspector to evaluate a cooling and/or heating system.

### Air Conditioning System, Coil and Pan

The outside temperature must be at least 60 degrees for the preceding 24 hours to check an air conditioning system to avoid damage to the compressor. Notice: A/C units are not disassembled to inspect coil(s) or condensate function. Licensed A/C personnel must perform that function. Visible corrosion will be noted.

### Heat Pumps

The outside units have a life-span of 8 to 15 years. Adequate air flow through the inside unit is more critical than with other forced air systems, the filter must be clean. Also, it is not advisable to close supply grills to rooms except to balance heat and cooling. Heat pumps cannot be checked on the heat cycle if the outside temperature has been over 70 degrees within the preceding 24 hours because the heat is a product of the same compressor function. If it is cooling, it will also produce heat.

### Air Conditioning Compressors

Have a life-span of 8 to 15 years.

### Electric Furnaces

Have a life-span of 8 to 15 years, although the heating elements may have to be replaced sooner.

### Pilots Lights

**Note: The inspector is NOT allowed to ignite gas pilot lights to evaluate performance.** Pilot lights must be operating prior to our inspection.

### Oil and Gas Heating Systems Or Appliances

Note: The inspection report is **NOT** a code or efficiency inspection. The gas lines, fuel oil lines, fittings, appliances and heating systems are **NOT** disassembled. We suggest that you have the fuel supplier and/or a licensed professional inspect the above for current safety standards and efficiency of operation. Oil and gas fired forced-air furnaces have a life-span of 15 to 20 years. Heat exchangers in gas or oil furnaces are hidden from view. Their condition cannot be determined without disassembly. Disassembly is not possible during a visual inspection. We recommend you have a service contract placed on the unit, or to have an inspection performed on the heat exchanger by a qualified expert.

### Electric Baseboard Heaters

Have a life-span of 10 to 15 years.

### Air Filters

Should be changed or cleaned once every 30 days to protect the system, and to provide proper air circulation throughout the system.

### Fossil Fuel Tank or System

This inspection and report does not address, nor do we attempt to locate, buried or above ground fuel tanks and the related distribution lines, currently in use or abandoned. Fuel tanks were in common use for home and building heating systems up to the mid 1960's. Many tanks have been left in the ground though an updated heat source is in use. Structural deterioration of such tanks is inevitable. A fuel spill may result and the cost of correction can be considerable. You should inquire if such a tank exist on this property. If a tank is present, have it tested for soundness and the soil in the area of the tank tested for fuel spillage. Engineering firms perform such tests and will be able to give options for correction, should that be necessary.

### Distribution System

All duct systems will have leaks at joints and intersections if they have not been resealed recently. This inspection does not address that area nor are we equipped to do so. The efficiency can normally be tested by the local power company or a heat and air conditioning contractor. We recommend you take advantage of these services.



## **Plumbing Remarks**

### **Well System**

Examination, depth verification or water quality is NOT included in this visual inspection. Water Quality and purity should be tested by a certified testing laboratory. An inquiry of the water flow in periods of drought is advised as well as an evaluation of the entire system by a qualified well system expert.

### **Septic System**

Evaluation is NOT included in our visual inspection. Septic system laws change, you should have a qualified expert check the entire system.

### **Hot Water Heater**

Have a life-span of 8 to 12 years depending upon water condition and water heater quality. The heating element in an electric hot water heater may need replacing prior to the end of the life expectancy of the heater itself.

### **Pilot Lights**

**Note: The inspector is NOT allowed to ignite gas pilot lights to evaluate performance.** Pilot lights must be operating prior to inspection.

### **Water Supply Pipe**

Galvanized pipes rust from the inside out and may need replacement within 20 to 40 years. Copper pipe life-span is 20 to 60 years depending on the water and soil conditions.

### **Functional Water Flow**

An adequate flow of water to allow three fixtures such as the sink, toilet and shower to run at the same time, and provide reasonable performance.

### **Ceramic Tile**

Installed in a mortar bed is excellent. However, it is necessary to maintain a seal in the joint between the tile and the tub/shower. A water leak may damage the floor, walls or ceilings below. Ceramic tile is frequently install in mastic over drywall. It is important to keep the tile sealed to prevent deterioration of the soft wallboard. Special attention should be paid to the seal around faucets, other tile penetrations and corner or floor seams.

