MARQUETTE
INSPECTION, INC

7186 21st Street E.

Sarasota, FL 34243

INSPECTION REPORT

XXXXXX

Bradenton FL 34203

(941)358-1901 Fax: (941)755-8953
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www.MISInspect.com

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MARQUETTE
INSPECTION, INC

Date: February 19, 2016 Time: 3:00 PM

Property Address: xxxxxx

City: Bradenton State: FL Zip: 34203
Subd: _____

Inspection Type:

□S/F □Condo □Villa w/ext ▣Villa no ext □Wind Mit. □Roof Cert. □Four Pt □Other_____

Inspected by: ◘CEM ◘WEM ■ZAM ◘JHS ◘ RLB

Client Name: _____

Mailing Address: _____

City:_____ State:_____ Zip:_____

Email & Phone #: _____

Buyer's Realtor: _____

Buyer's Realtor's Email:_____ Cell:_____ Company:_____

Listing Realtor: _____

Listing Realtor's Email:_____ Cell:_____ Company:_____

Inspection Fee: $_____

Four Point: $_____ Windstorm Mitigation: $_____

Roof Cert: $_____

TOTAL DUE:_____

Paid By: ▣Check □Cash □Credit Card ▣Date Received_____

Notes: _____

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THIS CONTRACT HAS BEEN APPROVED BY MARQUETTE INSPECTION, INC.

PARTIES: _____("Client")
and Marquette Inspection, Inc ("Company")
hereby agree that the Company will conduct a **Home Inspection** which includes the Inspection Report (INSPECTION) for the sole use of the above named **Client.**
The address of the property to be inspected is:
xxxxxx Bradenton FL 34203 ("Property")

THE COMPANY AND CLIENT DO HEREBY AGREE TO ALL TERMS AND CONDITIONS IN THIS HOME INSPECTION CONTRACT (CONTRACT), WHICH IS PART OF THE INSPECTION AND INCORPORATED HEREIN. *THE USE OF ANY PORTIONS OF THIS INSPECTION BY THE CLIENT OR THEIR REPRESENTATIVES CONSTITUTE THE ACCEPTANCE OF ALL TERMS AND CONDITIONS WITH OR WITHOUT SIGNING THE CONTRACT.*

PURSUANT TO INSURANCE CARRIER REQUIREMENTS AND COMPANY POLICY THE CLIENT MUST REVIEW AND SIGN THE CONTRACT PRIOR TO USE OF THE INSPECTION. SHOULD THE CLIENT DETERMINE THAT THEY WILL NOT OR CAN NOT SIGN THE CONTRACT THE COMPANY AND CLIENT THEREFORE RELEASE ONE ANOTHER FROM ANY AND ALL LIABILITY, LOSSES AND OR OBLIGATIONS INCLUDING THE INSPECTION FEE AND HOLD ONE ANOTHER HARMLESS.

THE HOME INSPECTION IS BEING CONDUCTED IN ACCORDANCE WITH THE LAWS AND STATUES OF THE STATE OF FLORIDA AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AND CODE OF ETHICS OF THE AMERICAN SOCIETY OF HOME INSPECTORS (ASHI™). THE CONTENT IN THIS CONTRACT REFLECTS NATIONALLY ACCEPTED STANDARDS OF PRACTICE IN THE HOME INSPECTION INDUSTRY.

The CONTRACT can be reviewed and signed on-line at our website OR can be printed signed and delivered to our office.
www.MISInspect.com
Fax: (941)755-8953
cmarquette@TampaBay.rr.com
OFFICE PHONE: (941)358-1901

I. Section 1—INSPECTION REPORT

The Home Inspection REPORT shall consist of the CONTRACT, DEFINITIONS OF CONTRACT TERMS PAGE(S), SUMMARY OF SIGNIFICANT VISUAL FINDINGS PAGE(S), PHOTO(S), DATA PAGE(S) AND REMARKS PAGE(S). A Sample REPORT is available for review at our website.

II. Section 2—SCOPE OF INSPECTION

The COMPANY agrees to conduct a "VISUAL" INSPECTION of the "READILY ACCESSIBLE" areas of the PROPERTY as conditions exist at time of the INSPECTION. The COMPANY will provide the CLIENT with objective information regarding the property. The COMPANY intends to identify and disclose "MAJOR DEFICIENCIES" and "WORKING CONDITION" of the systems and components. "MINOR DEFICIENCIES" and "COSMETIC DEFICIENCIES" may be mentioned; however the INSPECTION does not attempt to identify all of them.

The INSPECTIOIN will include, but may not be limited to: exterior, interior, ceilings, floors, walls, windows, insulation, ventilation, electrical, plumbing, heating and cooling, permanent appliances, irrigation, negative exterior grade, roof, roof covering and attics. Additions to the standard inspection are available upon request: crawlspaces, swimming pools, spas, waterfront, outbuildings, barns, etc.

III. Section 3—SCOPE OF CONDOMINIUM, TOWN HOME AND VILLAS INSPECTION (Limited Inspection)

The SCOPE OF CONDOMINIUM, TOWN HOME AND VILLA INSPECTIONS is the same as **Section 2 "above"** less the excluded areas listed herein. In the majority of Condominium, Town Home and Villa communities the CLIENTS area of responsibility begins on the interior of the structure, so the standard INSPECTION will exclude: common areas, structure, exterior, roof and roof covering, driveways, sidewalks and any areas that are the responsibility of the governing association or organization. Additions to the standard inspection are available upon request.

IV. Section 4—LIMITATIONS OF THE INSPECTION

The COMPANY is conducting a VISUAL INSPECTION of the READILY ACCESSIBLE areas of the PROPERTY. LIMITATIONS OF THE INSPECTION include: areas that cannot be viewed due to being "INACCESSIBLE", "LATENT" or "CONCEALED"; areas that are INACCESSIBLE due to size limitations or hazards to the inspector, interior of walls, below ground, covered by wall coverings, carpet, tile, furniture, insulation and areas that would necessitate removal of surfaces or defacing of property. The COMPANY and its inspectors will do their utmost as experienced professionals to perform a thorough INSPECTION.

V. Section 5—EXCLUSIONS FROM THE INSPECTION

GENERAL EXCLUSIONS INCLUDE: wear and tear on surfaces, cosmetic deficiencies, low voltage... (continued on page 2)

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(continued from page 1)… ground lighting, security systems, rodents, termites, septic systems, wells, water treatment systems, vegetation, fences, swimming pool slides and diving boards, non-attached grills, and swimming pool fences.

ENVIRONMENTAL EXCLUSIONS: This is not an environmental hazard INSPECTION. We do not address the possible presence or potentially harmful substances or environmental hazards, including but not limited to; buried or above ground oil tanks and the related distribution lines, radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, water or airborne hazards, mold, mildew, present or absence of Chinese Drywall.

Licensed professionals are available in our area to perform inspections on all of the aforementioned excluded items in this section.

VI. Section 6—CHINESE DRYWALL SCREENING

The COMPANY will screen for the effects of Chinese Drywall in accordance with the Florida Department of Health guidelines which are presently located at:
http://www.cpsc.gov/info/drywall/remediations091511.pdf
http://www.cpsc.gov/info/drywall/IDguidance031811.pdf
Review these documents. A copy of these documents will be provided to you upon request. Corrosive effects can come from sources other than Chinese Drywall. Screening is not a warranty or guarantee that Chinese Drywall is or is not present.

VII. Section 7—THIS INSPECTION IS NOT A WARRANTY OR GUARANTEE

The INSPECTION is not a WARRANTY or GUARANTEE, expressed or implied, regarding the adequacy, life expectancy, efficiency or performance of any inspected PROPERTY, item, or system. Typical life-spans will be included in the REPORT on some of the systems but they are for your consideration only.

