



Inspection Report

Property Address:



Inspect It, Inc.

**John J. Brown HI571
9291 SW 18 RD
Boca Raton, FL
954-684-5188**



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Date: 9/8/2012	Time: 01:00 PM	Report ID: 20120908
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Seller's Agent, Buyer & Buyer's Agent

Type of building:
Single Family (2 story)

Approximate age of building:
Over 50 Years

Temperature:
90's

Weather:
Hot and Humid, Heavy Rain

Ground/Soil surface condition:
Wet

Rain in last 3 days:
Yes

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Tile
Rolled Roofing

Most Recent Re-Roofing Permit on Record:

Unknown at time of inspection

Viewed roof covering from:

Walked roof

Chimney (exterior):

Masonry Stucco

Items

1.0 ROOF COVERING

Comments: Inspected, Repair or Replace

(Picture 1) Debris need to be removed. A/C should drain into an area where the water will not pool and reduce the life of the roof covering.

(Picture 2 - 6) Recent repairs are visible.



1.0 Picture 1



1.0 Picture 2



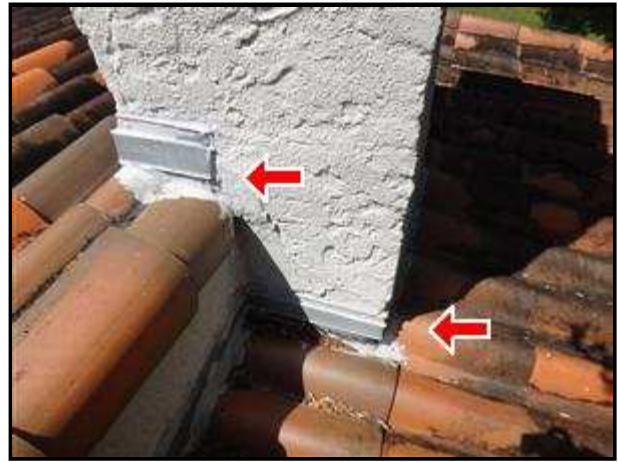
1.0 Picture 3



1.0 Picture 4



1.0 Picture 5



1.0 Picture 6

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace

(Picture 1 & 2) Main house flat roofing system is not draining properly because the drainage holes are clogged with debris and need to be cleaned. (Picture 3) Directly below the South East drain there is the Kitchen window area that is showing signs of water intrusion.

(Picture 4 - 6) Downspouts need splash guards.



1.3 Picture 1



1.3 Picture 2



1.3 Picture 3



1.3 Picture 4



1.3 Picture 5



1.3 Picture 6

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Repair or Replace

See Termite Report for further inspection details.

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace

(Picture 1) Door is difficult to open/close. Latch assembly does not function properly.



2.1 Picture 1

2.2 WINDOWS

Comments: Inspected, Repair or Replace

(Picture 1 - 8) Several windows that appear to be original or aged, have had and will require maintenance to keep water intrusion from happening. The wood framing around these windows has visible rot/deterioration.



2.2 Picture 1

2.2 Picture 2



2.2 Picture 3



2.2 Picture 4



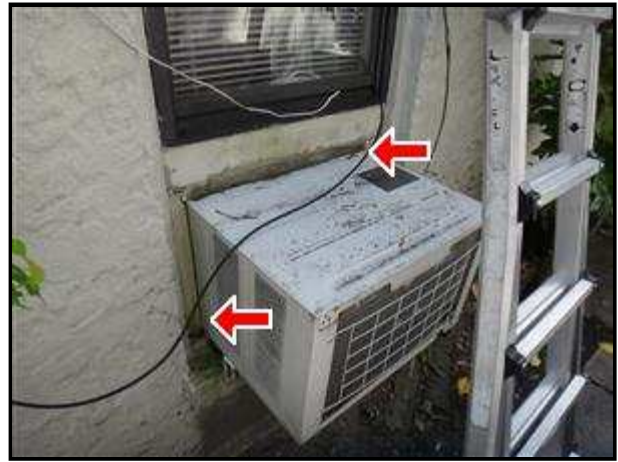
2.2 Picture 5



2.2 Picture 6 Secaond floor master suite



2.2 Picture 7 Guest house



2.2 Picture 8 Guest house window a/c

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected, Repair or Replace

(Picture 1) Concrete walkway is lifting and is a trip hazard.



