

File Number: 25289CC  
Address of Inspection: South Ocean Boulevard  
Date of Inspection: 1/12/2009  
Buyer's Name: Mr. and Mrs. Buyer

## **GENERAL DESCRIPTION:**

The purpose of the inspection is to identify major, visually observable defects which are present at the time of the inspection and which, in HomeTeam's opinion, might affect the use of the property for its intended purpose or the typical buyer's decision to purchase. The term "major visual defect" is defined as one which is capable of detection by visual examination only and which requires an immediate expenditure in excess of \$1000 to prevent further deterioration of the property. The cosmetic conditions of the paint, wall, floor, and window coverings, etc., are not within the scope of the inspection. Unless requested, the inspection will not address the possible presence of or danger from asbestos, radon gas, lead, carbon monoxide, urea formaldehyde, toxic or flammable chemicals, mold, water or airborne related illness or disease, or other similar or potentially harmful substances. (Please refer to the Inspection Agreement for additional exclusions.)

This inspection and the report provided to you will conform to the Standards of Practice of the American Society of Home Inspectors ("ASHI"). The inspection and the completed Inspection Report are limited by the terms and conditions, exclusions and limitations established by the Inspection Agreement and the ASHI Standards of Practice. We will provide you with a copy of the ASHI Standards upon request, or you can find the Standards online at [www.ashi.com](http://www.ashi.com).

Clients are advised that certain items will fail over time and there are no means by which any inspection can predict any occurrences, or when they may occur. The Inspection Report is not an insurance policy. Clients are urged to obtain Building Insurance and Appliance Warranties prior to occupation. The client acknowledges that certain components of the house may function in a manner consistent with their purpose at the time of inspection, but may cease to function, change, and/or deteriorate abruptly without notice. *Buyers are urged to test all electric appliances, air conditioning systems, pool equipment, garage door openers, gas appliances, and yard irrigation systems, as applicable, at the final walk through to verify function prior to closing.*

All conditions are reported as they existed at the time of the inspection and are limited to readily accessible areas of the property as defined in the Inspection Agreement. Client agrees that any liability of HomeTeam, its employees, sub-contractors, agents, officers, and directors, shall be limited to fifteen times the amount of the inspection fee paid by the Client.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Throughout this report, the terms "right" and "left" are used to describe sides of the

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home as viewed facing the property from the street.

The inspected property consisted of a single story detached structure that was vacant at the time of the inspection. The block structure had stucco, styrene, and concrete trim covering the exterior of the home. **There was some styrene trim damage on the left side patio upper rear soffit.** The siding appeared to be adequate, with typical minor shrinkage and settlement cracking visible on all exterior walls. *There was some balcony rainwater staining visible under the front wall balcony.* All siding defects, including telephone, HVAC, electrical, plumbing, and cable TV penetrations should be adequately repaired, filled and sealed as a matter of periodic routine maintenance, to prevent moisture intrusion which could contribute to the premature deterioration of the siding and compromise the structural integrity of the wall cavities. Any cracks should be monitored regularly. There were no major visual defects observed in the visible portions of the siding.

The home was situated on a level lot on a prepared mound. The general grade around the home appeared to be adequate to direct rainwater away from the foundation. The age of the home was reported to be approximately four years old and did not appear to have been previously occupied.

There was a paver walkway leading to a single-stepped porch in the front of the home. There was a similar paved walkway connecting the front yard with the rear patio and pool deck area. The right side walkway metal gate was in operating condition. **There was some paver edge and paver settlement on the right side walkway.** There were no major visual defects observed in the walkway or the front entryway.

There was a paver driveway in the front and on the left side of the property, which led to the attached garage. The driveway was in serviceable condition with some minor surface settlement and edge wear typically observed in driveways of this type and age, but with no evidence of excessive or unusual deterioration. There were no major visual defects observed in the driveway.

#### **GARAGE:**

The attached garage was designed for two vehicles with access provided by two metal overhead style doors. The Raynor electric garage door opener was tested and found to be functional and the automatic safety reverse mechanism were tested and found to be functional. The painted concrete garage floor was in serviceable condition with minimal settlement cracking, **but the paint had peeled off in numerous places. Heat-resistant specialized garage floor paint is required.** There was minor settlement cracking in the upper right side wall. There were no major visual defects observed in the garage or the door mechanisms.

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### **SLAB-ON-GRADE:**

The full floor slab was not visible at the time of the inspection because of the stone floor coverings. There were no indications of current moisture present. There were no major visual defects observed on the visible portions of the slab. Please note that the conditions of any utilities within or under a slab, such as plumbing or ductwork, are not within the scope of the inspection. The existence of pilings under the slab was not determined. There were no loose floor tiles at the time of inspection.

