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Phone: (954) 340-6615

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ev@magnuminspections.com

Phone: (954) 340-6615

INSPECTIONS Inc.

Client: Mr. Sample

Address:

Date: June 21, 2011

Home Inspection Report



Prepared For: Mr. Sample

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INSPECTIONS Inc.

Client: Mr. Sample

Address:

Date: June 21, 2011

Inspections Requested

Type of inspection	Single family home :			
	<u>Components Inspected</u>			
Structural:	Yes	Electric:	Yes	Sprinkler System: No
Doors, Windows & Interior:	Yes	HVAC:	Yes	Pool: Yes
Plumbing:	Yes	Appliances:	Yes	Roof: Yes

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This inspection report is valid for the date the inspection was performed, unless otherwise noted. The inspection report is for the Client listed above. It may not be used by other entities for any purpose without the written consent of both the Client and Magnum Inspections Inc.

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Client: Mr. Sample**Address:****Date:** June 21, 2011

Magnum Inspections Inc. *Standards of Practice*

1. PURPOSE AND SCOPE

1.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspections. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

1.2 Inspectors shall:

A. inspect:

1. Readily accessible systems and components of homes listed in these Standards of Practice.
2. Installed systems and components of homes listed in these Standards of Practice.

B. report:

1. On those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
2. A reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
3. The inspector's recommendations to correct or monitor the reported deficiency.
4. On any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

1.3 These Standards are not intended to limit inspectors from:

- A. Including other inspection services, systems or components in addition to those required by these Standards of Practice.
- B. Specifying repairs, provided the inspector is appropriately qualified and willing to do so.
- C. Excluding systems and components from the inspection if requested by the client.

2. STRUCTURAL SYSTEM

2.1 The inspector shall:

A. inspect:

1. The structural components including foundation and framing.
2. By probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is **NOT** required when probing would damage any finished surface or where no deterioration is visible.

B. describe:

1. The foundation and report the methods used to inspect the under-floor crawl space.
2. The floor structure.
3. The wall structure.
4. The ceiling structure.
5. The roof structure and report the methods used to inspect the attic.

2.2 The inspector will **NOT**:

- A. Provide any engineering service or architectural service.
- B. Offer an opinion as to the adequacy of any structural system or component.
- C. Determine if any code requirements have been met or if any code violations are present.

3. EXTERIOR

3.1 The inspector shall:

A. inspect:

1. The exterior wall covering, flashing and trim.
 2. All exterior doors.
 3. Attached decks, balconies, stoops, steps, porches, and their associated railings.
 4. The eaves, soffits, and fascias where accessible from the **ground level**.
 5. The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
 6. Walkways, patios, and driveways leading to dwelling entrances.
- B. Describe the exterior walls covering.

3. The inspector will **NOT**:

A. inspect:

1. Screening, shutters, awnings, and similar seasonal accessories.
2. Fences.
3. Geological, geotechnical or hydrological conditions.
4. Recreational facilities.
5. Outbuildings.
6. Seawalls, break-walls, and docks.
7. Erosion control and earth stabilization measures.
8. Any exterior item covered by a homeowners association (HOA).
9. Common grounds (condominium/townhome/villa).

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Magnum Inspections Inc. *Standards of Practice*

4. INTERIOR

4.1 The inspector shall:

A. inspect:

1. The walls, ceilings, and floors.
2. The steps, stairways, and railings.
3. The countertops and installed cabinets.
4. A representative number of doors and windows.
5. Garage doors and garage door operators.
6. Reverse mechanisms for main garage doors.

4.2 The inspector will **NOT**:

A. inspect:

1. The paint, wallpaper, and other finish treatments.
2. The carpeting.
3. The window treatments.
4. The central vacuum systems.
5. Recreational facilities

5. PLUMBING SYSTEM

5.1 The inspector shall:

A. inspect:

1. The interior water supply and distribution systems including all fixtures and faucets.
2. The drain, wastes and vent systems including all fixtures.
3. The water heating equipment.
4. The vent systems, flues, and chimneys.
5. The fuel storage and fuel distribution systems.
6. The drainage sumps, sump pumps, and related piping.

B. describe

1. The water supply, drain, waste, and vent piping materials.
2. The water heating equipment including the energy source.
3. The location of main water and main fuel shut-off valves.

5.2 The inspector is not required to:

A. inspect:

1. The clothes washing machine connections.
2. The interiors of flues or chimneys which are not readily accessible.
3. Wells, well pumps, or water storage related equipment.
4. Water conditioning systems.
5. Solar water heating systems.
6. Fire sprinkler systems.
7. Private waste disposal systems.

B. determine:

1. Whether water supply and waste disposal systems are public or private.
2. The quantity or quality of the water supply.
3. Operate safety valves or shut-off valves.
4. If any code requirements have been met or if any code violations are present.

6. ELECTRICAL SYSTEM

6.1 The inspector shall:

A. inspect:

1. The service drops.
2. The service entrance conductors, cables, and raceways
3. The service equipment and main disconnects.
4. The service grounding.
5. Interior components of service panels and sub-panels.
6. The conductors.
7. The overcurrent protection devices.
8. A representative number of installed lighting fixtures, switches, and receptacles.
9. The ground fault circuit interrupters and Arc-Fault protection .

B. describe:

1. The amperage and voltage rating of the service.
2. The location of main disconnect(s) and sub panels.
3. The wiring methods.