The INSPECTION is a SNAPSHOT in time (WE CANNOT SEE INTO THE FUTURE). Systems and components can fail between the time of the INSPECTION and when you take possession of the property. This INSPECTION cannot guard against failures occurring subsequent to the INSPECTION. We recommend you receive a clear understanding from your Real Estate Professional and/or Attorney as to who is responsible to keep the systems and components in WORKING CONDITION up to time of closing and or taking possession.

It is the responsibility of the CLIENT to confirm that all systems and components are in WORKING CONDITION and that any expected repairs have been performed on the PROPERTY prior to closing.

COMPANY will take no responsibility for failed systems and components that occur subsequent to the INSPECTION.

To help in this regard our COMPANY makes available “WALK-THROUGH INSPECTIONS” and “RE-INSPECTION” services. Contact our office for details. WALK-THROUGH AND RE-INSPECTIONS ARE LIMITED INSPECTIONS.

VIII. Section 8—CONFORMING PROPERTY AND BUILDING PERMITS

It is the responsibility of the CLIENT to determine if the property is conforming to State and Local building codes, zoning codes, FEMA regulations and to research permitting of alterations and improvements. The COMPANY performs no services in this regard and will take no responsibility.

IX. Section 9—LIMITATION OF LIABILITY

The client acknowledges and agrees that the total amount of financial liability and or responsibility for any claim against the COMPANY (its principles, agents, employees, successor in interest, inspectors, or affiliates) for error or emissions, loss or damage resulting from a failure to perform any of its obligations, including but not limited to, negligence, breach of contract, or otherwise shall be no more than the dollar amount equal to the fee received for the inspection.

X. Section 10—NOTIFICATION OF CLAIM OR ADVERSE CONDITION “CLAIM”

In the event that the CLIENT believes that they have a CLAIM against the COMPANY for any reason, the CLIENT agrees to the following procedure to address said CLAIM or the Client will be in BREACH OF CONTRACT and the COMPANY will have no obligation to consider said CLAIM.

- **A. The CLIENT agrees to submit the CLAIM within 7 working days of discovery. The CLAIM shall be submitted to the COMPANY in writing with all supporting documentation within the aforementioned period of time. The COMPANY agrees to respond in writing within 7 working days to arrange investigation of the CLAIM.**
- **B. The CLIENT agrees to give the COMPANY and or its agents timely and full access to investigate the CLAIM prior to any repair, replacement, or alteration being performed. The only exception being “IN CASE OF EMERGENCY” as described in paragraph C. Below.**
- **C. IN CASE OF EMERGENCY: The CLIENT agrees that the only exception to paragraph B. will be for the CLIENT to take limited corrective measures to repair, replace or alter conditions that would cause immediate physical damage to persons or property.**
- **D. The COMPANY shall have the right to conduct a thorough investigation of all CLAIMS, in a timely manner. The finding shall be submitted in writing to the CLIENT. Should the ... (Continued on page 3)**

…(continued from page 2) COMPANY agree with all or a portion of the CLAIM has merit the COMPANY in agreement with the CLIENT shall have repair, replacement or alteration performed at COMPANY expenses or agree to a financial settlement. At such time the CLIENT shall release the COMPANY of any and all liabilities in writing.

XI. Section 11—DISPUTE RESOLUTION

Any unresolved controversy, claim, adverse condition or matter in question between the COMPANY and CLIENT arising out of or related to this CONTRACT or its breach, enforcement or interpretation (DISPUTE), will be settled by arbitration administered by the AMERICAN ARBITRATION ASSOCIATION under its arbitration rules, and judgment on the award rendered by arbitrator (s) may be entered in any court having jurisdiction thereof. The parties shall select an arbitrator (s) who is familiar with the home inspection industry.

XII. Section 12—ATTORNEYS FEES AND COSTS

The parties will split equally any arbitration fee occurring in any arbitration permitted by the CONTRACT, and each party will pay their own costs, expenses, and fees, including attorney's fees. The prevailing party shall be entitled to recover from the non-prevailing party the costs and fees, including reasonable attorney fees.

XIII. Section 13—CONFIDENTIAL TERMS OF THIS CONTRACT

This INSPECTION is for the sole and condiential use of the CLIENT and intended for distribution to the representatives who are directly involved with the CLIENT or the CLIENTS transaction. The INSPECTION is a SNAPSHOT of time and should not be relied upon by any third party at any time for the sale or purchase of this property. MARQUETTE INSPECTION INC. disclaims all liability related to any third party use of this INSPECTION.

XIV. Section 14—TYPOGRAPHICAL ERRORS AND OMISSIONS

The CLIENT will allow the COMPANY to correct typographical errors and omissions at no liability to the COMPANY.

THIS IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING

(Client Signature)	February 19, 2016 (Date)
(Additional Client Signature)	February 19, 2016 (Date)
(Marquette Representative Signature)	February 19, 2016 (Date)

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DEFINITIONS OF CONTRACT TERMS

EXCLUSIONS

Systems, Components, Conditions, Items, Features and Areas that are deliberately left out of and not included in the INSPECTION.

INACCESSIBLE / UNOBSERVABLE

See contract lines 46-51

LATENT or CONCEALED

Defects that are intentionally or unintentionally hidden from view.

LIMITED INSPECTION

Limited as compared to a full inspection describe in Section #2 that includes the exterior, ETC. Common limited inspections include but are not limited to: Condominiums, Town home & Villa Inspections, See Section #3

MAJOR DEFICIENCY

Deficiency that will require further inspection, repair, service or replacement to bring a system or component into WORKING CONDITION.

MINOR DEFICIENCY and/or COSMETIC DEFICIENCY

Aesthetic imperfections that do not affect the WORKING CONDITION including but not limited to, pitted or discolored swimming pool surface; non-structural cracks on walls, floors, ceilings; discoloration, scratches, dents; worn or missing caulking, non-structural surface corrosion, rust, etc.

PROPERTY

Physical address including structures, systems and components less EXCLUSIONS.

READILY ACCESSIBLE / READILY OBSERVABLE

Available for visual inspection without moving of personal property, dismantling, destructive measures, or any action that will likely involve risk of injury to the inspector or damage property.

RE-INSPECTION (Limited Inspection)

Inspection to confirm repairs related to SUMMARY or SIGNIFICANT VISUAL FINDINGS has been performed.

TYPICAL LIFESPAN / LIFE EXPECTANCY

Generally accepted useful life of a system or component located within our geographical area. Budget to replacement those nearing or older than TYPICAL LIFESPAN.

VISUAL / OBSERVABLE

View by means of eyesight.

VISIBLE

Can be seen without need of visual enhancement other than illumination and located in a READILY ACCESSIBLE area.

WORKING CONDITION

Operating in the manner in which the system or component was designed to operate.

WALK-THROUGH INSPECTION (Limited Inspection)

A limited inspection for properties **we have** recently performed a HOME INSPECTION upon. The inspection will include a RE-INSPECTION. Inspection will be performed in accordance with BUYERS **Real Estate Contract WALK-THROUGH inspection clause. A copy of said clause must be forwarded and attached to the inspection order,** COMPANY will inspect according to said clause. Roofs will not be mounted, attics will not be accessed and crawlspaces will not be entered unless re-inspection repairs are to be viewed in or on the areas.

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PHOTO(S)

DATA PAGES: (Detailed checklist of systems or components) ..... **Page #9-20**

LIFESPAN CHART / LIFE EXPECTANCY CHART ..... **Page #21**

REMARKS AND INSPECTION INFORMATION:
(Inspection procedure, limitations, and general remarks..... **Page#22-31**

LEGEND FOR DATA PAGES

⊛ See Summary Page

Star ⊛ in a circle next to **See Summary Page** is directing you to an important comment or deficiency related to that section.