### **SECOND LEVEL FLOOR STRUCTURE:**

The second story floor structure consisted of a poured concrete sub-floor. The complete floor structure was not visible at the time of inspection because of the carpet or tile floor coverings. Please note that the conditions of any utilities within or under a floor, such as plumbing or ductwork, are not within the scope of the inspection. **There was an extensive stone floor scratch near the air handler closet door.** There were no major visual defects observed in the floor structure

### **PATIO:**

There was a stone patio located at the rear of the dwelling. The patio floor extended to the rear of the property and connected with the pool deck. The patio floor did not appear to slope toward the foundations. There were no major visual defects observed on the patio.

### **PATIO COVER:**

There was a wood-finished ceiling over the patio that was the underside of the second level balcony. There were concrete patio ceiling and second level balcony concrete and stucco support columns. *The DCS gas grille located on the left side of the patio could not be tested, as there was no gas supply.* There were no major visual defects observed on the patio cover or its support structure.

### **BALCONIES:**

There were concrete tiled balconies located on the second level at the front and rear of the dwelling. The safety railings were securely installed. Due to the surface coverings, the condition of the balcony sub floor and support structures could not be determined. *Balcony floor and wall connection surfaces should be regularly cleaned and sealed and all flashings and connections should be periodically maintained to reduce the potential for moisture intrusion, which could compromise the structural integrity of the balcony support structure, and any adjacent roof and wall components.* There were no major visual balcony defects.

File Number: 25289CC  
Address of Inspection: South Ocean Boulevard  
Date of Inspection: 1/12/2009  
Buyer's Name: Mr. and Mrs. Buyer

## **ROOF STRUCTURE:**

The roof was covered with concrete barrel tile. Walking carefully on the roof allowed a visual inspection of the roof surfaces and flashing. An inspector from ABC123 Roofing Company completed this inspection. The age of the roof covering was estimated to be approximately four years. There were no major visual defects detected on the exterior of the roof, and no repairs were required. For additional information, please refer to the attached Roof Report. *This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof.*

## **ATTIC STRUCTURE:**

The attic was accessed in the master bedroom closet. The attic above the living space was insulated with Icynene foam insulation. Soffit vents provided ventilation throughout the attic. The roof structure consisted of two-inch by four-inch wood trusses spaced twenty-four inches on center and plywood sheathing.

Because of the configuration of the trusses and the ductwork, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks; however, there was no indication of *current* roof sourced moisture penetration on any interior wall or ceiling surface. All suspect areas were tested with a moisture meter and were found to be dry at the time of inspection, unless otherwise stated in this report. There were no major visual defects observed in the attic or roof structures.

## **FIREPLACE:**

A gas-log fireplace was located in the living room. The fireplace had no flue and was designed specifically for a gas appliance. *The gas log appliance could not be tested, as there was no gas supply.* **There were stone mortar cracks in the mantel and faux chimney that required repair.**

The roof drainage system consisted of copper gutters and downspouts, which appeared to be functional at the time of the inspection, with typical minor joint and seam leaking. Gutters and downspouts should receive periodic routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

## **PLUMBING:**

The visible water supply lines throughout the dwelling were primarily copper pipe. The water was supplied by a public water supply. The visible waste lines consisted primarily of PVC pipe. The property was reported to be connected to a public sewer system. HomeTeam did not test for the presence of any former or current septic tank or dry well

File Number: 25289CC  
Address of Inspection: South Ocean Boulevard  
Date of Inspection: 1/12/2009  
Buyer's Name: Mr. and Mrs. Buyer

system. HomeTeam recommends that Buyers verify that the property is connected to either/or a public sewer system or septic tank and/or drywell system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. **On the first level, the foyer bathroom commode seat was loose; and the kitchen sink water heater was leaking. On the second level, the left front bathroom shower diverter did not function; the master bathroom spa motor and sprayer did not function; and there was minor tile regrouting required in the master bathroom shower seat.** Plumbing fixtures should be adequately sealed/caulked at all wall and cabinet joints to prevent moisture penetration which could lead to the premature deterioration of adjacent surfaces and framing components, and may contribute to conditions conducive to the promotion of mold growth. Water flow throughout the dwelling was adequate. Water pressure was tested on the exterior of the home and found to be 55 to 60 pounds per square inch. *There were two exterior faucets on the right side walls of the home.* There were no major visual defects observed in the visible portions of the plumbing system. **A licensed plumber should conduct further evaluation to determine an accurate cost of any necessary repairs, prior to closing.**

Shower pan testing was conducted and no leaking was evident at the time of the inspection.