### **Water Conditioning Systems**

Are not tested for performance or efficiency. A water conditioning expert should evaluate the system.

### **Shower Pan**

A water-proofing membrane under the tile floor of a shower generally is made of lead, composite or vinyl. The life-span is from 10 to 30 years. The testing of shower pans consists of plugging the drain, filling the bottom of the shower with water and letting it sit for ten minutes. The accessible area around the shower is then check for leakage.



## Electric Service and Kitchen Remarks

### **Power Usage Of Major Appliances and Mechanical Equipment**

Electric

Range.....	30 - 50 Amps
Dryer.....	25 - 40 Amps
Hot Water Heater.....	25 - 30 Amps
Central A/C.....	30 - 40 Amps
Room A/C.....	7 - 20 Amps
Heat.....	50 - 75 Amps
Heat Pump.....	50 - 75 Amps
Lighting.....	15 - 30 Amps

### **The Average Modern Florida Electric Service Is 150 Amps**

The average upgrade cost for an electric service from 100 to 150 Amps is approximately \$1,000 to \$2,000.

### **Dishwater and Disposals**

Have a life-span of 5 to 12 years.

### **Ranges, Oven and Refrigerators**

Have a life-span of 15 to 20. Self Clean can not be tested.

### **Clothes Washers And Dryers**

Are **NOT** tested other than to determine they are operating. They have a life-span of 6 to 12 years. The machines may function differently with a load of laundry than during the inspection when they are empty. Dryers need to be vented to the exterior to prevent moisture from building up in the home. Dryer vents are not tested unless readily accessible.

### **Ground Fault Interrupters (GFI's)**

Are recommended on all outdoor outlets and on interior outlets in wet areas such as bathrooms and kitchen counter areas. GFI's should be tested for proper operation monthly.

### **Arc Fault Circuit Interrupters (AFCI)**

Are recommended for all sleeping areas and should be tested for proper operation on a monthly basis. They are located in the electrical service panel.

### **Gas**

**Note: The inspector is NOT allowed to ignite gas pilot lights to evaluate performance.** Pilot lights must be operating prior to our inspection.

### **Refrigerators**

Take twenty-four (24) hours to stabilize temperature.

### **Smoke Detectors**

Are not tested in any condominium, multi-story building, or commercial buildings, as they are typically tied into a central system. Smoke detectors in single family residential homes will be tested with the test button if supplied on the sensors.



## Interior Remarks

### **Drywall/Sheet Rock**

Nail pops are due to the normal expansion and contraction of the wood members to which the drywall is fastened. They are not structurally significant.

### **Fireplaces/Chimney**

Must be cleaned on a routine basis to prevent that buildup of creosote in the flue, the cause of chimney fires. Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe. Presence of a flue liner may not be detectable because of stoppage at the firebox or a lack of access from the roof.

### **T.N.C. (Typical Non-Structural Cracks)**

Of up to 1/8" in drywall and plaster walls and ceilings is typical because all construction materials expand and contract.

### **Stairways, Railings and Balustrades**

Are not inspected for current or past building codes. An opinion on the structural soundness will be given. Height of railing and width between balusters are noted so that you can determine if they are suitable for your needs.

### **Intercom Systems, Radio Systems, Security Systems, Telephones, Internet, and Televisions**

Are low voltage systems and are outside the scope of the inspection. If security codes are available during the inspection, the inspector will assist the buyer in testing the system. If the buyer is present, the inspector will assist he or she in testing the intercom and radio system.

### **Vacuum Systems**

Are outside the scope of the inspection. If the buyer is present, the inspector can assist he or she in testing a vacuum system. We will not test system for performance or efficiency and will not test any hoses, power heads or accessories.

### **Ceramic Tile and Stone (Hollow Tiles)**

If ceramic floor tiles sound hollow when tapped, this is an indication that the tile setting material has not adhered completely or properly. Typically, the condition presents no problem, but there is potential for tiles to crack or become loose.