▣ Working Condition

Blackened square ▣ next to **Working Condition** identifies that the system or component has been inspected and found to be in WORKING CONDITION. WORKING CONDITION is defined as: Operating in a manner in which the system or component was designed to operate.

▣ N/A

Blackened square ▣ next to **N/A** means that this system or component does **NOT APPLY** to the inspection and was not inspected. The system or component does not exist or is EXCLUDED as in the case of condominium common areas.

*** (Example)**

An asterisk **(*)** next to a system or component refers to general information (**NOT DEFICIENCIES**) on the REMARKS AND INSPECTION INFORMATION PAGES.

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Part II

Inspection

xxxxxx

Bradenton FL 34203

Summary, Data, and Remarks

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MARQUETTE
INSPECTION, INC

7186 21st St. E.
Sarasota, Florida 34243
(941) 358-1901
marquetteinspect@gmail.com
MISinspect.com

Feb 19, 2015

Summary

The use of this summary constitutes acceptance of all terms and conditions of the

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

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

Exterior
A. This inspection is being performed on a Condominium, Villa, or Townhouse. We do not know who is responsible for maintenance, repair or replacement of the exterior and exterior openings (balcony's, exterior walls, roof, windows, skylights, doors, etc.). We do not fully inspect the buildings exterior. We recommend the buyer receive a history of repairs, clarification as to who is responsible, and a statement that windows, doors, and roof are watertight at this time and in accordance with the buyer’s contract. Our visual

inspection does not replace the responsibility of the Seller and or Association responsible for maintenance.
B. Multiple small holes at the back lanai screening.

Interior
A. Dry water stains visible at ceiling in first floor half bathroom. This is located below air handler, which does show evidence that it has leaked in the past(see air conditioning comments below).
B. Dry water stains at ceiling in lanai closet, above water heater. Water stains visible around window and at wall below window in back bedroom, located approximately above this area. There are also water stains in the attic above this area. These are indications of roof leaks and/or water intrusion around the window. Recommend buyer request history of repair from seller/association. We are not attempting to determine if this area is watertight at this time, as we have not had significant rainfall within the week prior to the inspection.
C. Repairs/touch up paint visible at living room ceiling near ceiling fan. This area is located approximately below the second floor bathrooms. There may have been some type of a plumbing leak above this area in the past. Area remained dry at time of inspection. Recommend buyer request history from seller.
D. Dryer appears to be partially venting back into the laundry closet. Dryer vent pipe may need adjustment, or pipe may need to be cleared of lint.

Electric
A. Water heater disconnect breaker is a 60 amp breaker, with what appears to be undersized wire. Breaker may need to be switched to a smaller breaker. This is located in the water heater closet at the back lanai. Recommend licensed electrical contractor inspect and determine if correction is needed at this time.
B. Nonfunctional GFCI electrical receptacle located at back exterior wall inside of lanai. The button does trip, but does not shut down power to the receptacle when tripped.

Plumbing
Recommend licensed plumbing contractor inspect and prescribe correction for following plumbing deficiencies:
A. Continuous drip at the half bathroom sink, when the water is in the off position. This appears to be the results of the hot water control valve below the sink. We returned the valve to the off position after testing. Drain stop has also been removed from the sink.
B. Kitchen sink faucet leaks from the top of the fixture, down onto the countertop, while operating.
C. Front bedroom bathroom

1. Water is currently turned off to the toilet, which is usually an indication of a deficiency. The inside the toilet bowl appears to be clogged with debris. Recommend service. We did no further testing of this toilet.

2. Bathtub drain stopper is nonfunctional. Tub does not hold water.

3. Drain stop has been removed from sink.

4. Leak at drain section below sink.

D. Back bedroom bathroom

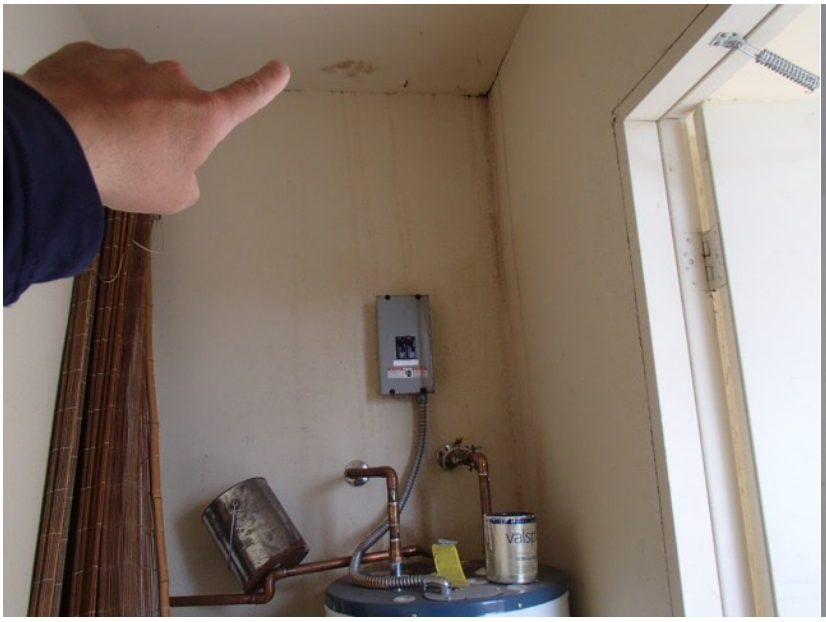
1. Drain stopper has been removed from the tub.

2. Flush handle and/or flapper may be in need of adjustment, as the flapper is getting stuck in the up/open position after the toilet is flushed.

Air Conditioning

A. Air-conditioning system appears to be the original 2 ton, 1999/2000 system, but condensing unit outside could possibly be a few years younger based on the serial numbers. Recommend buyer request paperwork, in order to verify age of units/system. Typical lifespan of an air-conditioning unit/system is approximately 12 to 15 years.

B. Water stains at platform below air handler, in air return, and at ceiling and half bathroom located below this area. Evaporator coil is completely clogged with debris, and the system is in need of service at this time. System was cooling, but we are not attempting to determine if it is still leaking at this time. Recommend licensed HVAC contractor inspect, perform general service cleaning, and prescribe any necessary corrections.



DANGER

60
60
Type QP

End of pics

Building Data

Building Type*

⊛ See Summary Page

□Single Family Detached □Duplex □Commercial □Manufactured Home □Other_____
▣Wood Frame ▣Masonry □Steel Building □Other_____
▣Condominium, Town Home and Villas Inspection - Limited Inspection with Exclusions (See Section 3, Lines 39-44 of Contract)

▣N/A Association Maintained Building Description*

O See Summary Page ☐**Working Condition** ▣**N/A**

Visible Foundation: O
▣Poured Concrete □Block □Brick/Block □Concrete Piers

Floor Framing: O
□TNC* ▣Concrete on Grade □Wood/Joist □Truss/Joist □Concrete □Other_____

Exterior Wall Framing: O
□TNC* ▣Concrete Block/Stucco □Concrete Block/Spraycrete □Concrete Block/Paint
□Wood Frame/Siding ▣Wood Frame Stucco* □Terra Cotta Block & Stucco
□Wood □Vinyl □Cement □Metal □Other_____

Roof Framing: O
□Conventional Wood ▣Wood Truss □Steel □Concrete □Other_____

Manufactured Home Tie Down: O
□Inspected □Inaccessible Non-Visible □Inaccessible Not Inspected

▣N/A Conditions Found*

O See Summary Page ▣**N/A**

□**Potential "Wood Destroying Organisms"*** □**Wood Rot*** □**Potential "Chinese Drywall" Effects Found***
□**Wood To Ground Contact*** □**Structural Defects***