There was a 75-gallon capacity, gas water heater located in the garage. Rheem manufactured the water heater. Information on the water heater indicated that it was manufactured four years ago. *The water heater was not functional at the time of the inspection as there was no gas supply.* Any water heater older than ten years of age should be considered to be nearing the end of its normal life expectancy and subject to failure at anytime.

The water meters were located in the front yard. *There appeared to be separate meters for the home and yard irrigation system.* The water meter dials were observed for approximately thirty seconds. There was no continuous rotation of the meter dials prior to entering the vacant property. The main water shutoff valve for the property was located adjacent to the water service entry point on the right side of the home near the walkway gate.

The yard irrigation system consisted of a Rainbird electric timing mechanism connected to a wall-mounted rain gauge and multiple zone distributor. When manually cycled, there was water supply observed in all zones. *Some sprinkler heads required minor routine cleaning and adjustment to restore full function.* The structural integrity or condition of the underground and other non-visual plumbing was not determined.

The gas meter was located near the right side walkway and pool equipment. Although no actual testing was performed to detect the presence of gas fumes, *there was no noticeable odor of gas detected at the time of the inspection as the supply was locked off at the meter.* **No gas appliances were subsequently tested, and a qualified gas**

File Number: 25289CC  
Address of Inspection: South Ocean Boulevard  
Date of Inspection: 1/12/2009  
Buyer's Name: Mr. and Mrs. Buyer

**supply and appliance technician should reconnect the gas supply and test the appliances prior to closing.**

#### **ELECTRIC SERVICE:**

The underground electric service wire entered the property on the right side wall. The electric meter was located on the same exterior wall. The system appeared to be adequately grounded. The service wire entered two main General Electric service panels, each with a 200 amps and 120/240 volt rated capacity. There were two corresponding 200-amp and 120/240 volt rated capacity General Electric sub panels located in the garage. The branch circuits within the sub panels were copper. These branch circuits and the circuit breakers to which they were attached did appear to be appropriately matched. The visible wiring consisted primarily of Romex and conduit and appeared to be in serviceable condition.

A *representative* number of accessible installed lighting fixtures, switches, and receptacles located throughout the dwelling were inspected. A number of the receptacles were in use at the time of this inspection. Some light bulbs were missing or inoperative. All interior and exterior light bulbs should be installed and tested prior to the final walk through. The grounding and polarity of receptacles within six feet of plumbing fixtures were also tested. There were some GFCI protected circuits located in the kitchen, bathrooms, exterior walls, and garage. **The right side GFCI receptacle in the laundry did not trip when tested.** All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were AFCI protected circuits located in the bedrooms.

The electrical service appeared to be adequate for the electrical service demands of the dwelling. Alarms, electronic keypads, remote control devices, timers, intercoms, low voltage exterior lighting, stereo/sound systems, telephone, television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system, **but a licensed electrician should conduct further evaluation to determine an accurate cost for any required repairs prior to closing.**

#### **WINDOWS, DOORS, WALLS AND CEILINGS:**

A *representative* number of accessible windows and doors were inspected. The primary windows were constructed of aluminum, and were of casement and fixed designs with impact-resistant glass. The doors were primarily aluminum with wooden interior surfaces. **The right front bedroom, dining room and right rear living room double door lower bolts were seized and the doors were subsequently not opened. Similar conditions existed in the second level front bedroom balcony access door. There was lower door panel expansion and join separation, including minor wood deterioration, visible in these doors, and moisture meter testing revealed elevated moisture content. The front first level entryway door had an air gap and no weather seal fitted.** There were no other major defects

File Number: 25289CC  
Address of Inspection: South Ocean Boulevard  
Date of Inspection: 1/12/2009  
Buyer's Name: Mr. and Mrs. Buyer

observed in the windows or doors. **A qualified door repair technician should conduct further evaluation to determine an accurate cost of repairs prior to closing.**

The interior wall and ceiling surfaces were finished with drywall. *There were previous repairs visible in the garage ceiling, and minor settlement cracking in the garage right side upper wall. On the second level, there was minor mezzanine column capital and ceiling separation, and mortar separation was visible on the fireplace mantel and faux chimney. There was separation of the lower wall and baseboards in the left front second level bedroom. The second level air handler closet cabinet stand and interior closet walls had condensate and mold damage. The stand was wet when measured with a moisture meter. A qualified mold remediation specialist should conduct repairs and conduct clearance air sampling.* Accessible ceiling and wall staining, where present, was tested with a moisture meter and was found to be dry at the time of inspection, unless otherwise stated in this report. Possible problem areas may not be identified where doors, windows, interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings, **but a qualified wall repair specialist should conduct repairs.**

#### **STAIRS:**

The connecting concrete and stone finished staircase was in serviceable condition and the metal safety railings were found to be complete and securely installed.