### **Insulation**

Insulation in walls and attic spaces was considered optional up to the mid 1960's and prior to the installation of central air conditioning. Occasionally, insulation is missing in homes newer than the mid 1960's or when additions have been made to homes. The local power company often provides assistance programs for the installation of insulation.



## Roofing Remarks

### **Roof Inspection Limitations**

It may be hazardous to walk on many roofs. In many cases a roof may be satisfactorily inspected from the ground, or from a window with or without the use of binoculars. Asbestos cement, slate, clay tile, concrete tile, asphalt shingles and shake shingles, may be seriously damaged if they are walked on. The building inspector may base the inspection report on the visible evidence which can be seen without walking on the roof.

### **“Serviceable” Roof Covering**

Means that it is serviceable for three or more years with general maintenance. A roof which is stated to be serviceable may show evidence of past or present leaks. It may develop leaks. Such a roof can be repaired to give generally satisfactory service within its life-span.

### **Asphalt And Fiberglass Shingles**

May have a life-span of 12 to 15 years in the South. A new roof may be installed over the original roof unless it is prohibited by the local building code. Most building codes require that two or more layers must be removed to install a new roof.

### **Cement Tile Roofs**

Cement tile roofs are generally set with cement on a lower pitch and set with nails on a higher pitch. The membrane below is the waterproofing surface. It is common and typical for tiles to slip or crack. This can be due to poor installation, expansion and contraction, or can occur during the cleaning process. If the membrane is in good condition, repair of slipped, cracked, or crushed tile is advised. The life span of cement tile roofs is approximately thirty years.

Tile roofs prior to the mid 1990's were generally adhered with mortar. The majority of these roofs experience loose tiles. The steeper to roof, the more loosening and slippage of tile occurs. This occurrence is common, as the majority of the roofs were installed in this manner. Maintenance can be simple as pushing tiles back in place. The goal is to keep the roof membrane covered, in order that the membrane would last thirty to forty years. If drastic slippage occurs, correction is necessary to keep the membrane protected by tiles. Roofers have varying opinions on this condition. Some roofers will condemn such a roof, as the anchor points have failed and say that it is necessary to install a new roof. In our opinion, if there are not roof penetrations, the underlayment membrane is able to be maintained, and the tiles can reasonably be put back in place, or if tiles are loose, but not slipping, the condition is considered common and acceptable. If the buyer is not comfortable with this opinion, we recommend other roofers' opinion be required.

### **Roll Roofing**

Comes in two basic forms. Roll Modified Bitumen with a mineralized surface or a roof coating has a life-span of 12 to 15 years. Roll Asphalt Roofing with a mineralized surface has a life-span of 5 to 8 years. The roof coating should be replenished every 3 years.

### **Built-Up Roofs On A Flat or Low Pitch**

Come in two basic forms. Built-up felt tar, and gravel has a life-span of 8-10 years. Built-up felt and tar with a roof coating has a life-span of 10-12 years. The roof coating should be replenished every 3 years.

### **Built-Up Felt Tar And Gravel Roofs On Higher Pitch**

Come in the same forms as the paragraph above describes. The life-span is increased to approximately 15 to 25 years. Required maintenance includes periodic roof coating to hold the gravel in place.

### **Aluminum Pan Roofs**

The aluminum roofs of lanais and carports are not designated to be waterproof. The panel ends that abut the structure are typically flashed and caulked closed. Periodic maintenance is required at the intersecting locations to keep them watertight. Occasional drips or leaks requiring repair are typical and to be expected.

### **Wood Shingles**

Have a life-span of 15 to 30 years. The roofs are maintenance intensive. Blow-off and loose shingles are common and to be expected. Annual maintenance to replace and nail missing and loose shingles must be performed to keep a serviceable roof. Cleaning and sealing should be performed every three years.

### **Clay Tile Roofs**

Have a life-span of approximately 30 years. Individual tiles may have to be replaced if they become cracked, broken, or if the nails should rust off.

### **Asbestos Cement Shingles**

Have a life-span of approximately 30 years. Individual tiles may have to be replaced if they become cracked, broken, or if the nails should rust out.

### **Metal Roofs**

Have a long life if the metal is kept well maintained. It is impossible to determine the condition of metal that has been tarred. Tarred metal may have rusted areas even though it is not currently leaking. Perforated metal will need to be replaced.

### **Gutters And Downspouts**

Have many joints which will expand and contract with temperature and water. All will need general maintenance caulking to stay watertight. Minor leaks in joints are not detectable and will not be reported unless obvious at the time of inspection.

### **Peel and Stick Membrane**

Adheres directly to the roof sheathing or felt underlayment and is considered a secondary water barrier. This may qualify for a windstorm mitigation discount on homeowners' insurance policies.



## Exterior/Ground Remarks

### **Sidewalk, Driveway And Concrete Slab**

Cracks will be found in all concrete. Cracks up to 1/4" are to be considered normal. (See T.N.C. Page 2)

### **Wood Decks or Docks**

Need regular application of oil-based-paint or chemicals to resist rot and excessive cracking. Untreated porch decks, columns and wood fence posts will rot within a short amount of time. All wood-post members in contact with the ground must be made of treated, or naturally rot resistant wood. Decks must always be fastened with galvanized or aluminum fasteners.

### **Roof And Surface Water**

Must be controlled. Gutters must be regularly cleaned, aligned, properly extended, and have splashblocks to safely disperse excess water. The building must be raised adequately to provide sufficient slope to allow water to move away from the foundation.

### **Lawn Sprinkler Systems**

Require regular, careful maintenance and adjustment to assure normal operation. Visual inspection does not determine if there are underground leaks. The irrigation well, pump, automatic timers or manual valve system, etc. all have a limited life-span. Periodic service and replacement is normal and to be expected.

### **Concrete Swimming Pools and Spas**

And their associated equipment must receive careful, regular maintenance. It is normal for concrete deck slabs to develop T.N.C. (See T.N.C. Page 2) The pool bowl must be refinished every 10 - 15 years to maintain a smooth surface. Underground piping and underwater supply and return ports may develop leaks that cannot be detected during a visual inspection. Some water is lost during daily evaporation. Excessive water-loss indicated that a leak exists in the system. Pumps, filter systems, heat pumps, gas heaters, screen cage materials, floor cleaning systems, automatic controls, puffer switch controls, and stone or quartz plaster finishes, etc. require periodic replacement. Limited life-span of these items is typical and to be expected. Consult a licensed swimming pool contractor for a more extensive inspection if excessive water loss is noted. Marcite, quartz and stone finishes are not the water-proofing of the pool and are considered cosmetic. This inspection includes the salt water purification system, but the information pertaining to the system is collected from the purification control panel. We do not test the water in the swimming pool.

Safety codes have been enacted for the construction of new swimming pools, including safety fences and alarms. The codes do not apply to older pools. If buyer is interested in upgrading the pool to current safety codes, we recommend a pool contractor be contacted. We have inspected the equipment that is present and reporting on its condition and function.

### **Fiberglass Swimming Pools**

Have a wear surface life-span of 12 to 15 years. See "Concrete Swimming Pools" for comment on the equipment.

### **Spas**

Are often installed with heating systems. The heater should be on and the water hot for the walk through.

### **Fences**

Are noted, not inspected. Fences are not part of the permanent structure and all wood fences will have deterioration, if they are not new. Chain link fences will need adjustments to gates and, often, are installed with gaps at the bottom. We recommend you view the fences, as our opinion would be strictly subjective.

### **Stairways, Rails, and Balustrades**

Are not inspected for current or past building codes. An opinion on the structural soundness will be given. Height of railing and width between balusters are noted, so you can determine if they are suitable for your needs.

### **Out Buildings**

Such as yard sheds, are not included in this inspection

### **Seawalls**

Are normally formed with steel reinforced concrete sheet piling, a continuous concrete cap and they have a life-span of 30 to 40 years. Subsurface and underwater examination is not possible during a visual examination. Consult a licensed marine contractor if you wish a more extensive seawall inspection. Seawalls require regular maintenance. Cracks need to be sealed as they develop to protect the steel reinforcing rods in the concrete from being weakened as a result of corrosion and erosion.

### **T.N.C. (Typical Non-Structural Cracks)**

Occur in all materials. Expansion cracks of up to 1/8th" are to be considered normal on concrete/stucco surfaces and up to 1/4th" for wood, vinyl, aluminum siding and concrete slabs.