▣N/A Crawl Space*

O See Summary Page ☐**Working Condition** ▣**N/A**

Floor: O
□Soil □Concrete □Gravel □Shell □Other_____

Walls: O
□Open □Enclosed □Partial Enclosed □Concrete Block □TNC*
□Masonry/Brick Piers □Clearance to Grade_____(See Crawl Space)*

Inspection Access: O
□Unable to Enter Due To Inadequate Access □Inadequate Access to Crawl □Viewed From Exterior
□View From Under the Structure □Unable to Observe □Did Not Crawl Due To Hazards

Condition: O
□Wet or Damp □Standing Water □Ventilated □Insulated Joists
□Vapor Barrier □Open Joists □Closed Joists □Spray Foam Insulated Joists

*** Review Comments on Remarks and Inspection Information Pages**

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Cooling & Heating Data*

We are inspecting the system(s) for **WORKING CONDITION (See Page #5)** to see if the system is functioning normally and producing acceptable temperatures. **Cleanliness of systems is an opinion**. You can expect that the older the system the more accumulation of debris and organisms. Air-handler coils will be identified for cleaning when they are 50% or more full of debris. Visible ductwork will be inspected for detachments and holes. Ductwork varies in efficiency loss, you can expect that the older the ductwork the more efficiency loss.

#1 ▣Main □1st Floor □2nd Floor □Left Side □Right Side □Other_____

⊛ See Summary Page ☐**Working Condition** ☐**N/A**

▣Central Air & Electric Heat □Heat Pump □Central Air □Gas Heat*
□Aqua Coil Heat (Hot Water) □Geothermal Heat Pump ▣Estimated Compressor Age 2000
▣Capacity 2 Ton(s) ▣Tested □Not Tested ▣Air Handler Age 1999
Air Temperature Results: ▣AC Supply 55 ° ▣Return 70 ° □Heat Supply____° □Return____°
Room Air Conditioning Unit No:_____ Room Air & Heat Units_____
Air Filter * O **Distribution System*** O □Ductwork □Flexduct □Metal Supply
□Located At The Air Handler ▣Located In Walls Or Ceiling □Multiple □Duct & Board
□Washable ▣Disposable □Electronic Air Cleanser □UV Light
Notice: AC Unit and Heat Equipment are not disassembled for inspection. ▣Condensate Line Drains

~~#2~~ □Main □1st Floor □2nd Floor □Left Side □Right Side □Other NA

O **See Summary Page** ☐**Working Condition** ☒**N/A**

□Central Air & Electric Heat □Heat Pump □Central Air □Gas Heat*
□Aqua Coil Heat (Hot Water) □Geothermal Heat Pump □Estimated Compressor Age_____
□Capacity _____Ton(s) □Tested □Not Tested □Air Handler Age_____
Air Temperature Results: □AC Supply____° □Return____° □Heat Supply____° □Return____°
Room Air Conditioning Unit No:_____ Room Air & Heat Units_____
Air Filter * O **Distribution System*** O □Ductwork □Flexduct □Metal Supply
□Located At The Air Handler □Located In Walls Or Ceiling □Multiple
□Washable □Disposable □Electronic Air Cleanser □UV Light
Notice: AC Unit and Heat Equipment are not disassembled for inspection. □Condensate Line Drains

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

O **See Summary Page** ☐**Working Condition** ☒**N/A**

□Central Air & Electric Heat □Heat Pump □Central Air □Gas Heat*
□Aqua Coil Heat (Hot Water) □Geothermal Heat Pump □Estimated Compressor Age_____
□Capacity _____Ton(s) □Tested □Not Tested □Air Handler Age_____
Air Temperature Results: □AC Supply____° □Return____° □Heat Supply____° □Return____°
Room Air Conditioning Unit No:_____ Room Air & Heat Units_____
Air Filter * O **Distribution System*** O □Ductwork □Flexduct □Metal Supply
□Located At The Air Handler □Located In Walls Or Ceiling □Multiple
□Washable □Disposable □Electronic Air Cleanser □UV Light
Notice: AC Unit and Heat Equipment are not disassembled for inspection. □Condensate Line Drains

▣N/A Fossil Fuel Tank & System*

O **See Summary Page** ☐**Working Condition** ☒**N/A**

□Metered Gas □LP Gas Tank □Below Ground Tank □Above Ground Tank
□Evidence of Past/Present Fossil Fuel Systems* □Fossil Fuel Tank* □Fossil Fuel Chimney*

*** Review Comments on Remarks and Inspection Information Pages**

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Plumbing Data*

⊛ See Summary Page

Drinking Water Service: O
▣**Working Condition** □**N/A**
▣Public Water □Well*: □1Pump* □2Pumps* □Softener/Aerator/Chlorinator*
Water Supply Pipe*: ▣Copper □CPVC □Unknown □Other_____
Interior Water Supply Pipe: O
▣**Working Condition** □**N/A**
□Copper □CPVC □"Pex Pipe" □Other_____
□Re-piping Has Been Performed □Hot and Cold Supply Line Only □Sewer Pipe
Functional Water Flow*: O
▣**Working Condition** □**N/A**
▣Functional Flow □Low Water Flow*
Waste Discharge Pipe: O
▣**Working Condition** □**N/A**
▣PVC □Cast Iron □Lead □Unknown
Waste Disposal: O
▣Public Sewer □Septic System* □Unknown
Water Heater: ⊛
▣**Working Condition** □**N/A** 40g 2010
▣Electric □Gas □Tankless □Hot Water Recovery System □Re-Circulator Pump
▣Pressure Relief Value Present ▣Pressure Relief Valve Extension Installed

Bath#1 □Master □Hall □1/2Bath □Pool □Other Front bedroom bathroom

⊛ See Summary Page ☐Working Condition ☐N/A

▣Build In Tub □Stall Shower □Whirlpool
□Shower Pan Tested* □Shower/Tub Enclosure
□Ceramic Tile/Stone □Fiberglass Surround □Cultured Marble
▣Toilet 1 ▣1 Sink □2 Sinks □Bidet
Ventilation: ▣Exhaust Fan □Heat □Window □Sliding Glass Door
Floor Covering: ▣Ceramic Tile/Stone □Vinyl □Carpet □Terazzo □Other_____

Bath#2 □Master ▣Hall □1/2Bath □Pool □Other Back bedroom bathroom

⊛ See Summary Page ☐Working Condition ☐N/A

▣Build In Tub □Stall Shower □Whirlpool
□Shower Pan Tested* □Shower/Tub Enclosure
□Ceramic Tile/Stone □Fiberglass Surround □Cultured Marble
▣Toilet 1 ▣1 Sink □2 Sinks □Bidet
Ventilation: ▣Exhaust Fan □Heat □Window □Sliding Glass Door
Floor Covering: ▣Ceramic Tile/Stone □Vinyl □Carpet □Terazzo □Other_____

Bath#3 □Master □Hall ▣1/2Bath □Pool □Other_____

⊛ See Summary Page ☐Working Condition ☐N/A

□Build In Tub □Stall Shower □Whirlpool
□Shower Pan Tested* □Shower/Tub Enclosure
□Ceramic Tile/Stone □Fiberglass Surround □Cultured Marble
▣Toilet 1 ▣1 Sink □2 Sinks □Bidet
Ventilation: ▣Exhaust Fan □Heat □Window □Sliding Glass Door
Floor Covering: ▣Ceramic Tile/Stone □Vinyl □Carpet □Terazzo □Other_____

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Electrical System Data*

⊛ See Summary Page

□**Working Condition** □**N/A**

Main Electrical Service: O

▣Panel Box ▣System Amps 125+ ▣Circuit Breakers □Fuses ▣Grounded

▣Indoor Panel □Outdoor Panel Water Proof □Overhead □Underground

▣Electrical Panel Age 2000 ▣Brand of Electrical Panel Siemens

Circuits: O

▣Ample ▣Ground Fault Circuit Interrupters (GFCI)* □Arc Fault Circuit Interrupters (AFCI)*