C. report:

1. On the presence of solid conductor aluminum branch circuit wiring.
2. On the absence of smoke detectors.

6.2 The inspector will **NOT**:

A. inspect:

1. The remote control devices unless the device is the only control device.
2. The alarm system and components.
3. The low voltage wiring, systems, and components.
4. The ancillary wiring, systems and components not part of the primary electrical power distribution system.

B. Measure amperage, voltage, or impedance.

C. Conduct any other measurements or calculations that would fall under the auspices of a licensed electrical contractor.

D. Determine if any recalled products are present.

E. Perform any duty that would be considered a safety hazard to either the inspector, the occupants of the property or the property, itself.

F. Determine if any code requirements have been met or if any code violations are present.

INSPECTIONS Inc.**Client:** Mr. Sample**Address:****Date:** June 21, 2011**Magnum Inspections Inc. Standards of Practice****7. AIR CONDITIONING SYSTEMS**

7.1 The inspector shall:

A. Inspect the installed central and through-wall cooling equipment.

B. describe:

1. The energy source.
2. The cooling method by its distinguishing characteristics.

7.2 The inspector will **NOT**:

A. Inspect electronic air filters.

1. Determine cooling supply adequacy or distribution balance.
2. Remove any panels that are not required to be removed with the exception of changing of the filter.
3. Perform any examination of the system when the temperature has been below 65 degrees for a period of 24 hours or more.
4. Determine the life expectancy of the system.
5. Provide a warranty of any kind for the inspection of the air conditioning system(s).
6. Determine if any code requirements have been met or if any code violations are present.

8. HEATING SYSTEM

8.1 The inspector shall:

A. inspect:

1. The installed heating equipment.
2. The vent systems, flues, and chimneys.

B. describe:

1. The energy source.
2. The heating method by its distinguishing characteristics.

8.2 The inspector will **NOT**:

A. inspect:

1. The interiors of flues or chimneys which are not readily accessible.
2. The heat exchanger.
3. The humidifier or dehumidifier.
4. The electronic air filter.
5. The solar space heating system.

B. Determine heat supply adequacy or distribution balance.

C. Determine if any code requirements have been met.

9. APPLIANCES

9.1 The inspector shall:

A. Inspect:

1. The cooking appliances.
2. The ventilation in the kitchen.
3. The refrigeration appliances.
4. The disposal.
5. The dishwasher.
6. The washing machine.
7. The dryer.

9.2 The inspector will **NOT**:

A. Inspect:

1. Microwave ovens.
2. Central vacuum systems.
3. Trash compactors.
4. Add-on appliances (can openers, toaster ovens, etc.).
5. Any appliances excluded by the sale.
6. Any appliances excluded by the Client.

B. Determine if any Appliance recalls exists.

10. LAWN SPRINKLER SYSTEM

10.1 The inspector shall:

A. Describe:

1. The water source.
2. The actuation device (timer, manual valves, etc.).
3. The type of visible piping present.

B. Inspect:

1. The actuation device (timer, manual valves, etc.).
2. The visible piping present.
3. Each zone for proper actuation.

10.2 The inspector will **NOT**:

1. Observe maintenance items.

2. Adjust any sprinkler heads.

3. Determine the overall effectiveness of the system.

4. Warranty any portion of the system.

11. POOL SYSTEM

11.1 The inspector shall:

A. Observe and Inspect:

1. The actuation device (timer, manual switch, etc.).
2. The filtration device.
3. The pump.
4. The pressure gauge (when present).
5. The pool light.
6. The visible piping.
7. Evidence of leaks.
8. Cracks in the pool surface.

11.2 The inspector will **NOT**:

1. Determine the water quality.

2. Perform any maintenance work while inspecting the pool.

3. Perform a leak test.

4. Provide a warranty of any kind for the pool inspection.

5. Re-inspect the pool system after any repairs have been performed.

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Magnum Inspections Inc. *Standards of Practice*

12. INSULATION & VENTILATION

12.1 The inspector shall:

A. inspect:

1. The insulation and vapor retarders in unfinished spaces.
2. The ventilation of attics and foundation areas.
3. The mechanical ventilation systems.

B. describe:

1. The insulation and vapor retarders in unfinished spaces.
2. The absence of insulation in unfinished spaces at conditioned surfaces.

12.2 The inspector will **NOT**:

- A. Disturb insulation or vapor retarders.
- B. Determine air quality.
- C. Determine insulation "R" values.
- D. Determine if any code requirements have been met.

13. ROOF SYSTEM

13.1 The inspector shall:

A. inspect:

1. The roof covering.
2. The roof drainage systems.
3. The flashings.
4. The skylights, chimneys, and roof penetrations.

B. describe

1. The roof covering and report the methods used to inspect the roof.

13.2 The inspector will **NOT**:

A. inspect:

1. Antennae.
2. Interiors of flues or chimneys which are not readily accessible.
3. Other installed accessories.
4. Determine the life expectancy of the roofing system.
5. Provide any warranty of any kind.
6. Re-inspect roof repairs made by others or warranty same.
7. Determine if any code requirements have been met.

14. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

14.1 The inspector shall:

A. inspect:

1. The system components.
2. The vent systems, flues, and chimneys.

B. describe:

1. The fireplaces and solid fuel burning appliances.
2. The chimneys.

14.2 The Inspector will **NOT**:

A. inspect:

1. The interiors of flues or chimneys.
2. The fire screens and doors.
3. The seals and gaskets.
4. The automatic fuel feed devices.
5. The mantles and fireplace surrounds.
6. The combustion make-up air devices.
7. The heat distribution assists whether gravity controlled or fan assisted.
8. Ignite or extinguish fires. Determine draft characteristics.

B. Move fireplace inserts or stoves or firebox contents.

15. FUNGI AND/OR MOLD

This property was not inspected for any fungi other than wood destroying fungi, which was performed by an outside company, 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 for any other 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 or qualified to render such opinions.

Magnum Inspections Inc. nor it officers or assigns will not be held responsible for any damages financial or otherwise resulting form any alleged mold/fungi infestation.

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16. GENERAL LIMITATIONS AND EXCLUSIONS

16.1 General limitations:

A. Inspections performed in accordance with these Standards of Practice:

1. Are **NOT** technically exhaustive.
2. Will **NOT** identify concealed conditions or latent defects.

B. These Standards are applicable to buildings with four or fewer dwelling units and their garages or carports.

16.2 General exclusions:

A. The inspector will **NOT** perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. Inspectors will **NOT** determine:

1. The condition of systems or components which are not readily accessible.
2. The remaining life of any system or component.
3. The strength, adequacy, effectiveness, or efficiency of any system or component.
4. The causes of any condition or deficiency.
5. The methods, materials, or costs of corrections (estimates may be provided, however, they are not the actual costs of the repairs).
6. Future conditions including, but not limited to, failure of systems and components.
7. The suitability of the property for any specialized use.
8. Compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. The market value of the property or its marketability.
10. The advisability of the purchase of the property.
11. The presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. The presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, waters, and airs.
13. The effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14. The operating costs of systems or components.
15. The acoustical properties of any system or component.

C. Inspectors will **NOT** offer:

1. Or perform any act or service contrary to law.
2. Or perform engineering services.
3. Or perform work in any trade or any professional service other than home inspection.
4. Warranties or guarantees of any kind.

D. Inspectors will **NOT** operate:

1. Any system or component which is shut down or otherwise inoperable.
2. Any system or component which does not respond to normal operating controls.
3. Shut-off valves.

E. Inspectors will **NOT** enter:

1. Any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. The under-floor crawl spaces or attics, which are not readily accessible.

F. Inspectors will **NOT** inspect:

1. Underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. Systems or components which are not installed.
3. Decorative items. Cosmetic items. Floor coverings. Wall coverings. Ceiling coverings.
4. Systems or components located in areas that are not entered in accordance with these Standards of Practice.
5. Detached structures other than garages and carports.
6. Common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors will **NOT**:

1. Perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. Dismantle any system or component, except as explicitly required by these Standards of Practice.

H. Chinese Drywall.

1. The Inspector will not inspect for tainted or so-called "Chinese" drywall, unless specifically requested. If requested, the results will appear on a separate report. Magnum Inspections Inc. will not be responsible for any damages resulting from the presence of Chinese drywall.

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Date: June 21, 2011

Pre-Inspection Agreement

Pre-Inspection Agreement **Please Read Carefully**

The undersigned (Client) hereby warrants that arrangements have been made and all needed permission obtained to allow Magnum Inspections Inc. personnel to enter and inspect the subject property commonly listed above, in accordance with the conditions and limitations set forth below and those located in the "Standards of Practice" pages in this report. Single Family Residence - Complete Inspection Including Structure, Systems and Grounds

Condominium/Townhome/Villa - Inspection Of Individual Unit Including **Interior Systems only.**

Magnum Inspections Inc. has encouraged the client to be present at the inspection and the client understands that participation is at the client's own risk and peril relative to personal injury or property damage. If electing to be absent, client accepts responsibility for any incomplete information or misunderstanding arising there from which may affect the value of the inspection.

Magnum Inspections Inc. does not expressly or impliedly warrant or guarantee its inspection, inspection report, or the condition of the subject property, in whole or in part. The client acknowledges understanding and agreement that the liability will be limited and restricted to the cost of this inspection and on that basis and in reliance on client's understanding and agreement,

Magnum Inspections Inc. shall undertake and complete the inspection of this property.

Magnum Inspections Inc. expresses no opinion on the condition of this property beyond what is set forth in its written Inspection Report. Client understands that Magnum Inspections Inc. does not inspect for compliance with building codes or regulations of any governmental or non-governmental body or entity. The determination of the existence of potential design flaws, hidden defects, insect or other pest infestation, environmental hazards, and the adequacy of well and septic systems are specifically excluded from this inspection. This property was not inspected for any fungi other than wood destroying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report.

Client understands that this inspection is only a guide to use as part of the client's own evaluation of the overall condition of the property. It is essentially a visual examination of readily accessible areas, it could be limited by weather conditions, and that excavation, lifting of floor coverings, opening walls or ceilings, moving of furniture, personal, or stored items, disassembly of equipment, or other potentially damaging or dangerous procedures will not be performed. Client also understands that any inspection cannot be exhaustive, that it may in part rely on the random sample of some items, that every component cannot be examined, nor every defect identified.

Opinions expressed regarding adequacy, capacity, or expected life of components are general estimates derived from similar components and wide variations from actual experience are not uncommon. The client is advised to consult further with an appropriate specialist on any item noted in need of repair, replacement, or further evaluation.

The liability of Magnum Inspections Inc. is strictly limited to the cost of this inspection. The client agrees that Magnum Inspections Inc. will assume no liability for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. The Client has 30 days from the date of inspection, to lodge a complaint in writing. Magnum Inspections Inc. also has the right to view the alleged claim prior to any remedies being performed. In the event of any legal action by client against Magnum Inspections Inc., to recover damages or for remedy, any legal action in which Magnum Inspections Inc. prevails, whether by dismissal or adjudication on the merits, client shall pay all reasonable costs and attorney's fees material to said action or suit incurred by or on behalf of Magnum Inspections Inc.

If Client pays for the above referenced services by check and Client's check is returned NSF, you can be held accountable for up to three times the amount of the check as per Florida law.

Was client present to sign pre-inspection agreement? Yes: No:

Code Inspection Visual Inspection:

Un-signed Pre-Inspection Agreement will revoke all Clients' rights. Magnum Inspections Inc. and Eric Van De Ven are separate entities.

I, the undersigned (Client) have signed this document under no duress of any kind and understand all implications of this agreement.

Client: (Named above)

Inspector: Eric Van De Ven

Signature of Client:

Read, understood, and agreed on this date: June 21, 2011

Conditions at Inspection

Weather:	Dry	Yes	Clear	Yes	Cloudy	No	Rain	No	Occupied	Yes
Persons Present:	Client	Yes	Inspector	Yes	Seller		Realtor	Yes	Water/Electric on	Yes

Items limiting inspection: Storage, personal items observed in all rooms, closets, and garage blocking several walls.

Has there been any recent painting? If yes, where? No

Items excluded by person ordering report? No

Note: Some inspected items may be excluded by the real estate contract. Contact a Realtor or an Attorney for clarification.

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Structural

Structural components inspected

Type of construction: CBS

Type of Foundation: Poured slab

Type of Siding: Stucco

Settlement cracks: Yes

If yes, where? Exterior walls, garage floor.

Structural cracks: No

If yes, where?

Driveway: Concrete

Deficiencies: No

Walkways: Concrete

Deficiencies: No

Patio: Concrete

Deficiencies: No

Retaining walls present? No

Columns: Yes

Vegetation affecting structure? No

If yes, where?

Drainage acceptable? Yes

Attic

Access: Garage/Master bedroom closet

Access Limited: Yes 65 Percent

Trusses: Wood

Beams: Wood

Insulation: Yes **Type:** Blown **Thickness:** 4-6 inches

Attic Ventilation: Screen vent

Deficiencies:

Estimates

Damaged stucco observed at front entrance. Insulation was not present at skylight and surrounding areas of attic. Main garage door trim was damaged at both sides.

\$350.00

Note: The manufacturer of the insulation observed in the attic was "Knauf" which is a totally different company than the one associated with the tainted or "Chinese" drywall. See letter of explanation from the company at the end of this report.

\$350.00

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Structural Deficiency Photos



Damaged stucco observed at front entrance.



Damaged stucco observed at front entrance.



Main garage door trim was damaged at both sides.



Main garage door trim was damaged at both sides.



Insulation was not present at skylight and surrounding areas of attic.



Insulation was not present at skylight and surrounding areas of attic.

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Structural Deficiency Photos



Insulation was not present at skylight and surrounding areas of attic. Insulation was not present at skylight and surrounding areas of attic.

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Doors, Windows, and Interior

<u>Doors inspected</u>			
Front doors:	Metal	Functional	Yes
Rear doors:	Sliding glass	Functional	No
Side doors:	Metal/sliding glass	Functional	No
Main garage door :	Metal	Functional	Yes
Method of operation :	Automatic	Functional	Yes
Garage door reverse mechanism functioning?			Yes
<u>Windows inspected</u>			
Type of windows	Double hung	Functional	Yes
<u>Interior components inspected</u>			
Interior floors	Functional: Yes	Interior steps:	Functional Yes
Interior ceilings	Functional: Yes	Interior stairways:	Functional Yes
Interior walls	Functional: No	Interior railings:	Functional Yes
Interior counter tops	Functional: Yes	Balconies:	Functional N/A
Interior cabinets	Functional: Yes	Sump:	Functional N/A
Separation walls, ceilings, and doors between a dwelling unit and an attached garage to another dwelling unit:			Functional Yes

Deficiencies:	Estimates
Rear garage door and frame were rotted (replace).	\$350.00
Rear sliding glass door did not operate properly. The door makes contact with the frame which has been pushed out by the tile grout.	\$100.00
Right side window had cracked glass.	\$100.00
Damaged wall exposing plumbing connections at kitchen viewed when the stove was moved. Damaged wall observed in air handler closet.	\$150.00
Tiles in hall bathroom shower around window were missing grout.	\$100.00
<i>Note: If hidden damage is discovered during repair attempt, estimate may be higher. This should be addressed prior to purchase.</i>	
	\$800.00

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Doors, Windows, and Interior Deficiency Photos



Rear garage door and frame were rotted (replace).



Rear garage door and frame were rotted (replace).



Right side window had cracked glass.



Tiles in hall bathroom shower around window were missing grout.



Tiles in hall bathroom shower around window were missing grout.



Rear garage door and frame were rotted (replace).

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Doors, Windows, and Interior Deficiency Photos



Rear garage door and frame were rotted (replace).



Rear sliding glass door did not operate properly. The door makes contact with the frame which has been pushed out by the tile grout.



Damaged wall exposing plumbing connections at kitchen viewed when the stove was moved.



Damaged wall exposing plumbing connections at kitchen viewed when the stove was moved.



Damaged wall observed in air handler closet.

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Plumbing

Plumbing components inspected

Water source:	City
Water pressure:	60 lbs. at kitchen faucet
Type of visible feed line piping:	Copper
Type of visible drain line piping:	PVC
Fixtures:	Deficiencies: Yes
Drain lines:	Deficiencies: No
Drain flow:	Deficiencies: No
Water closets:	Deficiencies: Yes
Waste system:	City Sewer
Ventilation Type:	Vent fan, windows, a/c register
Cross connections:	No
Location of main water shut off:	Front of house

Water heater

Manufacturer:	General Electric
Capacity:	50 gallons
Pressure relief valve present?	Yes
Fuel supply:	Electric
Water temperature at start of inspection:	115 degrees
Water temperature at finish of inspection:	115 degrees

Deficiencies:	Estimates
Toilet was loose at floor with probable damaged wax ring in hall bathroom. Water was coming out of the shower and tub spout in the hall bathroom at the same time. Shower drain assembly was not attached in the master bathroom. Drain stopper in master bathroom tub did not seal properly. Shower was leaking through the rear glass and down the tiles in the master bathroom.	\$350.00
Tiles were loose at interior and exterior master bathroom shower walls with missing grout. <i>Note: If there is hidden damage discovered during the repair attempt which may necessitate replacement of the entire shower enclosure, estimate will be significantly higher. This should be addressed prior to purchase.</i>	\$350.00
	\$700.00

Solar panels/heating elements are not included in the scope of inspections.

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INSPECTIONS Inc.

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Address:

Date: June 21, 2011

Plumbing Deficiency Photos



Toilet was loose at floor with probable damaged wax ring in hall bathroom.



Water was coming out of the shower and tub spout in the hall bathroom at the same time.



Tiles were loose at interior and exterior master bathroom shower walls with missing grout.



Shower drain assembly was not attached in the master bathroom.



Tiles were loose at interior and exterior master bathroom shower walls with missing grout.



Tiles were loose at interior and exterior master bathroom shower walls with missing grout.

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Plumbing Deficiency Photos



Shower was leaking through the rear glass and down the tiles in the master bathroom.



Drain stopper in master bathroom tub did not seal properly.

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Electrical System

Electrical components inspected

Type of service:		Underground	
Grounding:		Hose bib, ground rod	
Location of service main :		Right side of house	
Manufacturer:		Challenger	
Overcurrent device:		Breakers	
Type of conductor:		Aluminum	
Type of main service wiring:		Aluminum	
Amperage:	150 Amps	Voltage:	120/240
Location of branch disconnects:		Garage	
Overcurrent device:		Breakers	
Type of conductor:		Aluminum	
Type of branch service wiring:		Copper	
G.F.I breakers:			Deficiencies: N/A
Receptacles:			Deficiencies: No
Switches:			Deficiencies: No
Door bell (electric only):			Deficiencies: No
G.F.I. receptacles:			Deficiencies: Yes
Arc-Fault Protection:			Deficiencies: N/A
Smoke alarms present? (Smoke alarms are not tested)			Yes

If there is no G.F.I. protection present, it is recommended that it be installed in the appropriate areas, but may not be required by the local code.

Deficiencies:	Estimates
Electrical wiring for a/c condensing unit was not secured properly. Service disconnect box for pool equipment was rusted out. Support post for pool equipment was rusted out and conduit was damaged. There was another manufacturers breaker present in the Challenger panel. Most manufacturers do not allow this. Light in hall bathroom shut off when the G. F. I. receptacle was tripped. G. F. I. receptacle did not trip when the test button was pressed under the hot tub. As this device is required to be tested monthly, it is recommended that the receptacle be replaced with a regular receptacle and a G. F. I. breaker be installed in the panel, space permitting, in order to facilitate easier testing. Conduit for air handler was not secured.	\$200.00
Paint was observed on the buss-bar at the garage panel. This is not permitted by the National Electric Code, Article 110.12 . As per the manufacturers recommendations, replacement of the panel is recommended. (see code reference, manufacturer response page at the end of this report) Approximate estimate:	\$2,000.00
	\$2,200.00

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Date: June 21, 2011

Electrical Deficiency Photos



Electrical wiring for a/c condensing unit was not secured properly.



Electrical wiring for a/c condensing unit was not secured properly.



Service disconnect box for pool equipment was rusted out.



Support post for pool equipment was rusted out and conduit was damaged.



Support post for pool equipment was rusted out .



There was another manufacturers breaker present in the Challenger panel. Most manufacturers do not allow this.

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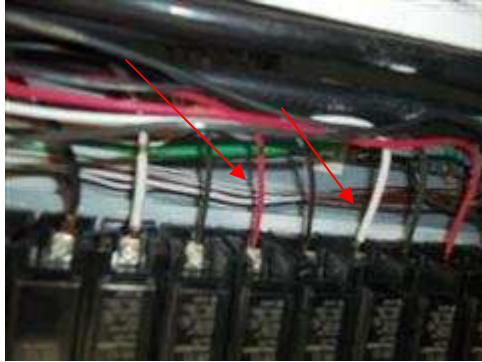
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Client: Mr. Sample

Address:

Date: June 21, 2011

Electrical Deficiency Photos



Paint was observed on the buss-bar at the garage panel.



Light in hall bathroom shut off when the G. F. I. receptacle was tripped.



G. F. I. receptacle did not trip when the test button was pressed under the hot tub.



Conduit for air handler was not secured.

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Date: June 21, 2011

HVAC (Heating, Ventilation, and Air Conditioning)

Cooling equipment inspected

Manufacturer:	<u>Rheem</u>	Year: 2008	Approximate size:	4 Tons
Type of system:			Split	
Fuel supply:			Electric	
Type of disconnect:			Breaker	
Control mechanism:			Thermostat	
Temperature differential:				20 Degrees
Air flow acceptable?			Yes	
Filter clean?			No	
Audible or visual deficiencies?			Yes	

Heating equipment inspected

Manufacturer:	<u>Rheem</u>			
Type of system:			Split	
Fuel supply:			Electric	
Type of disconnect:			Breaker	
Control mechanism:			Thermostat	
Heating temperature:				99 Degrees
Type of duct work:			Fiberglas	
Heat and cooling source in all rooms?			Yes	
Audible or visual deficiencies?			No	

Deficiencies:

Estimates

An auxiliary intake was installed in the laundry room and the wall voids were not sealed allowing air from that area to be drawn into the system. Coils were dirty/clogged at air handler restricting air flow.	\$475.00
---	----------

Note: Heat recovery system has been disconnected from the air conditioner. (removal is recommended).

\$475.00

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HVAC Deficiency Photos



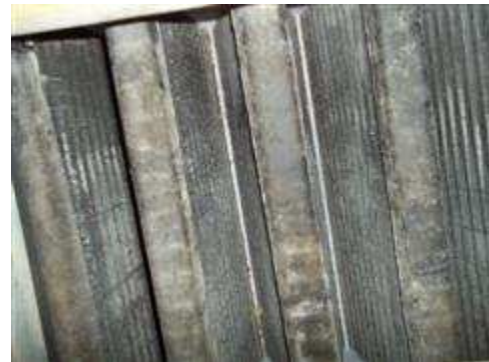
Heat recovery system has been disconnected from the air conditioner. (removal is recommended).



An auxiliary intake was installed in the laundry room and the wall voids were not sealed allowing air from that area to be drawn into the system.



An auxiliary intake was installed in the laundry room and the wall voids were not sealed allowing air from that area to be drawn into the system.



Coils were dirty/clogged at air handler restricting air flow.

I N S P E C T I O N S *Inc.*

Client: Mr. Sample

Address:

Date: June 21, 2011

Appliances

<u>Equipment</u>	<u>Appliance equipment inspected</u>		<u>Functioning</u>
	<u>Manufacturer</u>		
Range:	Whirlpool		Yes
Wall oven(s):			N/A
Cooktop:			N/A
Hood fan:	Whirlpool		Yes
Refrigerator:	Maytag	(setting: 3 40 degrees)	Yes
Ice maker:	Maytag		Yes
Freezer:	Maytag	(setting: 3 0 degrees)	Yes
Disposal:	ISE		Yes
Dishwasher:	Kitchen Aid		Yes
Washing machine:	Whirlpool		Yes
Clothes dryer:	Whirlpool		Yes

There is no warranty expressed or implied for any appliance tested.

Note: Cleaning cycle was not tested for oven.

This Inspection is not to be used to determine if any recalls exist for any appliances.

Magnum Inspections Inc. will not be responsible for any recalled appliances. It is up to the Buyer to investigate and determine if any recalls are in effect for any of the appliances located on the property.

The average life expectancy of any appliance is between 12-15 years. Any appliances that are older than 12-15 years may require replacement in the near future.

<u>Deficiencies:</u>	<u>Estimates</u>
Anti-tip bracket was not present at range.	\$50.00
Lint removal line was ribbed conduit and smooth conduit is required. The ribbed lines may allow lint to collect in areas and block the airflow which may lead to poor dryer performance and possibly a fire.	\$200.00
	\$250.00

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Appliance Deficiency Photos



Anti-tip bracket was not present at range.



Lint removal line was ribbed conduit and smooth conduit is required. The ribbed lines may allow lint to collect in areas and block the airflow which may lead to poor dryer performance and possibly a fire.



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Pool System

Pool components inspected

Time clock:	Present: Yes	Deficiencies: No
Pump:	Present: Yes	Deficiencies: No
Manufacturer:	A. O. Smith	Deficiencies: No
Filter:	Present: Yes	Deficiencies: No
Gauge:	Present: Yes	Deficiencies: No
Pool light:	Present: Yes	Deficiencies: Yes
Marcite condition:		Deficiencies: Yes
Coping condition:		Deficiencies: No
Water level:		Medium
Visible cracks observed:		No

This inspection is a visual inspection only. Some leaks may not be visible at the time of inspection. Magnum Inspections Inc. will not be responsible for any missing safety items. Any pool safety items required by local codes should be present prior to closing. If the client is unsure of the code requirements, the local code enforcement agency should be contacted prior to closing and all requirements should be met prior to closing.

Deficiencies:	Estimates
Improper drain grate observed in pool. Pool light ring was rusted. Leak observed at pool pump. There were bubbles coming out of the pool returns which usually is an indication of air intrusion into the system.	\$250.00
There were numerous areas of the pool coating which were deteriorating exposing the pool shell and in some instances, the pool wire/rebar. Re-coating of the pool service is recommended. Approximate estimate:	\$2,000.00
	\$2,250.00

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Date: June 21, 2011

Pool System Deficiency Photos



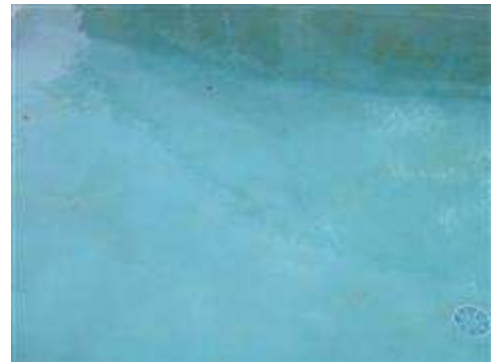
Improper drain grate observed in pool.



Pool light ring was rusted.



There were numerous areas of the pool coating which were deteriorating exposing the pool shell and in some instances, the pool wire/rebar.



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Pool System Deficiency Photos



There were numerous areas of the pool coating which were deteriorating exposing the pool shell and in some instances, the pool wire/rebar.



There were numerous areas of the pool coating which were deteriorating exposing the pool shell and in some instances, the pool wire/rebar.



Leak observed at pool pump.



There were bubbles coming out of the pool returns which usually is an indication of air intrusion into the system.

INSPECTIONS Inc.

Client: Mr. Sample

Address:

Date: June 21, 2011

Roof System

Roofing components inspected

Method of inspection: Walked on roof ,crawled in attic where accessible.
Main roof covering: Cement tile **Secondary roof covering:** N/A
Main roof pitch: Medium **Secondary roof pitch:** N/A
Attic ventilation: Soffit vents
Attic inspected: Yes
% of attic limited: 65 %
Reason(s) for limitation: Design,insulation, duct work.
Attic insulation: Blown
Thickness: 4-6 inches

Items marked with an "X" below are considered deficient at the time of inspection.

Trusses	Sheathing	Vent stacks	X	Sky lights	Gutters
Fascia	X	Soffit		Flashings	Valleys
					Chimney

If item is checked, component is considered deficient at the time of Inspection. See below for details.
 All system components have been inspected. Inspection is valid for the date of Inspection,only, unless otherwise noted.
 Metal/plastic or Lien-to roofs are not included in the scope of Inspection.
 Pictures are not an exact representation of leaks or visible damage.
 This Inspection report is not a warranty or guarantee of any kind. Magnum Inspections does not warranty the work of others.This inspection is not a contract for repairs.
IT IS REQUIRED THAT ALL REPAIRS BE PERFORMED BY A LICENSED ROOF CONTRACTOR. ANY WARRANTY INFORMATION SHOULD BE OBTAINED FROM THE SELLER OF THE PROPERTY.

Deficiencies:

Estimates

There were numerous areas of rotted fascia observed around the home. (see photos) The vent stack at the front of the home was too low (six inches is the minimum height) During the flashing replacement over the front entrance, the wall was not repaired properly. Damaged fascia observed at front entrance on second level of the roof. Broken roof tile observed on main roof. Damaged drip edge observed at left side of house.

Upper level gutter downspout was not present and water has washed away the cement on the lower portion of the roof. Over time, this will most likely turn into a roof leak.

\$650.00

Estimate for repairs:

Note: The homeowner stated that the roof was replaced approximately one year ago. Normally, all damaged wood is replaced during a total roof replacement. The unfinished work, stucco and gutter downspout, as well as the wood repairs etc., should have been completed during the replacement of the roof. It is recommended that the roofer be contacted and then determine if the roofing company is going to correct the deficiencies noted above. In the event that the roofing company makes good on the repairs, disregard the estimate on this page as well as the total estimate page. This should be addressed prior to purchase. It is also recommended that all permitting information as well as warranty information be turned over to the buyer.

It should also be noted, that several nails missed the truss-work during the re-roof. Proper permitting should be obtained prior to purchase. If the Clients have any concerns with regards to the nailing pattern, the local code official should be contacted for clarification.

\$650.00

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Roof System Deficiency Photos



There were numerous areas of rotted fascia observed around the home.



There were numerous areas of rotted fascia observed around the home.



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There were numerous areas of rotted fascia observed around the home.

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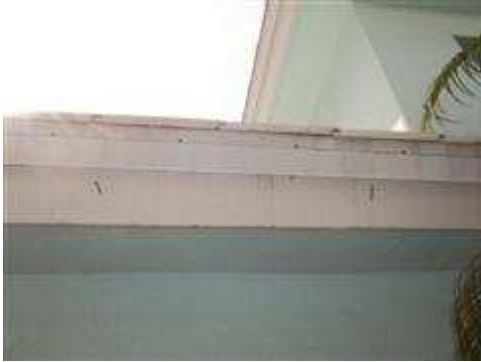
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Client: Mr. Sample

Address:

Date: June 21, 2011

Roof System Deficiency Photos



There were numerous areas of rotted fascia observed around the home.



Damaged drip edge observed at left side of house.



There were numerous areas of rotted fascia observed around the home.



There were numerous areas of rotted fascia observed around the home.



The vent stack at the front of the home was too low (six inches is the minimum height)



During the flashing replacement over the front entrance, the wall was not repaired properly.

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Roof System Deficiency Photos



Damaged fascia observed at front entrance on second level of the roof.



Broken roof tile observed on main roof.



Upper level gutter downspout was not present and water has washed away the cement on the lower portion of the roof. Over time, this will most likely turn into a roof leak.



Upper level gutter downspout was not present and water has washed away the cement on the lower portion of the roof. Over time, this will most likely turn into a roof leak.

INSPECTIONS Inc.

Client: Mr. Sample

Address:

Date: June 21, 2011

Estimates

Deficiencies:	Estimates
Structural	\$350.00
Doors, Windows, and Interior	\$800.00
Plumbing	\$700.00
Electric	\$2,200.00
HVAC (Heating, Ventilation, and Air Conditioning)	\$475.00
Appliances	\$250.00
Sprinkler System	\$0.00
Pool System	\$2,250.00
Roof System	\$650.00
Total:	\$7,675.00

Estimates reflect the average of Licensed and Insured contractors. Actual costs may vary. It is recommended that all repairs be made by Licensed and Insured Contractors with proper permitting and inspections (when required by law) prior to closing.

Items followed by(\$) are in need of repair.

Items preceded by (Note:) are merely the inspectors observations.

Some estimates are totaled together as one service call instead of individually, in order to present a more accurate estimate.

It should be noted that the preceding estimates reflect what was visible at the time of inspection.

There is always the possibility of hidden damage especially when dealing with termites, plumbing leaks or non-permitted work.

Depending on what is found during the initial phase of repair, the estimates can, in some cases, double or triple. This should be taken into consideration when reading this report.

The above are "estimates" not "costs".

All of these items should be addressed prior to purchase.

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Date: June 21, 2011

Invoice

<u>Type of inspection performed</u>	<u>Fee</u>
Comprehensive single family dwelling:	
Comprehensive townhome/villa:	
Comprehensive condominium:	
New home comprehensive :	
Code compliant inspection:	
Other:	
Total:	
Amount Paid:	
Total Due:	
Cash:	
Check number:	

Thank You !!

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Reference Photos



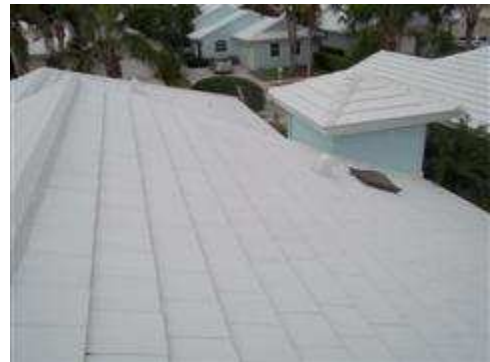
Main service disconnect at right side of house.



Main water shut off at front of house.



Condensing unit data plate.



Roof.



Roof.



Hot tub being tested.

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Reference Photos



Area under hot tub.



Attic



Attic gable end.



Attic gable end.



Roof decking



Attic.

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Code References and Manufacturers Response

From the National Electric Code (NEC):

110.12 Mechanical Execution of Work.

Electrical equipment shall be installed in a neat and workmanlike manner.

(A) Unused Openings. Unused cable or raceway openings in boxes, raceways, auxiliary gutters, cabinets, cutout boxes, meter socket enclosures, equipment cases, or housings shall be effectively closed to afford protection substantially equivalent to the wall of the equipment. Where metallic plugs or plates are used with nonmetallic enclosures, they shall be recessed at least 6 mm (¼ in.) from the outer surface of the enclosure.

(B) Subsurface Enclosures. Conductors shall be racked to provide ready and safe access in underground and subsurface enclosures into which persons enter for installation and maintenance.

(C) Integrity of Electrical Equipment and Connections. **Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues.** There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical action, or overheating.

From the manufacturer (Challenger):

If any contaminant has entered the panel that cannot be removed by simply vacuuming or wiping with a clean lint-free cloth, then we would recommend replacing the interior of the panel. If paint, or some other contaminant, has left labeling that is affixed to the panel unreadable, then we would recommend replacing the complete panel.

We comment in our current design of panel:

"Allowing petroleum based paint, solvents or spray to contact the non-metallic parts of this product may adversely affect user safety and impair reliability".

This is due to the chemical reaction of the petroleum base paint or solvent to the insulating bases used in the panel.

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Possible confusion with Knauf Chinese Drywall Statement

In order to avoid any confusion with “Chinese drywall” as the insulation in the attic was manufactured by Knauf, the following statement is included with this inspection.

Stacey Lee, Caldwell VanRiper Public Relations Stacey Lee, Caldwell VanRiper Public Relations

Phone: 317-638-9160 Fax: 317-632-4438

E-mail: slee@cvrindy.com

OR

Mike Lynam, Knauf Insulation GmbH Mike Lynam, Knauf Insulation GmbH

Phone: 800-825-4434 Fax: 317-398-3675

E-mail: mike.lynam@knaufinsulation.com

(SHELBYVILLE, Ind., March 24, 2009) Following is a statement from Knauf Insulation North America President Bob Claxton regarding allegations about Chinese drywall used in many residential building projects in Florida and the resulting lawsuits.

“Recently, several local and national news outlets have reported issues with drywall used in homes in Florida. Unfortunately, many of the reports incorrectly identify “Knauf” rather than Knauf Plasterboard Tianjin (KPT) as one of the sources of the product imported from China. This has led to confusion in the marketplace with our company, Knauf Insulation, and requires me to set the record straight about Knauf Insulation in North America and the products we provide.

Knauf Insulation is a business unit that operates independently from any other Knauf business, including Knauf Plasterboard Tianjin. Knauf Insulation in North America and our products are not associated with the drywall in question. Knauf Insulation does not produce or sell drywall, plasterboard or any other gypsum or gypsum-related product. Nor do we import any such products for sale in North America.

For over thirty years, Knauf Insulation North America has manufactured thermal and acoustical fiber glass insulation products that have earned the reputation as industry quality leaders. We are very proud of our products, our employees and the communities where all our products are made: Shelbyville, Indiana; Shasta Lake, California; and Lanett, Alabama.

Our goal is to continue to provide high quality, high performance insulation products that conserve energy and preserve natural resources for a sustainable future.”

Knauf Insulation is a leading U.S. manufacturer of thermal and acoustical fiber glass insulations for residential, commercial, industrial, OEM and metal building applications. For more information about Knauf Insulation sales and products, visit <http://www.knaufinsulation.us/>, write to Knauf Insulation, One Knauf Drive, Shelbyville, IN 46176 or call 800-825-4434 ext. 8212.