2.3 Picture 1

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Items

3.0 CEILINGS

Comments: Inspected, Repair or Replace

(Picture 1 - 7) Moisture stains were visible in some areas. No moisture was present at time of the home inspection. Due to the design of the home, having a crawlspace makes it easier for the water to drain off and evaporate quicker in the wall or attic areas than a more recently built home, making it difficult some times to correctly diagnose an active water leak from a non active water leak. These areas may require further investigation.

(Picture 8) Ceiling is very low at the stairway to the master suite.



3.0 Picture 1 Guest bedroom



3.0 Picture 2 Guest bedroom ceiling



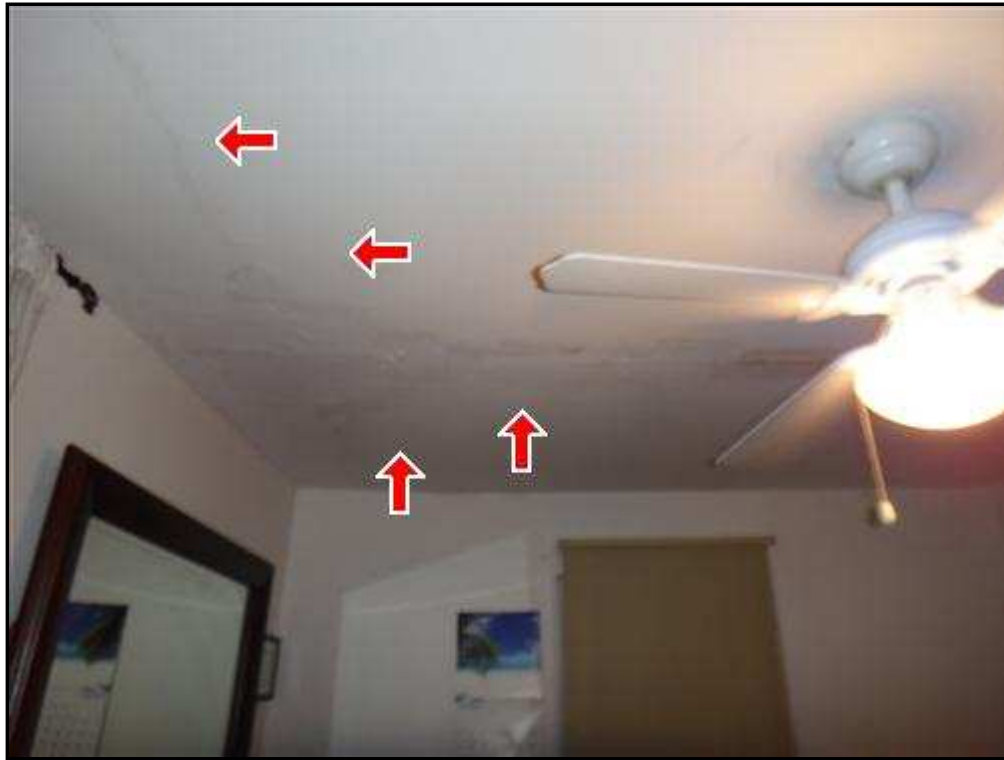
3.0 Picture 3 Southwest bedroom closet



3.0 Picture 4 Southwest bedroom closet ceiling



3.0 Picture 5 Main house hallway



3.0 Picture 6 Guest house



3.0 Picture 7 Guest house



3.0 Picture 8

3.1 WALLS

Comments: Inspected, Repair or Replace

(Picture 1) This window is below one of the clogged drain holes for the roof. There is moisture damage visible. No moisture was present at the time of the inspection.



3.1 Picture 1

3.2 FLOORS

Comments: Inspected, Repair or Replace

See structural section 4.2

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

(Picture 1) The first step is not uniform with the rest of the stairs. This is a trip hazard.



3.3 Picture 1

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

3.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

Several windows are original or aged and could not or were very difficult to open.

(Picture 1) Master bathroom window is cracked.

(Picture 2) Laundry room window would not close completely.