▣Three-Prong Grounded Circuitry □Original Two-Prong Ungrounded Circuits*

Conductors: ⊛

▣Branch Wiring: ▣Copper □Aluminum Multi-Strand* Description:_____

□Aluminum Single-Strand* Description:_____

Outlets/Fixtures: ⊛

▣Random Test

Kitchen Including Appliances*

⊛ See Summary Page

Floor: O ▣**Working Condition** □**N/A** ▣Ceramic Tile/Stone* □Vinyl □Wood or Laminate □Terrazzo □Carpet □Other_____

Cabinets: O ▣**Working Condition** □**N/A** □Wood ▣Mica □Foil Surface Doors & Drawers* □Other_____

Counter Tops: O ▣**Working Condition** □**N/A** □Tile/Stone ▣Mica □Solid □Other_____

Sink: ⊛ □**Working Condition** □**N/A**

Dishwasher: O ▣**Working Condition** □**N/A**

Disposal: O ▣**Working Condition** □**N/A**

Range/Oven: O ▣**Working Condition** □**N/A** ▣Electric □Gas ▣Range/Oven Combo □Oven_____ □Range Top

Refrigerator: O ▣**Working Condition** □**N/A** ▣Ice Maker □Water □Ice Maker Through Door

Microwave: O ▣**Working Condition** □**N/A** ▣Operating □Not Operating

Ventilation: O ▣**Working Condition** □**N/A** ▣Exhaust Fan □Ductless □Vented Outside

Clothes Washer: O ▣**Working Condition** □**N/A**

Clothes Dryer: ⊛ □**Working Condition** □**N/A** ▣Electric □Gas ▣Vented* □Metal Vent Pipe □Vinyl Vent Pipe

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Interior Data*

See Summary Page

Floors: O ▣**Working Condition** □**N/A**
▣Carpeting □Ceramic Tile/Stone* □Wood Laminate ▣T.N.C. □Other _____

Walls: ⊛ ▣**Working Condition** □**N/A**
▣Drywall/Sheet Rock □Plaster □Wood □Paneling ▣TNC*

Ceilings: ⊛ ▣**Working Condition** □**N/A**
▣Drywall/Sheet Rock □Plaster □Wood □Paneling ▣TNC*

Stairway, Railing and Balustrades*: O
▣**Working Condition** □**N/A**
▣Wood □Metal □Carpet □Spiral
▣Rail, ▣Height 36 Inches □Width between Balusters_____Inches

Fireplace*: O NA (# of Units)
□**Working Condition** ▣**N/A**
□Flue Liner □Damper □Operated □Metal Pre-Fab □Masonry □Gas Fired

Chimney*: O NA (# of Units)
□**Working Condition** ▣**N/A**
□Metal □Brick □Masonry Chase □Wood Frame Chase in Siding or Stucco

Doors: O ▣**Working Condition**

Windows: ⊛ □**Working Condition** □**N/A**
▣Single Hung □Double Hung □Casement □Awning □Sliding □Jalousy
▣Metal □Wood □Vinyl ▣Screens ▣Fixed Glass □Thermal Pane

Sliding Glass Doors: O
▣**Working Condition** □**N/A**
▣Metal □Wood □Vinyl □Screens

French Doors: O
□**Working Condition** ▣**N/A**
□Metal □Wood □Vinyl □Screens

□N/A Attic Data*

O See Summary Page

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

Access: O
▣**Working Condition** □**N/A**
□Pulldown Stairs ▣Scuttle Hole □No Access
▣Percentage of Accessible Attic 35 %

Insulation: O
▣**Working Condition** □**N/A**
▣Fiberglass □Cellulose □Radiant Barrier □Spray Foam
▣Approx R Value 19+ □No Insulation*

Ventilation: O
▣**Working Condition** □**N/A**
▣Soffet Vent □Ridge Vent □Louvers
□Turbine □Power Vent □No Vents/Spray Foam

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Interior Systems and Components That Are Excluded From The Inspection*

O See Summary Page

Intercom/Radio System*: O Note: Intercom Systems Are Not Tested
□Present ▣Not Inspected

Vacuum System*: O Note: Vacuum Systems Are Not Tested
□Present ▣Not Inspected

Security System*: O Note: Security Systems Are Not Tested
□Present ▣Not Inspected

T.V., Telephone, Internet, Etc.*: O Note: T.V., Telephone, Internet Are Not Tested
□Present ▣Not Inspected

Smoke Detectors/Fire Systems/Fire Supression Systems*: O
□Present ▣Not Inspected

▣N/A Association Maintained Roofing Data*

O See Summary Page

Pitched Roof: O Approximate Age NA
□**Working Condition** □**N/A**
Location: ▣Main Roof □Other
□Hip □Gable □Boston Hip □Mansard □Low Pitch
▣Asphalt/Fiberglass Shingle □Cement Tile □Clay Tile
□Built-Up □Wood* □Metal □Other
□Nail Set □Screw Set □Mortar Set □Foam Set

Flat Or Low Pitch Roof: O Approximate Age NA
□**Working Condition** ▣**N/A**
Location: □Main Roof □Lanai □Other
□Roll Modified Bitumen □Mineralized Surface Roof Coating
□Roll Asphalt with Mineralized Surface □Built-Up Felt, Tar and Gravel on a Low Pitch*
□Built-Up Felt and Tar with Roof Coating □Aluminum Pan Roof*
□Peal and Stick Membrane □Simple Ply (Fiber Tight)

Inspection Method: O
□Walked □From Ground with Binoculars □From Ladder □Sections were Inaccessible ▣Inside Attic

Flashing: O
□**Working Condition** ▣**N/A** ▣Metal □Other

Roof Skylights: O _____ (# of Skylights)
□**Working Condition** ▣**N/A**

▣N/A Association Maintained Exterior Data

O See Summary Page

Exterior/Entry Doors:
x □**Working Condition** □**N/A**
□Wood ▣Metal □Aluminum/PVC/Fiberglass

Exterior Trim Soffet & Fascia: O
□**Working Condition** ▣**N/A**
□Wood ▣Aluminum □Vinyl □Plaster □Other

Gutters & Downspouts*: O
□**Working Condition** ▣**N/A**
□Partial □Complete Exterior

Garage And/Or Carport: O
□**Working Condition** ▣**N/A**
□Single Garage_____ □Double Garage_____ □Carport □Attached □Detached
□1 Door Operator □2 Door Operator □Wood □Metal □Fiberglass
□Other:

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Grounds Data*

⊛ See Summary Page

Grading: O
- □**Working Condition** ▣**N/A**

Sidewalk & Walkway: O
- □**Working Condition** ▣**N/A**
- ▣Concrete □Brick Pavers* □Polly Pebble □River Gravel □T.N.C.* □Other_____

Driveway: O
- □**Working Condition** ▣**N/A**
- □Concrete □Brick Pavers* □River Gravel ▣Asphalt □Other_____
- □T.N.C.* □Gravel/Shell

Steps to Building: O
- □**Working Condition** ▣**N/A**
- □Concrete □Brick □Wood □T.N.C. □Other_____

Fences*: O
- ▣**Not Inspected** ▣**N/A**
- □Wood □Chain Link □PVC □Other_____

Balcony*/Wood Deck*: O
- □**Working Condition** ▣**N/A**
- □Concrete □Wood □Ceramic Tile/Stone □Railing* - □Height____inches □Width with Balusters____Inches

Stairway*: O
- □**Working Condition** ▣**N/A**
- □Concrete* □Paver □Wood □Railing* - □Height____inches □Width with Balusters____Inches