#### **CABINETS AND HOUSEHOLD APPLIANCES:**

The visible portions of a *representative* number of installed cabinets and counter tops were in serviceable condition.

In keeping with the standards of the American Society of Home Inspectors (ASHI) inspectors are not required to inspect the household appliances and, accordingly, household appliances are not within the scope of this inspection. *As a customer service, HomeTeam inspectors have turned on the fixed appliances to check operational function only.* No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. *HomeTeam recommends that an Appliance Warranty be purchased to protect against repair or replacement expenses. All appliances should be tested at the final walk-through, prior to closing.* The following appliances were operated and visually inspected:

*The gas range was not tested, as there was no gas supply.* The accuracy of the timer mechanisms and settings on oven/ranges are not within the scope of this inspection.

The range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection.

File Number: 25289CC  
Address of Inspection: South Ocean Boulevard  
Date of Inspection: 1/12/2009  
Buyer's Name: Mr. and Mrs. Buyer

The built-in microwave oven was inspected and did appear to be in serviceable condition. The accuracy of the timing mechanisms and temperature settings are not within the scope of this inspection.

The SubZero kitchen and U-Line master bedroom refrigerator was inspected and did appear to be functional. The temperature settings and the function of any icemakers and/or water dispensers are not within the scope of the inspection.

The Asko dishwasher was observed through a complete cycle and appeared to be functional when set on the "wash" and "drain" cycle.

The ISE kitchen island disposal was inspected and appeared to be in serviceable condition. The efficiency rating is not within the scope of the inspection.

There was a cartridge water filter system under the kitchen sink. No test for water quality was conducted. Buyers are urged to obtain service or maintenance records for any water conditioning or filtration equipment to determine if the manufacturers water quality standards have been maintained. **The Insta Hot tank less water heater and attached hot faucet did not appear to be functional.**

The Beam wall cavity vacuum cleaning system was inspected at the canister only and did appear to be in serviceable condition. The efficiency rating, and the performance of vacuum lines and ports throughout the home, is not within the scope of the inspection. *Buyers are urged to fully test the system at the final walk through to verify function*

#### **LAUNDRY APPLIANCES:**

There was a Maytag washer. This appliance was tested through a complete cycle and did appear to be functional. Please note that the washer was run without clothing and, therefore, some defects may appear when run full of clothing which may not have been evident at the time of the inspection. The cleaning efficiency is not within the scope of this inspection.

There was a Maytag gas dryer. *This appliance was not tested, as there was no gas supply.*

The wall-mounted ironing board timer and electrical supply were operational.

#### **ELEVATOR:**

Elevator inspections can only be conducted by a licensed elevator technician, and are not included in a standard home inspection. Subsequently the elevator was not inspected nor tested. Buyers are urged to obtain the Certificate Of Occupancy from the Builder to confirm that the elevator complies with all State, County and National operating and safety standards prior to occupancy.

File Number: 25289CC  
Address of Inspection: South Ocean Boulevard  
Date of Inspection: 1/12/2009  
Buyer's Name: Mr. and Mrs. Buyer

## **HVAC INSPECTION REPORT:**

The three, five-year-old Heating, Ventilating and Air Conditioning, (HVAC), systems were inspected by a qualified HVAC technician. **Repairs were required. Please refer to the attached HVAC Report.** Annual maintenance of the HVAC equipment is essential for safe and efficient performance, which will maximize any system's life expectancy. No air quality testing was conducted, but mold was visible in the second level air handler closet. *Any air conditioning unit that has exceeded ten years of age, is nearing the end of its normal life expectancy, and is subject to failure at anytime. This system should be tested at the final walk through, prior to closing, to verify function.*

## **CONTROLS:**

The control for each Heating Ventilating and Air Conditioning system were 24-volt thermostats located in the first and second levels of the home. The thermostat manufacturer was Robert Shaw and each control was found to be in working order. There were functional humidistat controls adjacent to the thermostats.

There will be normal temperature variations from room to room and level to level. The cooling supply adequacy or distribution balances are beyond the scope of the inspection.

## **HVAC FILTERS:**

All filters should be replaced or cleaned, as applicable, on a regular basis to comply with manufacturers specifications and to maintain the efficiency of the air conditioning units. Filter suitability and efficiency ratings are not within the scope of this inspection.

## **WOOD DESTROYING ORGANISM, (WDO), INSPECTION:**

XYZ123 Pest performed the wood destroying organism inspection. No treatment was required. Please refer to the attached WDO report for further information. *The original Clear WDO report was given to the Buyers Realtor at the time of inspection.*

## **POOL INSPECTION REPORT:**

This report is based upon a visual inspection and does not constitute a guarantee or warranty of any kind. This inspection does not eliminate the need for routine maintenance, or purport to evaluate the system design.

The pool surface was gunite with Diamondbrite surfacing. There was a functional waterfall system on the rear edge of the pool. There was etching and minor discoloration observed in the pool surface that was in keeping with the effects of water chemical imbalance, age, and the exposed nature of the pool. The stone coping and tile inlay were complete. There were some minor stone coping separations, particularly

File Number: 25289CC  
Address of Inspection: South Ocean Boulevard  
Date of Inspection: 1/12/2009  
Buyer's Name: Mr. and Mrs. Buyer

on the right rear corner of the pool. The deck surrounding the pool was constructed of stone. There were safety fence holes on the pool deck, and a safety fence was stored on the left side of the yard. There were some areas of minor settlement in the decking. There were no major visual defects observed in the pool.

The A. O. Smith circulating pump was operational but noisy, indicating that the pump may be nearing the end of its service life *at the time of the inspection*. The pump was connected to an Intermatic timing mechanism that was manually overridden for the purpose of determining the equipment performance.

The Pentair pool cellular media filter was operational at the time of the inspection. The condition of the filter cartridge or filter screening is beyond the scope of the inspection. The pressure gauge was functional. The pool lighting was functional at the time of the inspection and was operated from an interior living room wall switch.

**The pool equipment was not secure at the time of this inspection.**

*The Jandy pool gas heater was not operational at the time of the inspection as there was no gas supply.*

This inspection does not include testing the water chemical balance. This testing is considered routine maintenance. No analysis was performed to determine if leaking was occurring. Hidden pool leaking can only be detected with specialized equipment that is beyond the scope of this inspection. No test of the water quality, including the bacteria level, was conducted.

**FENCING:**

The fencing was in serviceable condition and the gating was functional at the time of the inspection. *The yard right side walkway entry gate did not appear to completely comply with current pool access safety standards.* Buyers are urged to comply with all pool fence safety requirements that the City and State mandate, prior to occupation.

**\*REPAIR COST ESTIMATES:**

**Repair styrene soffit, Page 2, \$100**

**Paver settlement, Page 2, \$200**

**Repaint garage floor, Page 2, \$700**

**Buff second level stone floor scratch, Page 3, \$300**

**Repair mortar cracks, Pages 4 and 6, \$400**

**\*Repair mold-related air handler cabinet and wall damage and conduct air sample mold clearance, Page 6, (Anticipate approx. \$2,000)**

**\*\*\*Evaluate plumbing-related repairs, including kitchen sink water heater, Pages 5 and 8, \$300 (Anticipate approx. \$1,000 total repairs)**

File Number: 25289CC  
Address of Inspection: South Ocean Boulevard  
Date of Inspection: 1/12/2009  
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**Electrical item, Page 6, \$125**

**\*\*\*Door evaluation, Page 7, \$125 (Anticipate approx. \$3,000)**

**\*\*\*Air conditioning issues, as per attached HVAC Report and Page 9, minimum \$250**

**Secure pool equipment, Page 10, \$100**

**Reconnect gas supply and test appliances, Page 6, \$250**

**\*\*\*Costs of repairs will be determined after recommended evaluations are completed.**

\*In keeping with the "ASHI" Standards, HomeTeam is not required to determine the methods, materials, or costs of repairs, replacements or corrections. *As a customer service, repair estimates are supplied to the Client only as a guide to determine approximate costs of materials and labor for specified work, and these repair cost estimates should not be used for, or relied upon, for negotiating purposes.* All repairs required may not be listed, including additional costs resulting from any recommended evaluations. **HomeTeam recommends that qualified contractors conduct further evaluations of any defective items/systems identified in this Inspection Report, to determine an accurate and competitive cost of repairs prior to closing.** HomeTeam does not report manufacturer's product recalls. The existence, or otherwise, or knowledge of, Building Permits for any modifications to the property is beyond the scope of the inspection.

Note: The buyer should obtain and verify all permits, documentation, and warranty information prior to closing.

Note: There was mold visible in the second level air handler closet. Please refer to the attached HVAC report. The presence of certain mold and mold spores in buildings can result in mild to severe health effects in humans and can deteriorate the structure of the building resulting in structural damage. HomeTeam recommends that the mold be analyzed to determine the type of mold present in the building.

Buyers are urged to obtain further information concerning mold and air quality from the following sources:

[www.doh.wa.gov/ehp/ts/IAQ/Got-Mold.html](http://www.doh.wa.gov/ehp/ts/IAQ/Got-Mold.html)

<http://www.epa.gov/iaq/molds/index.html>

[www.iaqcouncil.org](http://www.iaqcouncil.org)

[www.iaqa.com](http://www.iaqa.com)

# ABC123 Inspection & Consulting

123 NE ABC Ct

Ft Lauderdale Fla. 33334 PHONE (954)123-4567

**INSPECTION PO #25289**

## **Address of Property Roof - S Ocean Blvd Highland Beach.doc**

THIS IS A FIRST INSPECTION Date 1/12/09

A Qualified roofer employed by this firm has inspected the roof(s) at the above address. The inspection reveals the roof(s) and covering(s) **ARE** in satisfactory condition with **NO VISIBLE** evidence of leaks at the time of inspection. **This only represents the condition of the roof at the time of our inspection and is not a guarantee or warranty.**

- This report was rendered for a visual inspection only for those elements of the structure that were available for inspection. The following areas were inaccessible: Some of the attic, some closets full.
- **Date of last substantial rain:** Nov 30 08

*All ceiling stains and imperfections have been tested with a moisture meter and, unless otherwise noted, show negative. Depending on date of last substantial rain, moisture meter may show negative on active leaks.*

**Pitch Roof age:** 4 years. Original

**Type of Roof System:** Barrel tile

### **Clear Roof**

This is a report on the water tightness of the visible and accessible areas of the roof, fascia boards and soffit and not a guaranty of the existing or future condition of the same as to undetectable present or future leakage and/or damage occasioned by wood borers, other infestation, fungi or dry rot.

**LIMITATION OF LIABILITY** – ABC123 Inspection and Consulting Inc in rendering this report assumes no liability beyond the cost of said report. Existence of structural damage, if any, to the integrity of the roof or its supporting members is not encompassed by this Report but such information can be tested for and made available to anyone seeking the same at extra cost.

The purview, limitations and scope of this Report does not include any skylights or the possible leakage around the framing of the same, nor does this Report cover ventilators which pierce the roof, stacks, antennas and attachments or any other devices which may have been attached to the basic roof structure or pieced the integrity of the outer “skin” of the roof.

Recommended wood replacement only references visible rotten, decayed or wood damaged by wood destroying organisms and the depth of the damage has not been probed or exposed where same is covered by other materials or rendered inaccessible due to location.

*Attached and/or free standing aluminum, fiberglass, or metal panel standing seam or other panel roof are not considered permanent structures and therefore are not included in this Report. Trees should be kept trimmed back from roof. All ceiling stains and imperfections have been tested with a moisture meter and, unless otherwise noted, show negative. It is normal for roofs to have previous repairs to it. Nothing in this instrument shall render ABC123 Inspection and Consulting Inc in any respect liable for any damage to the building, or to the interior thereof, or to the property contained therein, or for any injuries and/or damages sustained by any person whomsoever. ANY REINSPECTION WILL BE DONE AT AN ADDITIONAL CHARGE.*

I certify that I have no interest, present or prospective in the property, Buyer, Seller, Broker, Mortgage or other parties involved in the transaction. Only the condition of the system as of this date is warranted by this inspection. Date 1/13/09 Report prepared by **Mr. Roofer**

Report accepted by:

Date: 1/13/09

Any use of this report, whole or in part, shall be construed as an acceptance of all conditions outlined in this report if the report is signed or unsigned. This report is a part of the Hometeam Inspection Report and must be used in conjunction with that report.

Section 100D of the title 18 U.S.C., “ Federal housing administration transactions actions,” provides : whoever, for the purpose of - influencing any way the action of such administration - makes, utters or publishes any statement, knowing the same to be false- shall be fined not more than \$5000.00 or imprisoned not more than two years or both.” Other federal statutes provide severe penalties for the fraud as intentional misrepresentation made for the purpose of influencing the issuance of any guaranty or insured or the making of any loan by the administrator of the veteran affairs. Copyright 1997.

# AIR & INSPECTIONS, INC.

Woodworth Drive  
Wellington, FL 33414

(561) FAX (561)

Licensed & Insured CAC

HVAC

## INSPECTION REPORT

FILE # 25289-1

Bill To:	Home Team Inspection Service	Technician:	CHIP	Date:	1/12/2009
Customer Name:	MR & MRS BUYER				
Street Address:	S. OCEAN BLVD.				
City,State,Zip:	HIGHLAND BEACH 33487				
<b>UNIT</b>	<b># 1</b>	<b>#2</b>	<b>COMMENTS</b>		
A/H Make	CARRIER (5 TON)	CARRIER (3 TON)	CARRIER SPLIT SYSTEMS		
A/H Model #	FB4BNB070	FA4BNC042	AGES ALL (YEARS): 5		
A/H Serial #	1104A73147	2104A81648	NORMAL SIGNS OF AGE		
Heater AMPS	NO ACCESS (1)	OK			
Blower Mtr. AMPS	"	OK			
Blower Wheel	"	LIGHT DIRT			
Cooling Coil	"	LIGHT DIRT,MOLD	NOTE 1: TAPE SEALED		
Drain Pan	"	OK MOLD	NOTE 2: DRAIN LINE SEPERATED		
A/H Cabinet Cond.	OK	OK	ALLOWING WATER TO DRAIN ONTO		
Plenum Cond.	TAPE SEPERATIONS	OK	STAND CAUSING WATER STAINING TO		
A/H Stand	N/A (ATTIC)	SEE NOTE (2)	CEILING BELOW A/H, DAMAGE AND		
Duct Work	LIMITED ACCESS (OK)	LIMITED ACCESS (OK)	MOLD TO STAND AND WALLS IN A/H		
Air Movement	OK	OK	CLOSET (INSPECTOR CONNECTED DRAIN		
Approx. Temp Drop	17	LOW	LINE FOR INSPECTION)		
Unit is near / at / beyond normal life expectancy.	-----	-----	SIGNS OF PREVIOUS WATER LEAKS INTO		
C/U Make	CARRIER	CARRIER	AUXILLIARY PANS AT #1 AND #3 A/H'S.		
C/U Model #	38BRC060360	38BRC036340	(ATTIC)		
C/U Serial #	1404E04593	1904E25411	SERVICE CALL #2 SYSTEM (INCLUDING		
Compressor AMPS	OK	LOW	FREON LEAK CHECK) \$165		
C/U Fan AMPS	OK	OK	CHECK DRAIN LINE AND DRAINAGE #2		
Contactord Cond.	OPERATING	OPERATING	SYSTEM \$85		
C/U Coil Cond.	LIGHT CORROSION	LIGHT CORROSION	(TO DETERMINE POSSIBLE		
C/U Cabinet Cond.	LIGHT RUST	LIGHT RUST	REPAIR/REPLACEMENT)		
Hurricane Protect	YES	YES	REGULAR MAINTENANCE, (FILTERS,		
Unit is near / at / beyond normal life expectancy.	-----	-----	DRAIN LINES, ETC.)		
At time of inspection, system was / was not / operating at expected levels.	<b>WAS</b>	<b>WAS NOT</b>	<b>EST. COST FOR REPAIRS:</b>		
			<b>\$250 MINIMUM</b>		

*This report is for informational purposes only. It represents the opinion of the inspector at the time of the inspection. No warranties are expressed or implied.*

**AIR & INSPECTIONS, INC.**

Woodworth Avenue  
Wellington, FL 33414

(561) FAX (561)

Licensed & Insured CAC

HVAC

INSPECTION REPORT

FILE # 25289-2

Bill To:	Home Team Inspection Service	Technician:	CHIP	Date:	1/12/2009
Customer Name:					
Street Address:					
City, State, Zip:	HIGHLAND BEACH				
<b>UNIT</b>	<b># 3</b>			<b>COMMENTS</b>	
A/H Make	CARRIER (2.5 TON)			REGULAR MAINTENANCE, (FILTERS, DRAIN LINES, ETC.)  <b>EST. COST FOR REPAIRS:</b>  \$	
A/H Model #	FA4BNC030				
A/H Serial #	1004A80343				
Heater AMPS	OK				
Blower Mtr. AMPS	OK				
Blower Wheel	LIGHT DUST				
Cooling Coil	LIGHT DUST, MOLD				
Drain Pan	OK				
A/H Cabinet Cond.	OK				
Plenum Cond.	OK				
A/H Stand	N/A (ATTIC)				
Duct Work	LIMITED ACCESS (OK)				
Air Movement	OK				
Approx. Temp Drop	18				
Unit is <b>near / at / beyond</b> normal life expectancy.	-----				
C/U Make	CARRIER				
C/U Model #	38BRC030320				
C/U Serial #	0904E25697				
Compressor AMPS	OK				
C/U Fan AMPS	OK				
Contacto Cond.	OPERATING				
C/U Coil Cond.	LIGHT CORROSION				
C/U Cabinet Cond.	LIGHT RUST				
Hurricane Protect	YES				
Unit is <b>near / at / beyond</b> normal life expectancy.	-----				
At time of inspection, system <b>was / was not /</b> operating at expected levels.	<b>WAS</b>				

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**WOOD-DESTROYING ORGANISMS INSPECTION REPORT**

Section 482.226, Florida Statutes and Chapter 5E-14.142, F. A. C.

CHARLES H. BRONSON  
 COMMISSIONER

**SECTION 1 - GENERAL INFORMATION**

Inspection Company: Pest Control, Inc. Business License Number: \_\_\_\_\_  
Inspection Company Name

Company Address: Pompano Beach, FL 33064 Phone Number: \_\_\_\_\_  
Company City, State and Zip Code

Inspector's Name and Identification Card Number: Raymond [unclear] Print Name ID Card No. 15671

Address of Property Inspected: 3624 SW 11th Ave, Pompano Beach, FL

Structure(s) on Property Inspected: Single Family House

Inspection and Report requested by: Horse Team # 25289 Name and Contact Information

Report Sent to Requestor and to: \_\_\_\_\_ Name and Contact Information if different from above

**SECTION 2 - INSPECTION FINDINGS - CONSUMERS SHOULD READ THIS SECTION CAREFULLY**

**THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.**

This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.

This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. **A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.**

**NOTE: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.**

**Based on a visual inspection of accessible areas, the following findings were observed:**  
 (See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)

- A.  **NO visible signs of WDO(s) (live, evidence or damage) observed.**
- B.  **VISIBLE** evidence of WDO(s) was observed as follows:
1. **LIVE WDO(s):** \_\_\_\_\_  
(Common Name of Organism and Location - use additional page, if needed)
2. **EVIDENCE** of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence):  
 \_\_\_\_\_  
(Common Name, Description and Location - Describe evidence - use additional page, if needed)
3. **DAMAGE** caused by WDO(s) was observed and noted as follows:  
 \_\_\_\_\_  
(Common Name, Description and Location of all visible damage - Describe damage - use additional page, if needed)

**THIS IS PAGE ONE OF A TWO PAGE REPORT**

**SECTION 3 - OBSTRUCTIONS AND INACCESSIBLE AREAS:** The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

Attic

SPECIFIC AREAS: \_\_\_\_\_

REASON: \_\_\_\_\_

*ALL TRITS / COUL CLEAN OUT AREAS.*

Interior

SPECIFIC AREAS: \_\_\_\_\_

REASON: \_\_\_\_\_

*WALL VOIDS AREAS NOT SEEN FROM VIEW.*

Exterior

SPECIFIC AREAS: \_\_\_\_\_

REASON: \_\_\_\_\_

Crawlspace

SPECIFIC AREAS: \_\_\_\_\_

REASON: \_\_\_\_\_

Other:

SPECIFIC AREAS: \_\_\_\_\_

REASON: \_\_\_\_\_

**SECTION 4 - NOTICE OF INSPECTION AND TREATMENT INFORMATION**

EVIDENCE of previous treatment observed:  Yes  No If Yes, the structure exhibits evidence of previous treatment. List what was observed: \_\_\_\_\_

(State what visible evidence was observed to suggest possible previous treatment - use additional page, if needed)

**NOTE:** The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: \_\_\_\_\_

*NOT WASSER HEATER*

(State the location)

This Company has treated the structure(s) at the time of inspection  Yes  No

If Yes: Common name of organism treated: \_\_\_\_\_

(Common name of organism)

Name of Pesticide Used: \_\_\_\_\_ Terms and Conditions of Treatment: \_\_\_\_\_

Method of treatment:  Whole structure  Spot treatment: \_\_\_\_\_

Specify Treatment Notice Location: \_\_\_\_\_

**SECTION 5 - COMMENTS AND FINANCIAL DISCLOSURE**

Comments: \_\_\_\_\_

(Use additional pages, if necessary)

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent: \_\_\_\_\_

*[Handwritten Signature]*

Date: \_\_\_\_\_

*1/12/09*

Address of Property Inspected: \_\_\_\_\_

*SAME AS #1*

Inspection Date: \_\_\_\_\_

*1/12/09*

**THIS IS PAGE TWO OF A TWO PAGE REPORT**