3.6 Picture 1



3.6 Picture 2

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Masonry block
Poured concrete

Method used to observe

Crawlspace:

From entry
Unsafe conditions
Obstructed
Limited access

Floor Structure:

Wood joists

Wall Structure:

Concrete Block

Roof-Type:

Gable
Hip
Flat

Method used to

observe attic:

From entry

Attic info:

Air Handler/Ductwork blocked access

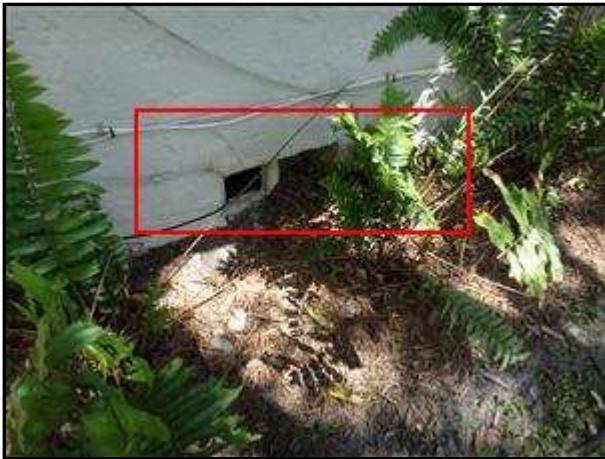
All portions of the attic were not easily accessible. Therefore some areas of the attic could not be inspected.

Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected, Repair or Replace

(Picture 1 & 3) Crawlspace needs vent screening over access holes to prevent animals/pests and debris from entering, and at the same time, maintaining sufficient ventilation. Many ventilation areas of the crawlspace have been blocked with additions. There is evidence of elevated moisture in the crawlspace over time.



4.0 Picture 1



4.0 Picture 2

4.1 WALLS (Structural)

Comments: Inspected

4.2 FLOORS (Structural)

Comments: Inspected, Repair or Replace

(Picture 1 - 4) As discussed during the home inspection, there are several areas of the floor that are sagging.

(Picture 5) There has been some structural support added in the crawlspace that appears to be compromised at time of inspection.



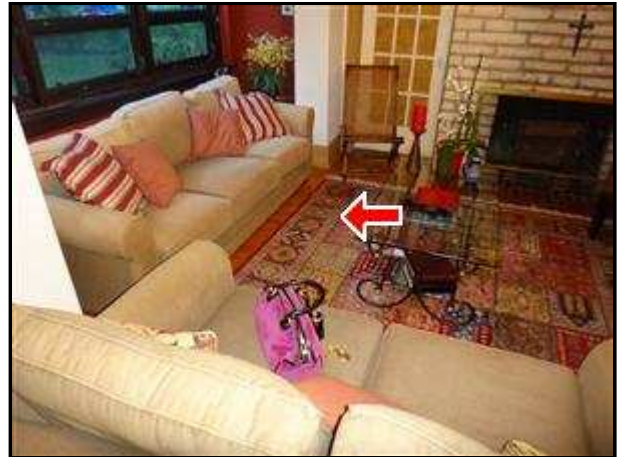
4.2 Picture 1



4.2 Picture 2



4.2 Picture 3



4.2 Picture 4



4.2 Picture 5

4.3 CEILINGS (structural)

Comments: Inspected

4.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected, Repair or Replace

(Picture 1) There is a visible moisture stains/damage in the attic space over the rear of the main house. No moisture was present at time of the inspection. The roof sheathing in this area is rotted.



4.4 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Plumbing Waste:
PVC
Cast iron

Water Heater Power Source:
Electric

Water Heater Capacity:
40 Gallon
19 Gallon

Water Heater Manufacturer:
AMERICAN
HOTPOINT

Water Heater Location:
Closet
Master Bathroom Closet
Outside Rear Exterior Wall - Heater should be protected from outside elements.

Water Heater Age:
Unknown

Items

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: Inspected

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected, Repair or Replace

(Picture 1) Heater is not installed to local codes and is not designed to be installed outside.

(Picture 2) Heater is not supported correctly. Stand is too small for this heater.

(Picture 3 & 4) Heater electrical wiring should be in protective sheathing.



5.2 Picture 1 Guest house water heater



5.2 Picture 2 Main house



5.2 Picture 3



5.2 Picture 4

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service

Branch wire 15 and 20 AMP:

Copper

Panel capacity:

(1) 200 AMP
100 AMP

Wiring Methods:

Romex

Panel Type:

Circuit breakers

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected, Repair or Replace

(Picture 1 - 3) The protective sheathing over the wires is weathered. It also appears to be not enough slack in the wire to prevent damage. It is too close to the roof surface to allow the proper amount of slack needed to prevent damage.