Patio/Wood Deck*: O
- □**Working Condition** ▣**N/A**
- □Concrete □Paver □Wood □Ceramic Tile/Stone

Screen Lania: ⊛
- ▣**Working Condition** □**N/A**
- ▣Aluminum Frame □Wood Frame □Vinyl Windows □Glass Windows
- ▣Floor: ▣Concrete □Wood □Carpet □Brick Paver □Other_____

Lawn Sprinkler System*: O
- □**Working Condition** ▣**N/A**
- □Pump □Well □Automatic □Manual □Tested on Manual Mode □Partial Coverage

Outbuilding(s): O
- ▣**N/A** □Inspected □Not Inspected

▣N/A Waterfront Data*

O See Summary Page

Seawall*: O
- □**Working Condition** ▣**N/A**
- □Concrete □Wood □Rip Rap □Other_____

Dock: O
- □**Working Condition** ▣**N/A**
- □Concrete □Wood □Other_____

Davits: O
- □**Working Condition** ▣**N/A**
- □Manual □Electric □Other_____

Boat Lift: O
- □**Working Condition** ▣**N/A**
- □Manual □Electric □Other_____

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▣N/A Swimming Pool Data*

We are inspecting the system(s) for **WORKING CONDITION (See Page #5)** to see if the system is functioning normally Swimming pool, spa, deck, cage and equipment will be inspected by use of available controls (manual or automatic). Equipment will be reported. Defects will be reported.

NOTE: Slow leaks cannot be identified by this inspection. Swimming pool leak inspection take a minimum of 48 hours and must be performed by a Licensed Swimming Pool Contractor.

Inspector will look for tell-tail signs, such as under water patching putty and surface cracks. This inspection cannot determine how long equipment will fuction or if there are defects below ground.

O See Summary Page

□**Working Condition** ▣**N/A**

SWIMMING POOL & EQUIPMENT*: O

□**Type:** O □Concrete Shell □Fiberglass Shell □Other_____

□**Finish*:** O □Stone/Quartz Plaster □Plaster □Fiberglass Coating □Other_____

□**Deck:** O □Flowcrete □Cool Deck □Paver □Polypebble □T.N.C. □Other_____

□**System Controls:** O □Manual □Auto □Puffer Switch □Auto Timer □Other_____

□**Equipment:** O □Cartridge Filter □D.E. Filter □Sand Filter □1 Pump □2 Pumps □____ Pumps
□Floor Cleaner □Saltwater Purification

□**Heater:** O ▣**N/A**
□Solar □Manual □Auto
□Gas □Manual □Auto
□Heat Pump □Manual □Auto

□**Pool/Spa Lights:** O ▣**N/A**
□Functioning Normally

▣N/A Spa Data*

O See Summary Page

□**Working Condition** ▣**N/A**

□**Type:** O □Conrete Shell □Fiberglass Shell □Filtered & Heated With The Pool
□Filtered Apart From Pool □Other_____

□**System Controls:** O □Manual □Auto □Puffer Switch □Auto Timer □Other_____

□**Equipment:** O □Cartridge Filter □Other_____
□Spa Light

□**Heater:** O □Electric □Gas □Other_____

▣N/A Cage Data*

O See Summary Page

□**Working Condition** ▣**N/A**

□**Type:** O □Mansard □Gable □Flat

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Typical Lifespan / Life Expectancy Chart

Typical Lifespan: Generally Accepted useful Life of a system or component on properties located within our geographical area. **Budget to replace those nearing or older than "Typical Lifespan".**
(Salt-air exposure and poor maintenance will reduce typical lifespan.

	(Years)
Heat & Air-Conditioning	10-15
Heat Pump	10-15
Gas Furnace	15-20
Duct Work	20-50
Water Heater (electric, gas)	10-12
Copper/PVC Water Supply Pipes	30-50
Plumbing Drain Pipes	30-50
Shower Pan	20-30
Septic System	20-30
Electric Panel	25-40
Heavy Roof Shingle	15-18
Light Roof Shingle	12-15
Concrete Tile & Clay Tile Roofs	30-40
Flat Roof (Depending on Material)	08-15
Metal Roof (Depending on Material)	25-40
Dishwasher	05-10
Disposal	05-08
Washing Machine	08-10
Dryer	08-10
Refrigerator	05-10
Swimming Pool Pump	03-05
Concrete Swimming Pool Plaster Surface	10-15
Fiberglass Swimming Pool Surface	10-15
Concrete Seawall	30-50
Fiberglass Seawall	30-50
Dock and Piling	10-15

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Building Remarks

T.N.C

Typical Non-Structural Cracks are COSMETIC and naturally occur in all building systems and structures. T.N.C will not be reported. T.N.C includes but are not limited to: 1/8" on concrete block walls, 1/4" on concrete slabs, 1/4" in wood walls, 1/8" on plaster and drywall, hairline cracks on any surface, settlement of 1/4" or less, etc.

COSMETIC repairs include but are not limited to: replenishing or repair of worn caulking, paint, grouting, trim separation, minor wood rot, water stain, drywall joint separation, etc.

Company is searching for and will report structural defects including structural settlement.

Wood Destroying Organisms, Damage and Wood Rot Inspection:

This inspection is not a Wood Destroying Organism (WDO) Inspection.
We recommend you have a Wood Destroying Organism Inspection performed by a Licensed Termite & Pest Control Company.

Structural Defects:

Include but are not limited to, excessive movement and or settlement, excessive damage to structural systems and or members, etc.

Wood To Ground Contact:

Wood to Ground Contact encourages Wood Destroying Organism infestation and fungi growth.

Chinese Drywall Screening:

COMPANY will screen for effects of Chinese Drywall: **See "Contract" Section #6**

Crawlspace Inspection:

Accessible crawlspaces will be entered if there is no hazard to the inspector. Minimum accessible entry openings to be no less then 20"x20", minimum headroom height 24". Limitation of access will be reported.

Wood Frame and Stucco Inspection:

Visible surface is inspected for excessive cracks, loosened stucco and open terminations. Defects will be reported. Wood frame and stucco is commonly used on the second and third floors above a first floor constructed of concrete block and stucco. Hairline cracks are common and to be expected.

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Cooling & Heating Remarks and Inspection

Note: This inspection is not a MOLD INSPECTION. If you are concerned about HARMFUL MOLD we recommend you have a MOLD INSPECTION performed by a Licensed Mold Assessor. There is no other way to determine if there is HARMFUL MOLD in the system.

Cooling and Heating System Inspection:

Cooling and heating systems are being inspected to determine if they are in WORKING CONDITION.
WORKING CONDITION is defined in our CONTRACT and on the Real Estate Contracts as: Operating in the manner in which the system or component was designed to operate.

System is to be: Functioning normally, producing acceptable temperatures, evaporator coils will be reported for service when obstructed 50% or more.
Accumulated debris and non-structural corrosion will not be reported as a defect. **See "Cleanliness and Corrosion" in cooling and heating systems located below.**

Air-Handler/Furnace: Accessible equipment is inspected for WORKING CONDITION. Only Readily Accessible exterior access covers will be removed to inspect interior and take photographs. Accessible Evaporator coils are inspected to determine if they are free of debris so as not to impede airflow. Supply and return temperatures will be taken and reported. Structural corrosion on housings and cabinets that affect WORKING CONDITION will be reported.

Condenser:
Accessible equipment is inspected for normal function. Condensation drain-line will be inspected for water flow. Structural corrosion on housing that affect WORKING CONDITION will be reported. Condensation drain-lines can plug up at any time and are maintenance items.

