

Gator Home Inspection, Inc.

"Inspected Once, Inspected Right!"

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

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INSPECTION ADDRESS

INSPECTION DATE

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Structural

Wall Covering

Wall Covering Observations

Functional Components and Conditions

- The overall exterior wall cladding is in acceptable condition.

Electrical Components

Receptacles

Functional Components and Conditions

- The exterior electrical outlets are functional and include ground-fault protection.

Components and Conditions Needing Service

- The GFCI outlet on the west side near the garage door does not trip on test and should be replaced. It is recommended that a qualified electrician perform all electrical repairs.

Lighting

Functional Components and Conditions

- Exterior flood light at the north side was functional at the time of the inspection.
- The exterior lights outside the front door are functional and the fixtures appear to be in good condition.
- Light outside the garage side door was functional and the fixture is in good condition.

Informational Conditions

- Exterior motion detecting lights at the south-east corner were not able to be tested during the daytime.

Trim Eaves Fascia Soffits & Flashings

Trim and Eaves Observations & Descriptions

Functional Components and Conditions

- The overall exterior trim appeared to be in serviceable condition at the time of the inspection.

Types of Material

Informational Conditions

- The residence fascia eaves & soffits were made up of aluminum.
- The residence door trim is made of wood.

Sprinklers

Sprinkler General Comments & Descriptions

Informational Conditions

- There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate things, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.
- q Recommend having the seller advise the buyer on the function of the multiple sprinklers & valves that were present on the property.

Basic Irrigation Observations

Functional Components and Conditions

- The sprinklers appeared to be in serviceable condition at the time of the inspection, but should be demonstrated by the seller to verify they are functional.
- The sprinkler system was evaluated at the time of the inspection and appeared to be functional.

Hose Faucets

Hose Bibs & Faucets

Functional Components and Conditions

- q Water pressure for the residence tested out to:50 psi.
- The hose faucets appeared to be in serviceable condition at the time of the inspection.

Exterior

Grounds

Fences and Gates

Functional Components and Conditions

- The wood fence and gates are in overall acceptable condition.

Patio

Functional Components and Conditions

- The enclosed screened patio appeared to be in good condition at the time of the inspection.
- No cracks were found in the patio slab at the time of the inspection.
- The screening at the enclosed patio is in good overall condition.

- The patio screen doors are functional and appear to be in good condition.
- The lights at the enclosed patio were functional and the fixtures are in good condition.

Patio Fans

Functional Components and Conditions

- The patio fan was functional and was in good condition at the time of inspection. It is unknown if the fan is rated for exterior use.
- The lights are functional at the patio fan.

Porches

Functional Components and Conditions

- The ceiling at the front porch is in good condition.
- The aluminum covered wood columns at the front porch appear to be secure and in good condition.
- The concrete slab at the front porch is in good overall condition.
- The metal columns at the front porch appear to be secure and in good condition.
- The balusters at the railings on the front porch appear to be in good condition and secure.

Informational Conditions

- The brick covered steps at the porch were in good condition at the time of inspection.

Roof

Structures are not uniform, and meet the standards of the year in which they were built. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with state and industry standards. If the foundation is a slab type, we examine the stem walls that extend beyond the footings. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are generalists and not specialists. Therefore, in the absence of any major defects, we may not recommend that you consult with a geo- technical engineer, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Ceiling Structure

Informational Conditions

- The ceiling structure consists of drywall sheathed prefabricated wood trusses.

Floor Structure

Informational Conditions

- Conventional concrete slabs are reinforced using conventional rebar wire-tied in a grid pattern to reinforce the slab-on-grade running in both directions. Conventional slab-on-grade construction is the method of choice for most residential construction.

Roof Structure

Informational Conditions

- The roof structure consists of a prefabricated engineered wood truss system.

Wall Structure

Informational Conditions

- The walls are conventionally framed with wooden studs.

Slab Foundation

Slab Foundation Comments & Description

Informational Conditions

- This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. My inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. I check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation. I do not move furniture or lift carpeting and padding to look for cracks, and I do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. They typically result from common shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if it is surcharged by a hill or slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, I may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and I would be happy to refer one.

Method of Evaluation

Informational Conditions

- I evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing.

Slab Foundation Observations

Functional Components and Conditions

- The residence has a conventional slab foundation with no visible issues.

Informational Conditions

- The perimeter foundation of the slab was partially visible at the time of the inspection. In some areas the concrete block walls extend to the ground.
- The interior slab was not visible due to carpet and floor coverings. No readily visible problems were found at the time of the inspection

Grading and Drainage

Comments and Description in General

Informational Conditions

- All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and

can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

Flat and Level Pad

Functional Components and Conditions

- The residence is situated on a flat level pad.

Grading

Functional Components and Conditions

- Drainage of the site appeared to be in overall serviceable condition at the time of the inspection
- Grading of the soil around the foundation appears to be proper

Interior-Exterior Elevations

Functional Components and Conditions

- There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Drainage Mode

Informational Conditions

- Drainage is facilitated by hard surfaces and full gutters, and I did not observe any evidence of moisture threatening the living space. I do not water test the gutter system.

Plumbing

Attic

Attic Comments and Description

Informational Conditions

- In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Method of Evaluation

Informational Conditions

- I evaluated the attic by direct access.

Access

Functional Components and Conditions

- The pull down ladder at the attic access was functional and in good condition at the time of inspection.

Informational Conditions

- There is clear access to enter and evaluate the attic.
- The attic can be accessed through a hatch in the garage ceiling.

Framing

Functional Components and Conditions

- The overall visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

Sheathing

Functional Components and Conditions

- The visible sections of radiant barrier OSB sheathing is in acceptable condition.

Ventilation

Functional Components and Conditions

- Ventilation within the attic is provided by ridge and soffit vents and should be adequate.

Electrical

Functional Components and Conditions

- The electrical components that are visible within the attic appear to be in acceptable condition.

Plumbing Vents

Functional Components and Conditions

- The plumbing vents that were visible appeared to be in acceptable condition at the time of the inspection.

Exhaust Ducts

Informational Conditions

- The bathroom exhaust ducts vent into the attic. Due to the size of the attic space there appears to be plenty of ventilation to prevent any moisture issues.

Attic Insulation

Insulation Comments

Informational Conditions

- Insulation is rated in terms of thermal resistance, called R-value, which indicates the resistance to heat flow. The higher the R-value, the greater the insulating effectiveness. The R-value of thermal insulation depends on the type of material, its thickness, and density. In calculating the R-value of a multi-layered installation, the R-values of the individual layers are added. Installing more insulation in your home increases R-value and the resistance to heat flow.

Blown-In Cellulose Insulation

Informational Conditions

- The attic is insulated with approximately 9 and one-half inches of blown-in cellulose. This gives the insulation a (R-30) rating, which is the current standard.

Electrical

We evaluate electrical systems in accordance with state or industry standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

Garage

Garage Comments and Description

Functional Components and Conditions

- The visible sections of the garage appear to be in overall good condition.