6.0 Picture 1



6.0 Picture 2



6.0 Picture 3

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Repair or Replace

(Picture 1 & 2) Main panel service panels are rusted/corroded.



6.1 Picture 1



6.1 Picture 2

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

Several outlets and switches are older and worn. These should be replaced as necessary.

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

6.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

(Picture 1) Rear exterior wall of Guest house

(Picture 2) Main house hallway wall



6.5 Picture 1 Main panels



6.5 Picture 2 Distributipn panel

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Types of Fireplaces:

Solid Fuel

Central Air/Handler Age:

UNKNOWN - GOOD CONDITION

Number of AC Systems:

One

Cooling Equipment Type:

Air conditioner unit

Central Air/Condenser Manuf.:

PHILCO

TEMPERATURE DIFFERENCE (supply - return):

18 Degrees

Central Air/Handler Manuf.:

PHILCO

Central Air/Condenser Age:

Unknown

Items

7.0 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

7.1 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

7.2 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, Repair or Replace

(Picture 1) Drywall is damaged in closet. Disconnect box has been bypassed and there is no disconnect present.

(Picture 2) Drywall is damaged in closet, Copper piping insulation is deteriorated, and paint cans should not be stored near the a/c return.



7.2 Picture 1 A/C closet



7.2 Picture 2 A/C closet

7.3 NORMAL OPERATING CONTROLS

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Items

8.0 INSULATION IN ATTIC

Comments: Inspected, Not Present

8.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected, Not Present

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected, Not Present

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected, Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

9.0 DISHWASHER

Comments: Inspected

9.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

9.2 RANGE HOOD

Comments: Inspected

9.3 REFRIGERATOR

Comments: Inspected

9.4 WASHING MACHINE

Comments: Inspected

9.5 DRYER

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Lawn Sprinklers

Items

10.0 SPRINKLER OPERATION

Comments: Inspected

10.1 CONTROLLERS

Comments: Inspected

11. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Styles & Materials

Style:

In ground

Items

11.0 OPERATIONAL CONDITION OF POOL

Comments: Inspected

11.1 SURFACE WALLS AND FLOOR OF POOL

Comments: Inspected

11.2 PERMANENT ACCESSORIES CONDITION

Comments: Inspected

11.3 PUMPS FOR CIRCULATION OF WATER

Comments: Inspected

11.4 ARE THERE ANY ALARM SOUNDING DEVICES ON THE DOORS LEADING TO THE POOL?

Comments: No

11.5 POOL HEATERS

Comments: Not Present

11.6 OVERFLOW SKIMMERS AND DRAINS

Comments: Inspected

11.7 ARE THERE ANY OBSTRUCTIONS (WALLS, SHRUBS etc.) THAT WOULD PREVENT FULL VIEW OF POOL FROM HOME

Comments: No

11.8 IS THE POOL FENCED

Comments: No

11.9 DOES FENCE HAVE A SELF CLOSING LATCH AND LOCK ON DOOR

Comments: No

11.10 DOES THE DOOR LATCH HEIGHT AND LOCATION ATTEMPT TO BE REASONABLY DIFFICULT FOR YOUNG CHILDREN TO REACH

Comments: No

11.11 WATER LEVEL SHOULD BE WITHIN INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT

Comments: Yes

11.12 POOL DESIGN AT WATERS EDGE SHOULD NOT INCLUDE OBVIOUS PROTRUSIONS THAT COULD INJURE SWIMMER

Comments: Inspected

11.13 DOES THE SURFACE AROUND POOL ENCOURAGE DRAINAGE AWAY FROM POOL

Comments: Inspected, Yes

11.14 POOL FILTER SYSTEM

Comments: Inspected

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Inspect It, Inc.

**9291 SW 18 RD
Boca Raton, FL
954-684-5188**

Customer

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERING

Inspected, Repair or Replace \$151- \$250

(Picture 1) Debris need to be removed. A/C should drain into an area where the water will not pool and reduce the life of the roof covering.

(Picture 2 - 6) Recent repairs are visible.

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace \$201 - \$250

(Picture 1 & 2) Main house flat roofing system is not draining properly because the drainage holes are clogged with debris and need to be cleaned. (Picture 3) Directly below the South East drain there is the Kitchen window area that is showing signs of water intrusion.

(Picture 4 - 6) Downspouts need splash guards.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

2. Exterior

Inspected, Repair or Replace

See Termite Report for further inspection details.