Distribution System (Ductwork):
This inspection is not a Ductwork Efficiency Inspection.
Accessible ductwork is visually inspected for abnormal openings and separations. All ductwork exteriors are sealed with tape and or mastic that loosens and opens over time, causing efficiency loss. At the time of writing **Florida Power and Light Company will perform ductwork efficiency inspection for free and supplement the cost of resealing ductwork.**
"Cleanliness and Corrosion" in Cooling and Heating Systems: Facts to Consider.
1. The cleanliness of cooling, heating and ductwork systems is an opinion! Note: It is physically impossible to thoroughly clean all internal workings of a cooling, heating, and ductwork system. Short of replacement, all cleaning is partial cleaning of the system.

2. Ductwork cleaning gives minimal benefits according to the EPA (See http://www.epa.gove/iag/pubs/airduct.html).

3. No one, including uninformed or unscrupulous air-conditioning Service Technicians attempting to sell services, can determine if the debris in your system is **HARMFUL MOLD. It is illegal and immoral to call anything in your system HARMFUL MOLD without having the system professionally inspected and tested by a Florida Licensed Mold Assessor (approximate cost of inspection $400.00+). Contractors using the threat of HARMFUL MOLD without a Mold Inspection are attempting to defraud the Public. Those licensed Contractors should be reported to the "Florida Department of Professional Regulations" for disciplinary action. If it is determined that the system has "harmful mold" it should be treated.**

4. Most cooling systems develop surface corrosion on housing and especially on the evaporator coil frame. Service Technicians often show consumers surface corrosion to induce them to buy new equipment. The main function of cooling systems is to extract water and heat from the air. The interior of the unit is constantly wet, and in turn develops surface corrosion on metal components. Surface corrosion is a fact of life and has nothing to do with air quality. Structural corrosion which causes components to shift, fail, or draw outside air into the system does need correction, but not necessary replacement. (Continued on next page)

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Cooling & Heating Remarks and Inspection

5. High performance filtration and UV lights (Ultra violet) can greatly improve the air quality in your home as long as the systems are functioning normally.

Bottom Line: Air-Conditioning/heating equipment has a typical lifespan of approximately 10-15 years. Some will last longer, some shorter. Be careful and do your homework before you decide to buy new systems or have more than normal surface cleaning performed.

Marquette Inspection Inc. will take no financial responsibility for the cleanliness of or non-structural surface corrosion in Cooling and Heating systems. If you are concerned about cleanliness in the system we encourage you to have the Licensed Air-conditioning Contractor of your choice inspect the system.

Fossil Fuel Heating System Inspection:
Is a visual inspection of the heating system. Units are not disassembled to view the heat exchangers. System will be activated when appropriate and flame observed.

Evidence of Past Fossil Fuel Heat System:
This is not an environmental Hazard Inspection. Company does not perform environmental testing or services. **See "Contract" Section #5.**
It is common for home built before the 1970s to have or have had fossil fuel heating systems. Lingering evidence such as: fuel lines, buried or above ground tanks and or portions of chimneys that are readily visible may be reported for further evaluation.

Water Heater Inspection:
Water heaters are visually inspected for WORKING CONDITION. Outer plumbing connections including, temperature and pressure valve observed. Access panels to heating coils, thermostats and burners are opened to view tank workings. Interior of tank cannot be viewed. Typical Lifespan is approximately 10-12 years. Plumbing and electrical deficiencies will be reported.

Electrical Remarks and Inspection

Electrical Service Panels and Wiring Identified by Insurance Carriers as Hazardous:

Various Insurance Carriers have determined that several electrical panels and some wiring present a high probability of fire and failures. The companies may require removal and or replacement of these components to qualify for their Insurance policy. Insurance Carriers are independent and have the option to choose what properties and under what conditions they will insure a property. We will report those panels and wires that are commonly held as hazardous and reserve the right to add to this list when need be.

Electrical Panels:
Federal Pacific, Zinsco, Sylvania, all Fuse Panels

Wiring:
Single-strand aluminum wire, Knob and Tube wiring, Multi-strand aluminum wire is sometimes questioned but mainly accepted by carrier at this time.

The aforementioned electrical components will be reported on the inspection summary and must be reported on a four-point inspection.

Electrical Deficiency Inspection:
Visible accessible Electrical Deficiencies will be reported.

Smoke Detectors, Fire Alarms and Fire Suppression Systems:
Smoke Detectors, Fire Alarms and Fire Suppression systems **Are Not Tested** nor inspected due to the potential activation of the system and or a monitored alarm.

Ungrounded Circuitry Inspection:
Grounding of residential and commercial circuitry began in the early 1960s. (**Three-prong outlets of today vs. the old ungrounded two-prong outlets)** As of this writing there is no requirement to upgrade ...(Continued on next page)

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Electrical Remarks and Inspection (Continued)

(Continued from previous page)… working ungrounded circuitry to grounded circuitry. Ungrounded outlets are required to have a two-prong outlet so that they are readily identified as an ungrounded outlet. Ungrounded outlets that do not have the correct Two-Prong outlet will be reported.

Exterior Low Voltage Ground Lighting System:

Exterior Low Voltage ground lighting systems are not inspected. In general, low voltage ground lighting systems are of low quality and not intended for long-term permanent use. There are no standards for installation therefore; there are no standards for inspecting.

Kitchen, Interior, Attic Remarks and Inspection

Cabinet Inspection:

Cabinets are inspected for WORKING CONDITION. Cosmetic defects will not be reported.

Thermal Foil Cabinet Finish Inspection:

Thermal Foil Cabinet Finishes (foil) became popular in the 1990s and continue to be used today. Foil material is heat shrunk and glued to the cabinet door, drawers or trim. It is common to develop lose edges and minor detachment of the fronts. Major detachments on fronts and large multiple edge detachments will be reported. Minor detachments will not be reported. Cabinets with major detachments need to be inspected by a cabinet contractor to determine correction.

Real Estate contracts vary on whether the condition is a WARRANTED ITEM or a COSMETIC condition that does not require repair by the seller. Non-deformed loose edges can be glued back in place and are minor repairs. Loose fronts are much more problematic, they cannot be glued back in place. Partial replacement can be difficult to impossible to match existing doors and drawers. Total replacement of doors and drawers may be the only option.

Stairways, Railings and Balustrades Inspection:

Stairways, railings and balustrades are inspected for soundness as fall protection. They are not inspected according to current or past building codes, Height of railing and widths between balustrades will be noted so you can determine if they are suitable for your needs. Defects will be reported.

T.N.C.

See. T.N.C. on Building Remarks Page.

Ceramic Tile:

See Ceramic Tile on Plumbing remarks page.

Interior Systems and Components that are excluded from the Inspection:

Vacuum systems
Intercom and Radio systems
Security, Fire Alarm, Fire suppression systems, and smoke detectors
Telephone, Internet and Television systems
See “Contract” Section #5.

Attic Inspection:

Accessible attics will be entered as long as they pose no hazard to the inspector, otherwise, they will be viewed from the access holes. Approximately 50% of all attic space is INACCESSIBLE due to Insulation, roof slope and system components. Inspector will access as much of the attic as possible and view as much of the INACCESSIBLE areas as possible with a flashlight. (Continued on next page)...

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Kitchen, Interior, Attic Remarks and Inspection (Continued)

(Continued from previous page)…
Minimum opening requirement to access attic is: 20” x 20”. Minimum opening required to walk in attic is, 20” wide and 48” high. Limitation of access will be reported.

Roofing Remarks and Inspection

Roof Surface Inspection:
Roof surfaces with an eave height of 13’ or less will be mounted by the inspector if it is safe for the inspector to do so. Otherwise, it will be reported how the roof was inspected, such as from a ladder or from the ground with binoculars.

The accessible bottom surface of the roof in the attic will be inspected. Wet and dry water stains will be reported. **Note: during dry season, dry water stains may represent active water leaks that occur during wet season.**

Aluminum Pan Roofs (Insulated and Non-insulated):
Aluminum Pan Roofs commonly installed on lanais and carports are not a permanent waterproof roof system. Drips and minor leaks are to be expected. They require maintenance to flashing points and seams to be kept relatively watertight.

Exterior, Grounds, Waterfront, Swimming Pool, Spa, Cage Remarks and Inspection

Gutters and Downspout Inspection:
Other than the structural gutters between swimming pool cage and home attachment, gutter systems are non-permanent systems that have leaks and drips at joints. Leaks and drips will not be reported. Missing gutter system sections, gutters that are full of debris and blocked and missing or sagging gutters will be reported.

T.N.C.
See T.N.C. on Building Remarks Page.

Brick Pavers Inspection:
Brick pavers are individual concrete, natural stone or clay brick that are individually installed over a sand base or sometimes adhered to a concrete substrate. Those installed over sand will shift, settle and be moved by vehicles and tree roots. Periodic leveling is normal maintenance. Severely out of place pavers and trip hazards will be reported.

Lawn Sprinkler System Inspection:
Accessible visible sprinkler and well components will be inspected. System will be run with the control on manual settings. Automatic full cycle cannot be tested due to time constraint. **Note: Inspection is based upon time of inspection only. This inspection cannot determine how long the pumps will continue to function or if there are defects in the system below ground. See “Contract” Section #5.**

Swimming Pool, Spa, Cage Inspection:
Swimming pool, spa, deck, cage and equipment will be inspected by use of available controls (manual or automatic). Equipment will be identified and defects reported.
NOTE: Slow leaks cannot be identified by this inspection. Swimming pool leak inspections take a minimum of 48 hours and must be performed by a Licensed Swimming Pool Contractor.
Inspector will look for tell-tail signs, such as under water patching putty and surface cracks. This inspection cannot determine how long equipment will function or if there are defects below ground.
Swimming pool and spa surfaces are wear surfaces according to Real Estate Contracts and our Contract. Typical Lifespan of the surface is 10-15 years. T.N.C (See building remarks page) occur on all pool surfaces

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Exterior, Grounds, Waterfront, Swimming Pool, Spa, Cage Remarks and Inspection(Cont.)

Fences:
Fences are reported not inspected.

Stairways, Railings and Balustrades Inspection:
See: (Kitchen, Interior, Attic remarks page)

Waterfront Inspection:
Concrete seawalls will be inspected for defects including movement, backfill settlement and structural cracks.. Hairline cracks are not defects. Seawalls cannot be viewed below the water line, of which will vary with the tide. Buried non-visible structure cannot be inspected.
Fiberglas and metal seawalls will be inspected appropriately. Dock and pilings inspected for excessive wear. Lifts and davits inspected for normal function. Water and electric at waterfront will be inspected. Defects will be reported.

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Plumbing Remarks and Inspection

Well and Water Conditioning System Inspection:
Visible equipment, plumbing pipes and electrical supply are inspected. Leaks and electrical hazards will be reported. **Systems are not inspected for water quality or efficiency of operation. We recommend a licensed water quality professional inspect the system to determine if system is operating as intended.**
Water flow from wells can vary between wet and dry times of year. Inspection is based upon time of inspection only. This inspection cannot determine how long the pumps will continue to fuction or if there are defects below ground. **See "Contract" Section #5**

Septic System:
Septic Systems are not inspected. We recommend a licensed septic system contractor inspect to determine if the system is operating as intended. **See "Contract" Section #5.**

Pilot Lights:
COMPANY is not authorized to light pilot lights. All pilot lights need to be on for equipment to be inspected.

Functional Water Flow:
COMPANY will use maximum and varied water-flow though appliances and plumbing fixtures to determine if the property has FUNCTIONAL WATER-FLOW. FUNCTIONAL WATER-FLOW is adequate water-flow to run fixtures and appliances for normal household use. Deficiencies will be reported for further inspection.

Ceramic Tile Inspection:
Ceramic tile on floors and walls will be tapped and visually inspected to determine if they are sufficiently adhered to the sub-strait. Loose tile and missing grout related to loose tile will be reported. Hollow sounding tile that is not loose may be reported but is not a deficiency. Hairline cracks on floor tile adequately adhered to the floor is COSMETIC and not a deficiency.

Shower Pan Inspection:
Shower Pans will be pressure tested by blocking the drain, filling base of the shower with 1/2" of water up the wall and allowing water to stand for an extended period of time. Shower Pans should not leak. Water escaping from the shower may be a shower pan leak/failure. In the case of a leak, we recommend a licensed Plumbing Contractor inspect to prescribe correction.

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Electrical Service and Kitchen Remarks

Power Usage Of Major Appliances and Mechanical Equipment

Electric

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

The Average Modern Florida Electric Service is 150 Amps

Average upgrade cost for an electric service from 100 to 150 Amps is approximately $2,000 to $3,000.

Clothes Washers and Dryers

Have a life-span of 6-12 years. The machines may function differently with a load of laundry than during the inspection when they are empty. Dryers need to be vented to the exterior to prevent moistures from building up in the home. Interior of vent system is not tested. Dryer vents will contain debris and require periodic cleaning performed by a professional.

Ground Fault Interrupters (GRI's)

(Tested Appropriately)

Arc Fault Circuit Interrupters (AFCI)

(Tested Appropriately)

Gas

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

Refrigerators

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

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Interior Remarks

Chinese Drywall
See Contract Section #6

Fireplaces/Chimney
Clean on a routine basis to prevent the buildup of creosote in the flue, the cause of chimney fires.

T.N.C (Typical Non-Structural Cracks)
See (Building Remarks Page)

Stairways, Railing and Balustrades
See (Kitchen, Interior, Attic Remarks Page)

Ceramic Tile and Stone (Hollow Tiles)
See (Plumbing Remarks Page)

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

Exterior/Ground Remarks

Sidewalk, Driveway and Concrete Slab
See (T.N.C. on Building Remarks Page)

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

Roof and Surface Water
Gutters must be regularly cleaned, aligned, properly extended, and have splash blocks to safely disperse excess water. The building must be raised adequately to provide sufficient slope to allow water to move away from the foundation.

Fences
Are noted, not inspected. Fences are not part of the permanent structure and all wood fences will have deterioration, if they are not new. Chain link fences will need adjustments to gates and, often, are installed with gaps at the bottom.

Outbuildings
Are not included in this inspection.

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Roofing Remarks

Roofing Inspection Limitations

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

Asphalt and Fiberglass Shingles

May have a life-span of 15 to 18 years in the South. A new roof may be installed over the original roof unless it is prohibited by the local building code. Most building codes require two layers must be removed to install a new roof.

Cement Tile Roofs

Cement tile roof are generally set with cement or adhesive foam on a lower pitch and set with nails or screws on a higher pitch. The membrane below is the waterproofing surface. It is common and typical for tiles to slip or crack. This can be due to poor installation, expansion and contraction, or can occur during the cleaning process. If the membrane is in good condition, repair of slipped, cracked, or crushed tile is advised. The life span of cement tile roofs is approximately 30 to 40 years.

Roll Roofing

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

Build-Up Roofs On A Flat or Low Pitch

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

Built-Up Felt Tar and Gravel Roof On Higher Pitch

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

Aluminum Pan Roofs

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

Wood Shingles

Have a life-span of to 15 to 30 years. Blow-off and loose shingles are common and to be expected. Annual maintenance to replace and nail missing and loose shingles must be performed to maintain working condition of the roof. Cleaning and sealing should be performed every 3 years.

Metal Roofs

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

Gutters and Downspouts

See (Exterior, Grounds, Waterfront Remarks Page)

Peel and Stick Membrane

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

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