Informational Conditions

- Inspector unable to complete a full inspection of the garage due to sellers items in the way. Do a careful walk-thru before closing.

Slab

Functional Components and Conditions

- The visible sections of the concrete slab appear to be in serviceable condition.

Walls and Ceiling

Informational Conditions

- The walls and ceiling in the garage are sheathed and in acceptable condition.

Double Pane Windows

Functional Components and Conditions

- The double pane windows in the garage are functional and in good condition.

Entry Door Into the House

Informational Conditions

- The house entry door from the garage to the home is solid wood which may not be fire-rated. A steel door is preferred to prevent a fire from spreading into the home from the garage.

Garage Side Door

Functional Components and Conditions

- The exterior side door to the garage appears to be functional and in good condition.
- The storm door located at the garage side door is functional and in good overall condition.

Garage Door and Hardware

Functional Components and Conditions

- The main garage door was tested and was functional at the time of the inspection.

Automatic Opener

Functional Components and Conditions

- The garage door opener was tested and was functional at the time of the inspection.

- The automatic reverse operated at the the time of the inspection.

Automatic Opener Brand

Informational Conditions

- Overhead Door

Lights

Functional Components and Conditions

- The fluorescent lights in the garage are functional and the fixtures are in good condition.

Outlets

Functional Components and Conditions

- The electrical outlets in the garage that were tested are functional and include ground-fault protection.

Closets

Functional Components and Conditions

- The closet in the garage and its components were functional at the time of the inspection.
- The bare concrete floor in the closet is in good overall condition.
- The doors to the closet is functional and in good condition.

Cosmetic Issues

- A settlement crack is present in the concrete floor of the closet. This crack should be monitored for future movement.
 - See Attached Picture(s) - Figure Set 1

Heat

We evaluate electrical systems in accordance with state or industry standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades.

Main Panel

Electrical Panel Comments

Informational Conditions

- Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance Mast Weatherhead and Cleat

Informational Conditions

- The main conductor lines are underground, or part of a lateral electrical service entrance. This is

characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they can not be evaluated.

Size and Location

Informational Conditions

- The residence is served by a 200 amp, 240 volt, located inside the garage on the north wall.

Grounding

Informational Conditions

- The electrical ground clamp was not visible at the time of inspection.

Main Panel

Functional Components and Conditions

- The branch wiring from the main panel to the sub-panel is copper.

Informational Conditions

- The service wire from the electrical meter to the main panel is aluminum.
- The branch wiring for the main-panel to the circuits is copper.

Exterior Cover Panel

Functional Components and Conditions

- The exterior cover for the main electrical panel is in acceptable condition.

Interior Cover Panel

Functional Components and Conditions

- The interior cover for the main electrical panel is in acceptable condition.

Type of Wiring

Informational Conditions

- The residence is wired with a three-wire non-metallic cable commonly known as Romex. Romex is a brand name for a type of plastic insulated wire. Sometimes called non-metallic sheath. The formal name is NM. This is suitable for use in dry, protected areas (ie: inside stud walls, on the sides of joists etc.), that are not subject to mechanical damage or excessive heat. Most newer homes are wired almost exclusively with NM wire

Wiring

Functional Components and Conditions

- The wiring in the main electrical panel has no visible deficiencies.
- The wiring in the electrical service panel appears to be properly sized for the circuit breakers.

Informational Conditions

- The occupant's belongings prevented testing of all outlets and switches.

Circuit Breakers

Functional Components and Conditions

- There are no visible deficiencies with the circuit breakers in the main electrical panel.

Sub Panels

Sub-Panel Comments

Informational Conditions

- Sub-panels are commonly located inside residences, but not always. However, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Size and Location

Informational Conditions

- The guest home is served by a 100 amp, 240 volt sub panel, located in the garage on the south wall.

Grounding

Informational Conditions

- The grounding system in the sub panel is correct.

Sub Panel

Informational Conditions

- The electrical sub panel has no visible deficiencies.
- The branch wiring from the sub-panel to the circuits is copper.
- The service wire from the main electrical panel to the sub-panel is copper.

Exterior Cover Panel

Informational Conditions

- The exterior cover of the electrical sub panel is in acceptable condition.

Interior Cover Panel

Informational Conditions

- The interior cover of the electrical sub panel is in acceptable condition.

Circuit Breakers

Informational Conditions

- The circuit breakers within the sub panel have no visible deficiencies.

Wiring

Informational Conditions

- There are no visible deficiencies with the electrical wiring in the sub panel.

Attic

Our evaluation of roof coverings, the components and drainage systems, conforms to state or industry standards. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years.

These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personnel, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life-expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Roof Type Design

Cross Gabled

Informational Conditions

- Cross gabled - A cross gabled roof has additional sections or wings crossing perpendicular to the main section, meeting in a valley, each with its own peaked or gabled facade.

Drainage System

Gutters and Drainage

Functional Components and Conditions

- The gutters on the composition shingle roof appear to be in acceptable condition. The gutter system was not water tested at the time of the inspection.

Informational Conditions

- Subsurface drains were not tested at the time of the inspection. It is important to keep the gutter system clean with subsurface drains. If the subsurface drainage pipes become clogged it is difficult to clean them.

Comments

Suggestions

- Effective roof drainage is a must for two reasons. First, the roofing system needs to drain quickly so that large volumes of water are not trapped on the surface. Second, water run-off from the roof needs to be managed so that it is not being directed towards the foundation. A properly built gutter system helps promote roof drainage and also prevents water from being directed towards the foundation.

Asphalt Composition Shingle

Asphalt Shingle Comments and Description

Informational Conditions

- There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational Conditions

- I evaluated the roof and its components by walking its surface.

Flashings

Informational Conditions

- The visible roof flashing appeared to be in overall acceptable condition.

Age and General Evaluation of a Single-layer Roof

Functional Components and Conditions

- The single layer roof covering appears to be in overall serviceable condition.

Informational Conditions

- The asphalt composite shingle roof is 12 years old. The same age of the residence.

Cosmetic Issues

- Exposed nails are present at the ridge on the north end of the ridge vent for the west dormer. These nails should be sealed to prevent moisture intrusion. A small can of tar and a putty knife is a quick fix.
 - See Attached Picture(s) - Figure Set 2
- An exposed nail is present at the west rake of the top gable connection to the lower gable. This nail is at the ridge of the lower gable.
 - See Attached Picture(s) - Figure Set 3

Ridge Vents

Functional Components and Conditions

- The ridge vents on the roof appear to be in good condition. These vents are not able to be tested to determine how well they ventilate the attic space.

Metal Steel

Patio Cover

Functional Components and Conditions

- The metal patio cover appeared to be in good condition.

Cool

We evaluate heating systems in accordance with state or industry standards, which includes identifying, testing, and evaluating systems and their components. However, there are a wide variety of systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use. We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate the ducts and have an adverse effect on air quality.

Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service.

You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or of its distribution. However, these and every other fuel burning appliances that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a tightly sealed modern home or a poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating systems, but we are not specialists and cannot see inside ducts. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Common Heat-Cool Unit

Return-Air Compartment and Filter

Functional Components and Conditions

- The return-air compartment is in acceptable condition.
- The air filter is clean and appears to be in good condition.

Heat Pumps

General Comments

Informational Conditions

- Unlike a furnace, a heat pump doesn't burn fuel to make heat. It simply uses electricity to move heat from one place to another. A heat pump is an energy efficient way to cool your home in the summer and heat it in the winter.

A heat pump looks just like an air conditioner, but it does double duty, acting as a heater in the winter and an air conditioner in the summer. Matched in size and efficiency rating with the heat pump, air handlers circulate conditioned air throughout your home.

The heat pump is an air conditioner that reverses the process of removing heat from the inside of the house in summer to absorbing the heat from outside air and moving it inside in winter. It is effective by itself down to temperatures around 25 to 30 degrees Fahrenheit. At that point either a gas furnace or an air handler with supplemental electric heat will kick in and help heat your home. The Auxiliary Heat light on your thermostat will light. The heat pump will continue to operate during electric auxiliary heat. It will shut off when a gas furnace is energized. Emergency heat is a manual override option in the event your heat pump needs service.

- q Water heater provides supplemental heat to heat pump through hot water circulation through heat pump.

Heat Pump Brand & Data Plate

Informational Conditions

- TRANE: Manufactured Date: 12/1997

SERIAL NO. #: M502TYRCF

MODEL NO. #: TWR042C100B2

Air Handlers

General Comments

Informational Conditions

- Matched in size and efficiency rating with the heat pump, air handlers circulate conditioned air throughout your home. An air handler contains an inside coil and a blower fan, with the additional possibility of an auxiliary electric strip heater. Air handlers are available with single or variable speed motors. Variable speed models are known for soft starts, high humidity control features and with selectable levels of airflow capacity, as well as the enhanced comfort modes as part of many systems.

Air Handler Brand & Data Plate

Informational Conditions

- TRANE: Manufactured Date: 11/1997

SERIAL NO. #: M475K411V

MODEL NO. #: TWE042C14FB1

Service Disconnect

Functional Components and Conditions

- The service disconnect at the air handler appeared to be serviceable.

Heating - Air Conditioning Ductwork

Flexible Ducts

Functional Components and Conditions

- The air conditioning and heating ducts are a flexible silver foil type and the visible sections of the ducting is in acceptable condition.

A Rigid Modern Duct Insulated with Fiberglass

Functional Components and Conditions

- The visible sections of rigid fiberglass ducts are in acceptable condition.

Living

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Kitchen

Kitchen Comments and Description

Informational Conditions

- I test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. I do not inspect the following items: free-standing appliances, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

Floor

Functional Components and Conditions

- The floor in the kitchen is tiled and in overall good condition.

Lights

Functional Components and Conditions

- The fluorescent lights are functional in the kitchen.

Outlets

Functional Components and Conditions

- The outlets in the kitchen that were tested are functional and include ground-fault protection in the area of the kitchen sink.

Walls and Ceiling

Functional Components and Conditions

- The visible sections of the walls and ceiling, in the kitchen, appear to be in good condition.

Cabinets

Functional Components and Conditions

- The kitchen cabinet doors and drawers are functional and appear to be in overall good condition.

Counter Top

Functional Components and Conditions

- The kitchen counter tops appear to be in overall good condition.

Sink

Functional Components and Conditions

- The kitchen sink is in good condition and drains properly.

Faucet

Functional Components and Conditions

- The kitchen sink faucet is functional and in good condition.

Valves and Connectors

Functional Components and Conditions

- The water supply valves and connection below the kitchen sink appear to be functional. The supply valves are not manually checked due to leaks commonly occurring when they are.

Trap and Drain

Functional Components and Conditions

- The trap and drain at the kitchen sink are functional and appear to drain properly.

Garbage Disposal

Functional Components and Conditions

- The garbage disposal is functional and in good condition.

Dishwasher

Functional Components and Conditions

- The dishwasher is functional and appears to progress properly through its cycles.

Dishwasher Brand

Informational Conditions

- KitchenAid

Oven Range Brand

Informational Conditions

- Kenmore Electric

Electrical Range

Functional Components and Conditions

- The electric range is functional and appears to be in good condition.

Electrical Cook Top

Functional Components and Conditions

- The electrical radiant heat cook top was functional at the time of the inspection.

Exhaust Fan or Downdraft

Functional Components and Conditions

- The kitchen exhaust fan and light are functional and a type that vents internally.

Built-in Microwave

Functional Components and Conditions

- The built-in microwave is functional and appears to be in good condition.

Refrigerator

Functional Components and Conditions

- The refrigerator and freezer appeared to be cooling sufficiently at the time of the inspection.

Fireplace

In accordance with state or industry standards, our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

Entry

Furnished Residence Comment

Informational Conditions

- The residence is furnished, and in accordance with industry standards I only inspect those surfaces that are exposed and readily accessible. I do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Front Door

Functional Components and Conditions

- The entry door to the home is in good condition and functional.

Floors

Functional Components and Conditions

- The floor in the entry is tiled and appears to be in overall good condition.

Walls and Ceiling

Functional Components and Conditions

- The visible sections of the walls and ceiling in the entry are in good condition.

Double Pane Windows

Functional Components and Conditions

- The double pane non-opening windows in the entry are in good condition.

Closet

Functional Components and Conditions

- The closet in the entry is in acceptable condition.
- The closet door is functional and in good condition.

Lights

Functional Components and Conditions

- The lights in the entry are functional and the fixture appears to be in good condition.

Outlets

Functional Components and Conditions

- The electrical outlets in the entry that were tested are functional.

Hallway

Floor

Functional Components and Conditions

- The floor in the hallway is hardwood and appears to be in good overall condition.

Walls and Ceiling

Functional Components and Conditions

- The visible walls and ceiling in the hallway are in good condition.

Lights

Functional Components and Conditions

- The lights in the hallway are functional and the fixture is in good condition.

Outlets

Functional Components and Conditions

- The electrical outlets in the hallway that were tested are functional.

Smoke Detectors

Informational Conditions

- A smoke detector is present in the hallway.

Living

Doors

Functional Components and Conditions

- The french doors to the exterior in the living room are functional and in good condition.

Floor

Functional Components and Conditions

- The floor in the living room is hardwood and appears to be in overall good condition.

Walls and Ceiling

Functional Components and Conditions

- The visible walls and ceiling in the living room appear to be in overall good condition.

Double Pane Windows

Functional Components and Conditions

- The non-opening double pane windows in the living room are in good condition.

Lights

Functional Components and Conditions

- The lights at the fans are functional.

Outlets

Functional Components and Conditions

- The electrical outlets in the living room that could be tested are functional.

Ceiling Fans

Functional Components and Conditions

- The ceiling fan was functional and in good condition at the time of inspection.

Smoke Detectors

Informational Conditions

- Q I do not evaluate smoke detectors as part of my service. However, they are an important safety feature that is required in new construction. All living areas of the home should have smoke detectors installed. Smoke detectors should be checked frequently to insure they are functional and reliable.
- Q A combination smoke detector-carbon monoxide detector should be installed in the living room. A fireplace is present in the living room.

Fireplace

Functional Components and Conditions

- The prefabricated fireplace was in overall good condition at the time of the inspection.
- The firebrick located in the prefabricated fireplace appears to be in good condition.
- The fireplace mantle is in acceptable condition.
- The fireplace glass doors are functional and appear to be in good condition.
- The ornamental gas log fire appears to be functional and gas is present.

Informational Conditions

- The fireplace was of Gas operation and was functional at the time of inspection.

Dining

Floor

Functional Components and Conditions

- The floor in the dining room is carpeted and appears to be in good condition.

Walls and Ceiling

Functional Components and Conditions

- The visible walls and ceiling in the dining room are in overall good condition.

Double Pane Windows

Functional Components and Conditions

- The double pane windows in the dining room are functional and in good condition.

Lights

Functional Components and Conditions

- The lights in the dining room are functional and the fixture is in good condition.

Outlets

Functional Components and Conditions

- The electrical outlets in the dining room that were tested are functional.

Smoke Detectors

Informational Conditions

- There is no smoke detector in the living room and one is suggested for safety. There are many different types of smoke detectors from electronic eyes to detect smoke to heat detectors to detect temperatures over 110 degrees. It can become rather costly to install hard-wired detectors, but if a battery operated one is chosen it is best to post a reminder to check the battery ever few months

Breakfast

Doors

Functional Components and Conditions

- The breakfast room door to the exterior is functional and in good condition.

Floor

Functional Components and Conditions

- The floor in the breakfast room is tiled and in good overall condition.

Walls and Ceiling

Functional Components and Conditions

- The visible sections of the walls and ceiling in the breakfast room are in overall good condition.

Double Pane Windows

Functional Components and Conditions

- The double-pane windows in the breakfast area are functional and in good condition.

Lights

Functional Components and Conditions

- The lights in the breakfast area are functional and the fixture appears to be in good condition.

Outlets

Functional Components and Conditions

- The electrical outlets in the breakfast room that were tested are functional.

Mud Room

Mud Room

Functional Components and Conditions

- The floor is tiled and appears to be in overall good condition.
- The visible walls and ceiling in the mud room appear to be in good condition.
- The electrical outlets that were able to be tested appear to be functioning properly.

- The fluorescent lights in the mud room are functional.
- The visible walls and ceiling in the mud room are in good condition.
- The closets in the mud room appear to be in good condition.
- The bi-fold doors at the closets are functional and in good condition.

Carport

We evaluate air-conditioning systems in accordance with state or industry standards, including identifying and testing them and their components. However, there are a wide variety of heating and air-conditioning systems, which range from newer high-efficiency ones to older low efficiency ones. Also, there are an equally wide variety of factors besides the climate that can affect their performance, ranging from the size of the house, the number of its stories, its orientation to the sun, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. This is why our contract specifically disclaims the responsibility of evaluating the overall efficiency of any system, because only a specialist can credibly do so. You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or its distribution. However, these and every other fuel burning device that is not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these units can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injuries, and even death.

We attempt to identify and test every component, but we do not attempt to determine tonnage or dismantle any portion of a system, and we do not evaluate the following concealed components: the heat exchanger, or firebox, the interior of ducts, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and which will decrease proportionate to its distance from the blower fan on the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate components within the systems. Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it is always a good idea to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, ducts, and coils. Then, change the filters every two to three months, and schedule biannual maintenance service.

We perform a conscientious evaluation of heating and air-conditioning components, but we are not specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be completed well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

AC - System 1

Refrigerant Lines

Functional Components and Conditions

- The visible refrigerant suction lines are in acceptable condition.

Informational Conditions

- Insulation was installed on the visible sections of the refrigerant lines at the time of inspection.

Laundry

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

Gas

Gas Main Shut-Off Location

Informational Conditions

- The gas main shut-off is located at the liquid propane tank in the east yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Supply Lines

Comments and Descriptions

Informational Conditions

- Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.*

- Water softener was installed on the south side of home (test of water condition is not part of this inspection). Recommend inquiring as to how the system needs to be serviced in the future.

Supply Lines

Functional Components and Conditions

- The visible water supply lines appeared to be in serviceable condition at the time of inspection.

Informational Conditions

- All of supply lines were not fully visible at the time of inspection as the inspector is unable to determine the condition of the supply lines in the walls and under the slab.

Type of Material

Informational Conditions

- The residence is served by copper potable water pipes.

Water Main Location

Informational Conditions

- The main shut off valve is located at the pump housing.
- An additional main shut off valve is located at the pressure tank.

Well or Private Water Supply

Functional Components and Conditions

- The well housing is in acceptable condition.
- Water is being provided by a functional submersible pump.
- TThe pressure tank appears to be functional at the time of the inspection.
- The pressure switch, to activate the pump, appears to be functional.
- The pressure tank does include a functional glass water gauge.

Informational Conditions

- The water supply is private and provided by a well, which is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependant upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably, but are entirely dependant upon the yield of the well and are best determined by a specialist.
- A whole house filtration system is present at the well. I do not have the expertise to evaluate this system.
- A separate well is located on the east side of the property and was not inspected.

Waste and Drainage System

Comments and Description

Informational Conditions

- I attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into

the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, I recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

- Waste lines are of PVC. Polyvinyl chloride, (IUPAC Polychloroethene) commonly abbreviated PVC, is a widely used thermoplastic polymer.

Waste Lines

Functional Components and Conditions

- The visible waste lines appeared to be in serviceable condition the time of inspection.
- The plumbing vents appeared to be in serviceable condition at the time of inspection.

Informational Conditions

- All of the waste lines were not fully visible at the time of the inspection as the inspector is unable to determine the condition of the drain pipes under the slab.
- All of vent pipes were not visible as the inspector cannot determine the condition of the vent pipes in the walls.

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

- Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition.

Private Waste Disposal System

Suggestions

- The drainage system on this home utilizes a septic tank and drainfield which I cannot evaluate because it is not visible. I do recommend that the septic tank be pumped out by a qualified contractor and evaluated at that time, if it has not been done in the last few years. I do not comment on drainage pipes that I can not visually see. I also recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Water Heater 1

Observation of Water Heater

Functional Components and Conditions

- Water heater appeared to be serviceable condition at the time of inspection.

Electric Water Heater Comments

Informational Conditions

- There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is wise to have them installed over a drain pan, and preferably plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Water Heater Brand & Data Plate

Informational Conditions

- EnviroTemp:

SERIAL NO. #: 9715114455

MODEL NO. #: E3Z50RD055V

Age Capacity and Location

Informational Conditions

- Hot water is provided by a 13 year old, 50 gallon, electric water heater located in the garage.

Electrical Connections

Functional Components and Conditions

- The electrical connection to the water heater is functional.

Water Shut-Off Valve and Connectors

Functional Components and Conditions

- The shut-off valve and water connectors on the electric water heater appear to be functional. These valves are not tested by the inspector because they are known to leak when turned on and off.

Drip Pan and Overflow Pipe

Functional Components and Conditions

- The water heater is equipped with a drip pan and an exterior routed overflow pipe, which is designed to prevent water damage from a leak. Nonetheless, the water heater should be periodically monitored for any signs of a leak.

Drain Valve

Functional Components and Conditions

- The drain valve of the electric water heater is not tested, but one is in place and presumed to be functional.

Pressure Release Valve and Discharge Pipe

Informational Conditions

- The water heater is equipped with a mandated pressure-temperature relief valve and exterior routed discharge pipe. Temperature pressure relief valves are not tested by the home inspector due to their tendency to not shut off when tested.

Bedrooms

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Bedroom Comments & Description

Bedroom Comments

Informational Conditions

- In accordance with state or industry standards, my inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. I evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but I do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and I do not comment on cosmetic deficiencies.

Master Bedroom

Location

Informational Conditions

- The master bedroom is located at the north-west corner of the home.

Doors

Functional Components and Conditions

- The bedroom door is functional and in good condition.

Floor

Functional Components and Conditions

- The bedroom floor is hardwood and appears to be in good condition.

Walls & Ceiling

Functional Components and Conditions

- The visible walls and ceiling in the bedroom appear to be in overall good condition.

Double Pane Windows

Functional Components and Conditions

- The double pane bedroom windows are functional and in good overall condition.

Closets

Functional Components and Conditions

- The bedroom closets and their components are functional and appear to be in overall good condition.
- The bi-fold closet doors are functional and in good condition at the east closet.
- The closet door is functional and in good condition.
- The light in each of the closets was functional at the time of the inspection.
- The visible walls and ceiling in the walk-in closet appear to be in good overall condition.
- The hardwood floor in the walk-in closet appears to be in good overall condition.
- The pocket door from the bathroom into the walk-in closet was functional and in good condition.

Lights

Functional Components and Conditions

- The lights at the ceiling fan are functional.

Ceiling Fans

Functional Components and Conditions

- The ceiling fan was operational and in good condition at the time of inspection.

Smoke Detectors

Informational Conditions

- There is no smoke detector in the bedroom and one is suggested for safety. There are many different types of smoke detectors from electronic eyes to detect smoke to heat detectors to detect temperatures over 110 degrees. It can become rather costly to install hard-wired detectors, but if a battery operated one is chosen it is best to post a reminder to check the battery ever few months.

Bedroom 2

Location

Informational Conditions

- The second bedroom is located at the south-east corner of the home.

Floor

Functional Components and Conditions

- The bedroom floor is carpeted and appears to be in good overall condition.

Walls & Ceiling

Functional Components and Conditions

- The visible sections of the walls and ceiling in the bedroom are in good condition.

Double Pane Windows

Functional Components and Conditions

- The double pane bedroom windows are functional and in good condition.

Closets

Functional Components and Conditions

- The bedroom closet and its components appear to be in overall good condition.
- The bi-fold closet doors are functional and in good condition.

Lights

Functional Components and Conditions

- The lights at the ceiling fan are functional.

Outlets

Functional Components and Conditions

- The bedroom electrical outlets that were able to be tested are functional.

Ceiling Fans

Functional Components and Conditions

- The ceiling fan was operational and in good condition at the time of inspection.

Smoke Detectors

Informational Conditions

- There is no smoke detector in the bedroom and one is suggested for safety.

Bedroom 3

Location

Informational Conditions

- The third bedroom is located at the north-east corner of the home.

Floor

Functional Components and Conditions

- The bedroom floor is carpeted and appears to be in good condition.

Walls & Ceiling

Functional Components and Conditions

- The visible walls and ceiling in the bedroom appear to be in overall good condition.

Double Pane Windows

Functional Components and Conditions

- The double pane bedroom windows are functional and in good condition.

Closets

Functional Components and Conditions

- The bedroom closet and its components are in good overall condition.
- The bi-fold closet doors are functional and in good condition.

Lights

Functional Components and Conditions

- The lights at the ceiling fan are functional.

Outlets

Functional Components and Conditions

- The bedroom electrical outlets that were able to be tested are functional.

Ceiling Fans

Functional Components and Conditions

- The ceiling fan was operational and in good condition at the time of inspection.

Smoke Detectors

Informational Conditions

- There is no smoke detector in the bedroom and one is suggested for safety. There are many different types of smoke detectors from electronic eyes to detect smoke to heat detectors to detect temperatures over 110 degrees. It can become rather costly to install hard-wired detectors, but if a battery operated one is chosen it is best to post a reminder to check the battery ever few months.

Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners.

General Bathrooms

Size and Location

Informational Conditions

- My evaluation of bathrooms conforms to state or industry standards. I do not comment on cosmetic deficiencies, and I do not evaluate window treatments, steam showers and saunas, nor do I leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners.

Master Bathroom

Size and Location

Informational Conditions

- The master bathroom is a three-quarter located at the north-west corner of home off the master bedroom.

Walls & Ceiling

Functional Components and Conditions

- The visible walls and ceiling are in overall acceptable condition.

Floor

Functional Components and Conditions

- The bathroom floor is tile at the shower and toilet area and is in overall good condition.

Lights

Functional Components and Conditions

- The bathroom vanity lights are functional and the fixture appear to be in good overall condition.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

- The bathroom sinks appear to be in good condition and drain properly.
- The supply pipes and valves appear to be in good condition at both sinks.
- The mechanical sink stopper is functional at both sinks.

Cabinets

Functional Components and Conditions

- The bathroom cabinet doors and drawers are functional and in good condition.
- The bathroom vanities appear to be in good condition.

Sink Countertop

Functional Components and Conditions

- The bathroom sink countertops appear to be in good condition.

Exhaust Fan

Functional Components and Conditions

- The bathroom exhaust fan is functional.

Stall Shower

Functional Components and Conditions

- The stall shower is functional and appears to drain properly.

- The shower enclosure door is functional and appears to be in good condition.
- The shower faucet was tested and is functional at the time of the inspection.
- The shower enclosure appears to be in good condition.
- The shower head functions properly and is in good condition.

Toilet

Functional Components and Conditions

- The toilet is functional and appears to be in good condition.

Double Pane Windows

Functional Components and Conditions

- The non-opening double pane window is in good condition.
- The double pane window in the bathroom is functional and in good condition.

Cosmetic Issues

- Condensation has formed between the panes of glass at the double pane windows. This condition is caused by solar pumping. This website explains more about solar pumping:
www.defogit.com/why_windows_fail/foggy_windows/

Linen Closet

Functional Components and Conditions

- The linen closet and its components appears to be functional and in good condition.
- The closet door is functional and in good condition at the linen closet.

Hallway Bathroom

Size and Location

Informational Conditions

- The hallway bathroom is a full.

Doors

Functional Components and Conditions

- The bathroom door is functional and in good condition.

Walls & Ceiling

Functional Components and Conditions

- The visible sections of the walls and ceiling appear to be in overall good condition.

Floor

Functional Components and Conditions

- The bathroom floor is tiled and appears to be in overall good condition.

Lights

Functional Components and Conditions

- The recessed light over the tub-shower is functional.
- The bathroom vanity lights are functional and the fixture is in good condition.

Outlets

Functional Components and Conditions

- The bathroom electrical outlets are functional and include ground-fault protection.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

- The bathroom sink appears to be in good condition and drains properly.
- The supply pipes and valves appear to be in good condition at the time of the inspection.
- The drainpipe and trap appears to be in good condition and functioning properly at the sink.
- The mechanical sink stopper is functional.
- The faucets at the bathroom sink are functional and appear to be in good condition.

Cabinets

Functional Components and Conditions

- The bathroom cabinet doors and drawers are functional and in good condition.
- The bathroom vanity appears to be in overall good condition.

Sink Countertop

Functional Components and Conditions

- The bathroom sink countertop appears to be in good condition.

Exhaust Fan

Functional Components and Conditions

- The bathroom exhaust fan is functional.

Double Pane Windows

Functional Components and Conditions

- The double pane window in the bathroom is functional and in good condition.

Tub

Functional Components and Conditions

- The jetted tub is functional and the access to the motor controlling the jets is located at front of the tub.
- The hand held shower wand was functional and in good condition.
- The tub faucets are functional and in good condition.

Toilet

Functional Components and Conditions

- The toilet is functional and appears to be in good condition.

Linen Closet

Functional Components and Conditions

- The linen closet and its components appear to be in good condition.
- The closet door is functional and in good condition at the linen closet.

Kitchen

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

Laundry

Laundry Room Comments and Descriptions

Informational Conditions

- In accordance with industry standards, I do not test clothes dryers or washing machines for their serviceability. However, I do check, if possible, to determine if hot and cold water is present at the washing machine. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, I recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. I also check to determine, if possible, if the water from the washing machine is draining properly. I will check, if a clothes dryer is present, to determine if there is electricity to this area.

Doors

Functional Components and Conditions

- The door in the laundry room to the interior is functional and in good condition.

Floor

Functional Components and Conditions

- The floor in the laundry room is tile and appears to be in overall good condition..

Lights

Functional Components and Conditions

- The fluorescent lights are functional and the fixture is in good condition.

Walls and Ceiling

Functional Components and Conditions

- The visible walls and ceiling in the laundry room are in overall good condition.

Outlets

Functional Components and Conditions

- The electrical outlets in the laundry room that were tested are functional.

Double Pane Windows

Functional Components and Conditions

- The double pane window in the laundry room is functional and in good condition.

Cabinets

Functional Components and Conditions

- The cabinetry in the laundry room is in good condition.
- The cabinet doors and drawer are functional and in good condition.

Dryer Vent

Functional Components and Conditions

- A dryer vent was present at the time of inspection and appeared to be functional.

Sink

Functional Components and Conditions

- The sink in the laundry drains properly and is in good condition.
- The supply pipes and valves appear to be in good condition at the time of the inspection.

Faucet

Functional Components and Conditions

- The laundry sink faucets are functional.

Trap and Drain

Functional Components and Conditions

- The drain pipe for the washing machine was tested and appears to be draining properly at the time of the inspection.

Valves and Connectors

Functional Components and Conditions

- The valves and connectors at the washing machine appear to be serviceable, but were not tested at the time of the inspection.
- Cold & hot water are present at the washing machine.

Countertop

Functional Components and Conditions

- The countertop is secure and in good condition.

Guest Home

Grounds

Driveways

Informational Conditions

- The driveway appeared to be in serviceable condition at the time of the inspection.

Fascia and Trim

Informational Conditions

- The fascia board and trim are in acceptable condition.

Lights

Functional Components and Conditions

- The floodlights are functional at the guest house exterior.

Exterior

Wall Covering Observations

Informational Conditions

- The exterior wall cladding is in acceptable condition.

Type of Material

Informational Conditions

- The exterior house walls are clad with brick veneer and vinyl siding.

Trim and Eaves Observations & Descriptions

Informational Conditions

- The exterior trim appeared to be in serviceable condition at the time of the inspection.

Types of Material

Informational Conditions

- The residence trim eaves & soffits were made up of aluminum.

Gutters and Drainage

Functional Components and Conditions

- The gutters on the composition shingle roof appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Components and Conditions Needing Service

- The gutters on the composition shingle roof should be cleaned and serviced to drain properly.
 - See Attached Picture(s) - Figure Set 4

Exterior Storage Closet

Functional Components and Conditions

- The components of the exterior accessed storage closet are in overall acceptable condition.
- The visible walls and ceiling in the exterior storage closet are in good condition.
- The components of the exterior accessed storage closet are in overall acceptable condition.
- The bare concrete floor in the exterior storage closet is in good condition.
- The electrical outlets in the exterior storage closet are functional.
- The fluorescent lights in the exterior storage closet are functional.

Foundation

Ceiling Structure

Informational Conditions

- The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Floor Structure

Functional Components and Conditions

- The guest house has a conventional slab foundation with no visible issues.

Roof Structure

Informational Conditions

- The roof structure consists of a prefabricated truss system.

Slab Foundation Observations

Informational Conditions

- The perimeter foundation of the slab was partially visible at the time of the inspection
- The interior slab was not visible due to carpet and floor coverings. No readily visible problems were found at the time of the inspection

General Comments and Description

Informational Conditions

- All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

Grading

Informational Conditions

- Drainage of the site appeared to be in serviceable condition at the time of the inspection

Roof Type Design

Front Gabled

Informational Conditions

- Front gabled: Used for Cape Cods and Colonials

Attic

Attic Comments and Description

Functional Components and Conditions

- In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Method of Evaluation

Informational Conditions

- I evaluated the attic by direct access.

Access

Informational Conditions

- There is clear access to enter and evaluate the attic.
- The attic can be accessed through a hatch in the garage ceiling.

Framing

Informational Conditions

- The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.

Sheathing

Informational Conditions

- The OSB sheathing is in acceptable condition at the time of the inspection.

Ventilation

Informational Conditions

- Ventilation within the attic is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Electrical

Informational Conditions

- The electrical components that are visible within the attic appear to be in acceptable condition.

Blown-In Cellulose Insulation

Functional Components and Conditions

- The attic is insulated with approximately 9 and one-half inches of blown-in cellulose. This gives the insulation a (R-30) rating, which is the current standard.

Asphalt Composition Shingle

Asphalt Shingle Comments and Description

Informational Conditions

- There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational Conditions

- I evaluated the roof and its components by walking its surface.

Age and General Evaluation of a Single-layer Roof

Functional Components and Conditions

- The asphalt composite shingle roof is 12 years old. The same age at the guest house.

Informational Conditions

- The single layer roof covering appears to be in serviceable condition.

Components and Conditions Needing Service

- Exposed nails are present at the north end of the ridge. These nails should be sealed to prevent moisture intrusion.
 - See Attached Picture(s) - Figure Set 5

Supply Lines

Comments and Descriptions

Informational Conditions

- Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.*

Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

Supply Lines

Informational Conditions

- The supply lines appeared to be in serviceable condition at the time of inspection.
- All of supply lines were not fully visible at the time of inspection.

Type of Material

Informational Conditions

- The guest house is served by copper potable water pipes.

Waste and Drainage System

Comments and Description

Informational Conditions

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost

of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

- Waste lines are of PVC.

Waste Lines

Informational Conditions

- Waste lines appeared to be in serviceable condition the time of inspection.
- All of the waste lines were not fully visible at the time of the inspection.
- The plumbing vent appeared to be in serviceable condition at the time of inspection.

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

- Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe would confirm its actual condition.

Private Waste Disposal System

Informational Conditions

- This property is served by a private waste system that I do not have the expertise to inspect. However, I do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Water Heater 1

Observation of Water Heater

Informational Conditions

- Water heater appeared to be serviceable condition at the time of inspection.

Electric Water Heater Comments

Informational Conditions

- There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is wise to have them installed over a drain pan, and preferably plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Water Heater Brand & Data Plate

Informational Conditions

- Whirlpool:

SERIAL NO. #: 0426136314

MODEL NO. #: E1F40RD045V

Age Capacity and Location

Informational Conditions

- Hot water to the guest house provided by a 6 year old, 40 gallon, electric water heater located in the garage.

Electrical Connections

Informational Conditions

- The electrical connection to the water heater is functional.

Water Shut-Off Valve and Connectors

Informational Conditions

- The shut-off valve and water connectors on the electric water heater appear to be functional.

Drip Pan and Overflow Pipe

Informational Conditions

- The water heater is not equipped with a drip pan or overflow pipe, which is designed to minimize water damage from a leak. This is not a requirement or a mandatory code upgrade, but rather an observation for future enhancements on the part of the buyer.

Drain Valve

Informational Conditions

- The drain valve of the electric water heater is in place and presumed to be functional.

Pressure Release Valve and Discharge Pipe

Functional Components and Conditions

- The water heater is equipped with a mandated pressure-temperature relief valve.

Components and Conditions Needing Service

- The pressure relief valve on the water heater does not have a discharge pipe. One should be installed by a licensed plumber before the close of escrow that extends to the exterior and terminates no more than twenty-four above grade and no closer than six inches to it.
 - See Attached Picture(s) - Figure Set 6

Common Heat-Cool Unit

Wall Unit

Functional Components and Conditions

- The KENMORE heating and air conditioning unit appears to be functional and in good condition.
- The wall unit was tested in heating mode and appeared to be functioning properly.

Sub Panels

Sub-Panel Comments

Informational Conditions

- Sub-panels are commonly located inside residences, but not always. However, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Master Bedroom

Doors

Functional Components and Conditions

- The bedroom door to the garage is functional and in good condition.
- The bedroom door to the exterior is functional and in good condition.
- The storm door at the bedroom door to the exterior is functional and in good condition.

Floor

Informational Conditions

- The bedroom floor is tiled and in good condition.

Walls & Ceiling

Informational Conditions

- The walls and ceiling in the bedroom are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

- The double pane bedroom windows are functional and in good overall condition.

Lights

Functional Components and Conditions

- The lights in the bedroom are functional.
- The recessed lights in the bedroom are functional.

Outlets

Functional Components and Conditions

- The bedroom outlets that were able to be tested are functional.

Ceiling Fans

Informational Conditions

- The ceiling fan was operational at the time of inspection.

Smoke Detectors

Informational Conditions

- There is no smoke detector in the bedroom.

General Bathrooms

Size and Location

Informational Conditions

- The bathroom is a three-quarter.

Doors

Functional Components and Conditions

- The pocket door is functional and in good condition.

Floor

Informational Conditions

- The bathroom floor is tiled and is in good condition.

Lights

Functional Components and Conditions

- The bathroom vanity lights are functional and the fixture is in good condition.

Outlets

Functional Components and Conditions

- The bathroom outlets are functional and include ground-fault protection.

Walls & Ceiling

Informational Conditions

- The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

- The double pane window in the bathroom is functional.

Cabinets

Functional Components and Conditions

- The bathroom vanity appears to be in good condition.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

- The bathroom sink and its components are functional.
- The supply pipes and valves appear to be in good condition at the time of the inspection.
- The drainpipe and trap appears to be in good condition and functioning properly at the sink.
- The faucets at the bathroom sink are functional and appear to be in good condition.
- The mechanical sink stopper is functional.

Toilet

Functional Components and Conditions

- The toilet is functional and in good condition.

Stall Shower

Functional Components and Conditions

- The stall shower enclosure appears to be in good condition.
- The shower head functions properly and is in good condition.
- The shower faucet was tested and is functional at the time of the inspection.
- The stall shower enclosure door is functional and is in good condition.

Cosmetic Issues

- The stall shower enclosure door sticks and should be adjusted.

Garage

Garage Comments

Functional Components and Conditions

- The visible sections of the concrete slab appear to be in serviceable condition.
- The walls and ceiling in the garage are sheathed and in acceptable condition.
- The double pane windows in the garage are functional and in good condition.
- The main garage doors were tested and were functional at the time of the inspection.
- The exterior side door to the garage appears to be functional and in good condition.
- The storm door located at the garage side door is functional and in good overall condition.
- The accessible electrical outlets in the that garage were tested are functional.

Informational Conditions

- Inspector unable to complete a full inspection of the garage due to sellers items in the way. Do a careful walk-thru before closing.
- The outlets in the garage should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

After Inspection

Put field notes here.

CERTIFICATIONS AND AFFILIATIONS



Gator Home Inspection Memberships & Affiliations:

ITA - Inspection Training Associate: Trained and affiliated since 2001

When this logo is shown in a company's Details page, this indicates that the inspector is "ITA Educationally Trained" in a home inspection training program provided by Inspection Training Associates (ITA), the national leader in home inspection training.

GACAR - GAINESVILLE-ALACHUA COUNTY ASSOCIATION OF REALTORS® INC Member since 2003

NACHI - National Association of Certified Home Inspectors; Certified Home Inspector since 2006

INSPECTION PICTURES

Figure Set 1 - A settlement crack is present in the concrete floor of the closet

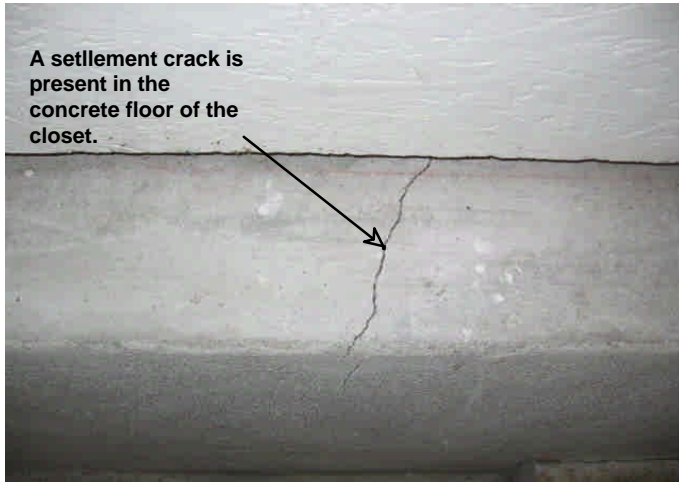
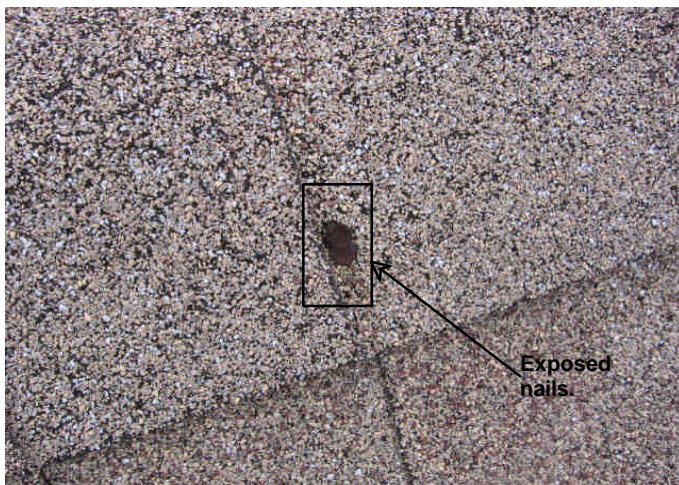


Figure Set 2 - Exposed nails are present at the ridge on the north end of the ridge vent for the west dormer



INSPECTION PICTURES

Figure Set 3 - An exposed nail is present at the west rake of the top gable connection to the lower gable

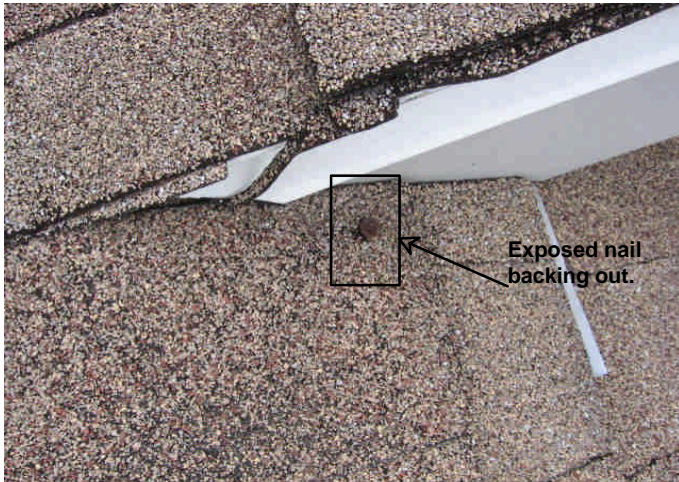
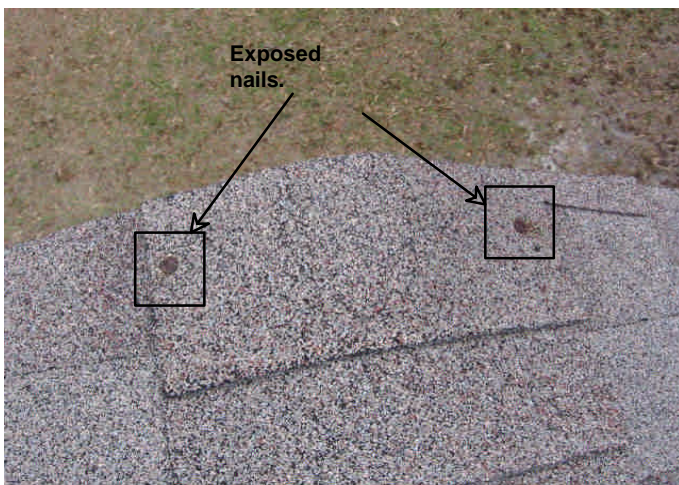


Figure Set 4 - The gutters on the composition shingle roof should be cleaned and serviced to drain properly

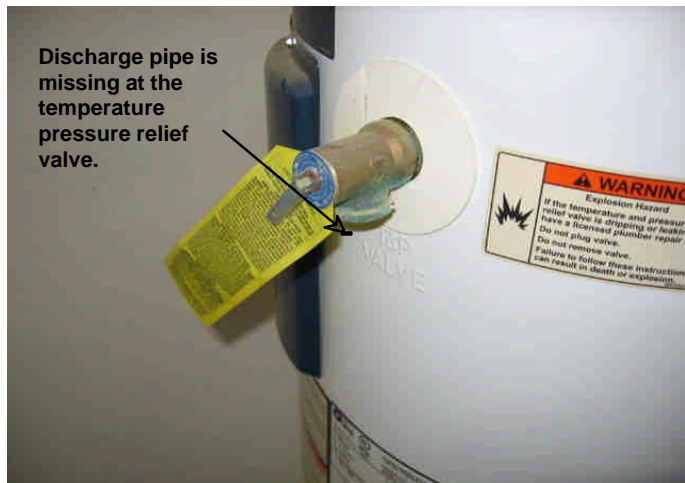


Figure Set 5 - Exposed nails are present at the north end of the ridge



INSPECTION PICTURES

Figure Set 6 - The pressure relief valve on the water heater does not have a discharge pipe



REPORT CONCLUSION

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Inspection Address: , Lake City, FL 32055
Inspection Date/Time: 2/11/2010 2:00 pm to 4:30 pm

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Gator Home Inspection, Inc.

"Inspected Once, Inspected Right!"

9901 NW 171st Terrace Alachua FL 32615

Tel: 386-462-7800 Fax: 386-462-7800 Mobile: 352-318-8333

Email Address: gator_home2@hotmail.com

Inspection Date: 2/11/2010 Time: 2:00 pm to 4:30 pm

Dear Joe & Jane Smith:

Thank you for giving Gator Home Inspections, Inc. the opportunity to serve you in your property inspection needs. I hope that the information you have received has assisted you in becoming more knowledgeable about the property you are purchasing.

My contact information is included on the cover page of the report. Please feel free to call me anytime and I will return your call as soon as possible.

I will always do everything possible to merit the confidence you have shown in me.

Sincerely,

Harry McBride III, RPI-0565

Gator Home Inspections, Inc.