2.1 DOORS (Exterior)

Inspected, Repair or Replace

\$150 - \$200

(Picture 1) Door is difficult to open/close. Latch assembly does not function properly.

2.2 WINDOWS

Inspected, Repair or Replace

\$10,000 - \$12,000

(Picture 1 - 8) Several windows that appear to be original or aged, have had and will require maintenance to keep water intrusion from happening. The wood framing around these windows has visible rot/deterioration.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace

\$150 -
\$200

(Picture 1) Concrete walkway is lifting and is a trip hazard.

3. Interiors

3.0 CEILINGS

Inspected, Repair or Replace

See section 4.4 - Structr

(Picture 1 - 7) Moisture stains were visible in some areas. No moisture was present at time of the home inspection. Due to the design of the home, having a crawlspace makes it easier for the water to drain off and evaporate quicker in the wall or attic areas than a more recently built home, making it difficult some times to correctly diagnose an active water leak from a non active water leak. These areas may require further investigation.

(Picture 8) Ceiling is very low at the stairway to the master suite.

3.1 WALLS

Inspected, Repair or Replace

\$250 - \$300

(Picture 1) This window is below one of the clogged drain holes for the roof. There is moisture damage visible. No moisture was present at the time of the inspection.

3.2 FLOORS

Inspected, Repair or Replace

See structural section 4.2

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

See section: Exterior 2.2

Several windows are original or aged and could not or were very difficult to open.

(Picture 1) Master bathroom window is cracked.

(Picture 2) Laundry room window would not close completely.

4. Structural Components

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

\$250 - \$300

4. Structural Components

Inspected, Repair or Replace

(Picture 1 & 3) Crawlspace needs vent screening over access holes to prevent animals/pests and debris from entering, and at the same time, maintaining sufficient ventilation. Many ventilation areas of the crawlspace have been blocked with additions. There is evidence of elevated moisture in the crawlspace over time.

4.2 FLOORS (Structural)

Inspected, Repair or Replace

\$5,000 - \$8,000

(Picture 1 - 4) As discussed during the home inspection, there are several areas of the floor that are sagging. (Picture 5) There has been some structural support added in the crawlspace that appears to be compromised at time of inspection.

4.4 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace

\$5,000 - \$8,000

(Picture 1) There is a visible moisture stains/damage in the attic space over the rear of the main house. No moisture was present at time of the inspection. The roof sheathing in this area is rotted.

5. Plumbing System

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

\$501 - \$600

(Picture 1) Heater is not installed to local codes and is not designed to be installed outside.

(Picture 2) Heater is not supported correctly. Stand is too small for this heater.

(Picture 3 & 4) Heater electrical wiring should be in protective sheathing.

6. Electrical System

6.0 SERVICE ENTRANCE CONDUCTORS

Inspected, Repair or Replace

\$501 - \$1000

(Picture 1 - 3) The protective sheathing over the wires is weathered. It also appears to be not enough slack in the wire to prevent damage. It is too close to the roof surface to allow the proper amount of slack needed to prevent damage.

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

\$250 -
\$300

(Picture 1 & 2) Main panel service panels are rusted/corroded.

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

\$150 -
\$250

Several outlets and switches are older and worn. These should be replaced as necessary.

7. Heating / Central Air Conditioning

7.2 COOLING AND AIR HANDLER EQUIPMENT

7. Heating / Central Air Conditioning

Inspected, Repair or Replace

\$200 - \$250

(Picture 1) Drywall is damaged in closet. Disconnect box has been bypassed and there is no disconnect present.

(Picture 2) Drywall is damaged in closet, Copper piping insulation is deteriorated, and paint cans should not be stored near the a/c return.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Inspect It, Inc.
9291 SW 18 RD
Boca Raton, FL
954-684-5188
Inspected By: John J. Brown

Inspection Date: 9/8/2012
Report ID: 20120908

Customer Info:	Inspection Property:
 Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 3,501 - 4,000	425.00	1	425.00
Extra Building (Sm)	75.00	1	75.00
Termite Inspection	75.00	1	75.00
Pool Inspection	50.00	1	50.00
Wind Mitigation Inspection	75.00	1	75.00
4 Point Inspection	75.00	1	75.00
Inspection Discount	-25.00	5	-125.00

Tax \$0.00

Total Price \$650.00

Payment Method: Check

Payment Status: Paid

Note: