

TO: John and Mary Doe

RE: HOME INSPECTION

**This inspection has been performed under and by the guidelines set forth and recommended by the local Boards of Realtors and the Inspection Addendum to the standard sales contract and does not constitute or imply a warranty or guarantee on any component of the above captioned property.**

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REFRIGERATOR:  
(Kitchen)

SubZero  
Model: 690F  
Capacity: Approximately 26 cubic feet  
Ice Maker: Working at inspection  
Ice Dispenser: Working at inspection  
Water Dispenser: Working at inspection  
Niche Light: Working at inspection  
Box Light: Working at inspection  
Box Gasket: Good condition/Normal for age  
Box Case: Good condition/Normal for age/Normal surface wear  
Cooling Coils: Good condition  
Unit working at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

REFRIGERATOR:  
(Garage)

Jenn-Air  
Model: JTB2186  
Capacity: Approximately 21 cubic feet  
Ice Maker: **Not in service/Not verified**  
**Note: Verify at final walk-through prior to close.**  
Box Light: Working at inspection  
Box Gasket: Good condition/Normal for age  
Box Case: Good condition/Normal for age/Normal surface wear  
Cooling Coils: Good condition  
Unit working at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

REFRIGERATOR  
UNDERCOUNTER:  
(Master bedroom  
wet bar)

SubZero  
Model: Unknown  
Gasket: Good condition/Normal for age  
Case: Good condition/Normal for age/Normal surface wear  
Equipment working at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

REFRIGERATOR  
UNDERCOUNTER:  
(Morning kitchen)

Marvel  
Model: Unknown  
Ice Maker: Working at inspection  
Gasket: Good condition/Normal for age  
Case: Good condition/Normal for age/Normal surface wear  
Equipment working at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

REFRIGERATOR  
UNDERCOUNTER:  
(Family room)

Marvel  
Model: Unknown  
Ice Maker: Working at inspection

Gasket: Good condition/Normal for age  
Case: Good condition/Normal for age/Normal surface wear  
Equipment working at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

UNDERCOUNTER  
WINE COOLER:  
(Butler pantry)

U-Line  
Model: JLN-15BWC-00  
Gasket: Good condition/Normal for age  
Case: Good condition/Normal for age/Normal surface wear  
Equipment working at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

RANGE:

Dacor  
Model: Dual Fuel  
Surface Elements (6): Working at inspection  
Left Broil Element: Working at inspection  
Left Bake Element: Working at inspection  
Left Oven Light: Working at inspection  
Left Oven Gasket: Good condition/Normal for age  
Left Oven Case: Good condition/Normal for age/Normal surface wear  
Right Broil Element: Working at inspection  
Right Bake Element: Working at inspection  
Right Oven Light: **Not working at inspection time/**  
**Unsatisfactory**  
Right Oven Gasket: Good condition/Normal for age  
Right Oven Case: Good condition/Normal for age/Normal surface wear  
Clock: Working at inspection  
Timer: Working at inspection  
Unit working at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

**Self-Clean Oven:**  
**verify this feature.**

**does not**

**COOK TOP:**  
(Morning kitchen)

DCS  
Model: Gas  
Grill Burners (2): Working at inspection  
Unit working properly at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

**HOOD:**

Thermodor  
Model: PH48HRS  
Fan (3 speed): Working at inspection  
Light: Working at inspection  
Type: Exterior venting  
Heat Lamps (2): Working at inspection time  
Unit working properly at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

**EXHAUST FAN:**  
(Morning kitchen)

Vent-a-Hood  
Fan (1 speed): Working at inspection (Dual fan)  
Light: Working at inspection  
Type: Exterior venting  
Unit working properly at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

**MICROWAVE:**

Dacor  
Model: DM02420S  
Timer: Working at inspection  
Case: Good condition/Normal for age/Normal surface wear

Light: Working at inspection

Equipment is original.

**NORMAL FOR AGE**

DISPOSAL:  
(Main)

ISE

Model: Badger 5

H.P.: 1/2

Unit working properly at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

DISPOSAL:  
(Island)

ISE

Model: Badger 5

H.P.: 1/2

Unit working properly at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

KITCHEN SINK:

Stainless Steel

Bowl: Good condition/Normal for age/Normal surface wear

Faucet: Good condition/No leaks/Normal for age

Spray: Working at inspection

Cut-Offs: Working at inspection

Drain: No leaks

SINK:  
(Island)

Stainless Steel

Bowl: Good condition

Faucet: Good condition/No leaks/Normal for age

Spray: Working at inspection

Cut-Offs: Working at inspection

Drain: No leaks

DISHWASHER:

Asko  
Model: DW95-4  
Cycles: Working at inspection  
Case Liner: Stainless Steel/Good condition/Normal for age/Normal surface wear  
Rack: Good condition/Normal for age  
Soap Dispenser: Working at inspection  
Gasket: Good condition/No leaks/Normal for age  
Element: Working at inspection  
Unit working at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

WET BAR:  
(Family room)

Stainless Steel  
Bowl: Good condition/Normal for age/Normal surface wear  
Faucet: Good condition/No leaks/Normal for age  
Drain: No leaks  
Cut-Offs: Working at inspection

WET BAR:  
(Master bedroom))

Stainless Steel  
Bowl: Good condition/Normal for age/Normal surface wear  
Faucet: Good condition/No leaks/Normal for age  
Drain: No leaks  
Cut-Offs: Working at inspection

WET BAR:  
(Morning kitchen)

Fiberglass  
Bowl: Good condition/Normal for age/Normal surface wear  
Faucet: Good condition/No leaks/Normal for age  
Drain: No leaks  
Cut-Offs: Working at inspection

MASTER BATH:

Lavatory (2): Porcelain  
Bowl (2): Good condition/Normal for age/Normal surface wear  
Faucet (2): Good condition/No leaks/Normal for age  
Drain (2): No leaks  
Cut-offs: Working at inspection

Toilet: Working at inspection  
No leaks or cracks  
Toilet Cut-Off: Working at inspection  
Bidet: Working at inspection  
No leaks or cracks  
Cut-Offs: Working at inspection  
Shower: Marble/Good condition/Normal for age/Normal surface wear  
Tub: Fiberglass/Good condition/Normal for age/Normal surface wear  
Tub/Shower Valves: No leaks  
Enclosure: Good condition/Normal for age  
Spa: Working at inspection  
Flooring: Marble/Good condition/Normal for age/Normal surface wear  
Fan (2): Exterior/Working at inspection  
Lights: Working at inspection

**Note:** It is unknown if this shower pan/tub surround or any of its components leak.

POOL/HALL BATH:

Lavatory: Porcelain  
Bowl: Good condition/Normal for age/Normal surface wear  
Faucet: Good condition/No leaks/Normal for age  
Drain: No leaks  
Cut-Offs: Working at inspection  
Toilet: Working at inspection  
No leaks or cracks  
Toilet Cut-Off: Working at inspection  
Shower: Tile/Good condition/Normal for age/Normal surface wear  
Shower Valve: No leaks  
Enclosure: Good condition/Normal for age  
Steam Mist: Mr. Steam / Working at inspection time  
Flooring: Marble/Good condition/Normal for age/Normal surface wear  
Fan: Exterior/Working at inspection  
Lights: Working at inspection

**Note:** It is unknown if this shower pan or any of its components leak.

POWDER ROOM:

Lavatory: Porcelain  
Bowl: Good condition/Normal for age/Normal surface wear  
Faucet: Good condition/No leaks/Normal for age  
Drain: No leaks  
Cut-Offs: Working at inspection  
Toilet: **Loose at base/Not grouted/Unsatisfactory**  
No leaks or cracks  
Toilet Cut-Off: Working at inspection  
Flooring: Marble/Good condition/Normal for age/Normal surface wear  
Fan: Exterior/Working at inspection  
Lights: Working at inspection

GUEST BATH:  
(Front)

Lavatory: Porcelain  
Bowl: Good condition/Normal for age/Normal surface wear  
Faucet: No leaks  
Drain: No leaks  
Cut-Offs: Working at inspection  
Toilet: Working at inspection  
No leaks or cracks  
Toilet Cut-Off: Working at inspection  
Shower: Tile/Good condition/Normal for age/Normal surface wear  
Shower Valve: No leaks  
**Note: Weak flow**  
Enclosure: Good condition/Normal for age  
Flooring: Tile/Good condition/Normal for age/Normal surface wear  
Fan: Exterior/Working at inspection  
Lights: Working at inspection

**Note:** It is unknown if this shower pan or any of its components leak.

GUEST BATH:  
(Side)

Lavatory: Porcelain  
Bowl: Good condition/Normal for age/Normal surface wear  
Faucet: **Stem leaking/Unsatisfactory**  
Drain: No leaks  
Cut-Offs: Working at inspection  
Toilet: **Loose at base/Not grouted/Unsatisfactory**  
No leaks or cracks

Toilet Cut-Off: Working at inspection  
Shower: Tile/Good condition/Normal for age/Normal surface wear  
Tub: Porcelain/Good condition/Normal for age/Normal surface wear  
Tub/Shower Valves: No leaks  
Enclosure: Good condition/Normal for age  
Flooring: Tile/Good condition/Normal for age/Normal surface wear  
Fan: Exterior/Working at inspection  
Lights: **Tub/shower light not working at inspection**

**Note:** It is unknown if this shower/tub surround or any of its components leak.

WASHER:

Asko  
Model: W6021  
Cycles: Working at inspection  
Tub: Good condition/Normal for age/Normal surface wear  
Case: Good condition/Normal for age/Normal surface wear  
Hoses: No leaks  
Faucet: No leaks  
Drain: No leaks  
Unit working properly at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

**Note:** Faucets/hoses are checked while "hooked-up".  
Faucets and/or stems leaks may occur when disconnected or when activated after long periods of non-use.

DRYER:

Asko  
Model: T711  
Cycles: Working at inspection  
Tub: Good condition/Normal for age/Normal surface wear  
Case: Good condition/Normal for age/Normal surface wear  
Element: Working at inspection  
Vent: Exterior  
Unit working properly at time of inspection.

Equipment is original.

**NORMAL FOR AGE**

LAUNDRY TUB:

Fiberglass

Bowl: Good condition/Normal for age/Normal surface wear

Faucet: Good condition/No leaks/Normal for age

Drain: No leaks

Cut-Offs: Working at inspection

WASHER:  
(Master)

Whirlpool

Model: Unknown (Stack unit)

Cycles: Working at inspection

Tub: Good condition/Normal for age/Normal surface wear

Case: Normal for age

Hoses: No leaks

Faucet: No leaks

Drain: No leaks

Unit working properly at time of inspection.

Equipment is original.

**Equipment could require repairs/replacement at anytime due to age/condition.**

**NORMAL FOR AGE**

**Note:** Faucets/hoses are checked while "hooked-up".  
Faucets and/or stems leaks may occur when disconnected  
or when activated after long periods of non-use.

DRYER:  
(Master)

Whirlpool

Model: LTE-5243 (Stack unit)

Cycles: Working at inspection

Tub: Normal for age/Normal surface wear

Case: Normal for age/Normal surface wear

Element: Working at inspection

Vent: Exterior

Unit working properly at time of inspection.

Equipment is original.

**Equipment could require repairs/replacement at anytime due to age/condition.**

**NORMAL FOR AGE**

WATER HEATER:  
(Garage)

Ruud  
Model: PE-52-2  
Capacity: 50 gallons  
Elements (2): 4500/4500 watts each  
No Rust/No Leaks  
Unit working properly at time of inspection.

Equipment is original. (2000)

**Water heater could require repairs/replacement at anytime due to age/condition.**

**NORMAL FOR AGE**

WATER HEATER:  
(Master)

Ruud  
Model: PE-52.2  
Capacity: 50 gallons  
Elements (2): 4500/4500 watts each  
No Rust/No Leaks  
Unit working properly at time of inspection.

Equipment is original.

**Water heater could require repairs/replacement at anytime due to age/condition. (2000)**

**NORMAL FOR AGE**

**Note:** Water heaters accumulate sediment over years. This situation is not detectable by the inspector.

**Note:** Elements may burn out at anytime due to age or malfunction. Lower elements are most susceptible to burn out.

CENTRAL VACUUM  
SYSTEM:

Nutone  
Model: CV-353W

Unit works properly when activated at the main control switch. Individual outlets not verified. Vacuum strength and proper pipe installation is not part of this inspection.

GARAGE DOOR  
OPENER:  
(Single)

Raynor  
Model: Commander  
H.P.: 1/2  
Drive: Worm drive  
Unit working properly at time of inspection.

Equipment is original.

**Equipment could require repairs/replacement at anytime due to age/condition.**

**NORMAL FOR AGE**

**Note:** Remotes not verified or tested.

GARAGE DOOR:  
(Single)

Metal  
Gasket: Good condition  
Door in good condition at time of inspection.

**NORMAL FOR AGE**

GARAGE DOOR  
OPENER:  
(Double)

Raynor  
Model: Commander  
H.P.: 1/2  
Drive: Worm drive  
Unit working properly at time of inspection.

Equipment is original.

**Equipment could require repairs/replacement at anytime due to age/condition.**

**NORMAL FOR AGE**

**Note:** Remotes not verified or tested.

GARAGE DOOR:  
(Double)

Metal  
Gasket: Good condition  
Door in good condition at time of inspection.

**NORMAL FOR AGE**

ELECTRICAL  
SERVICE:

ITE  
Model (2): G2430MB1150CU  
Service Type: Breaker  
Service Amps: 150 each (Total: 300)  
Service Entrance: Underground  
Service Ground: Good condition

Equipment is original.

**G.F.I. receptacle defective / Unsatisfactory (see Comments / Observations)**

**NORMAL FOR AGE (System)**

**UNSATISFACTORY (Defective G.F.I. receptacle)**

SUB PANEL:  
(Garage)

ITE  
Model: E0816ML1125F  
Type: Breaker  
Amps: N/A; Main panel fed

Switches and receptacle checks reveal the circuits are working properly and functioning as designed at the time of inspection.

**Code violations and wiring conditions are not part of this inspection.**

This inspection is cursory in scope and intent. Only remedial circuit tests were performed in an effort to validate operation. A more extensive, critical and analytical evaluation would require the services of a **state licensed electrician**. Such an inspection would command a fee in the range of \$200.00 to \$300.00.

This system is believed to be working properly at inspection time.

Lighting that does not work will be assumed to be a defective bulb. will not exchange bulbs to test the socket.

Switches/receptacles are subject to malfunction at anytime.

does not verify wiring size, voltage/amp usage or drop for any circuitry.

#### ATTIC AREA:

The pre-engineered roof systems appear to have proper structural integrity with no areas of deflection in evidence.

The insulation is a blown-in fiber with an R-value of approximately 26/30.

Due to the excessively low pitch, truss configuration and duct placement, the entire attic area was not visually inspected. Remote areas not verified.

**All moisture tests were negative at inspection time.**

#### ROOF:

The main roof consists of "S" style concrete over a 90 pound rolled membrane that has been sealed with hot asphalt tar. Roofs of this type have a life of 18-25 years under ideal conditions, proper installation procedures and adequate ventilation.

This roof is in good condition with no indication of moisture intrusion within the perimeter walls at inspection time.

**NORMAL FOR AGE**

All flashing, venting and through-the-roof connections appear to be in watertight condition.

Although no active interior leaks were detected at the time of inspection, this finding does not preclude the fact that leaks may have occurred in the past or that they might at any point in the future.

**Note: This inspection was performed during a time in which there was no rain. It is impractical to try to detect leaks without a water source. Moderate rain fall may not cause leaks but with the increase of wind and rain quantity leaks could occur.**

**Note: is not a practicing roofing contractor. Should the buyer desire a more specific inspection concerning codes, installation, etc., a currently practicing roofing contractor should be contacted. Additional roof inspections could cost between \$150.00 - \$300.00, depending upon the depth of the investigation.**

**SOFFIT:**

All soffit material consists of fully vented aluminum panels.

All soffit panels are in good condition. No decay noted at inspection time.

Underlying conditions are not known.

**NORMAL FOR AGE**

**FASCIA:**

All fascia consists of painted masonite. All fascia is in good condition.

Underlying conditions are not known.

**NORMAL FOR AGE**

FOUNDATION:

This concrete block and stucco/conventionally framed and stucco home is situated on a reinforced concrete monolithic slab. This house does not have pilings.

The foundation of this home appears to have good structural integrity with no areas exhibiting excessive settlement and/or failure. While no extreme difficulties were noted, there is a possibility that latent situations may exist/occur.

It should be understood that this foundation inspection is cursory in nature and not technical and/or scientific. A more technical analysis of the foundation would require the services of a state registered engineer trained in structural analysis.

**NORMAL FOR AGE**

POOL PUMP MOTOR:

A.O. Smith  
Model: K48M2PA104A3  
H.P.: 2 (two)  
R.P.M.: 3450

**Leaks at time of inspection.**

Unit working properly at inspection.

**NORMAL FOR AGE (Motor)**

**UNSATISFACTORY (Leaks at pump)**

POOL FILTER:

Sta-Rite  
Model: S7D75  
Filter Media: Diatomaceous earth  
Filter Area: 37 square feet  
Condition of the filter element is unknown.

Water Clarity Good  
Water Chemicals Not Tested  
No leaks at time of inspection  
Unit working properly at inspection.

**NORMAL FOR AGE**

POOL HEATER:

PerfecTemp  
Model: Unknown  
Media: Electricity

Reverse heat pump

**Equipment could require repairs/replacement at anytime due to age/condition.**

**Note:** does not verify the proper operation of pool heating equipment.

**NORMAL FOR AGE**

PUMP/MOTOR:  
(Water feature)

A.O. Smith  
Model: K48M2PA104A3  
H.P.: 2 (two)  
R.P.M.: 3450  
No leaks at time of inspection  
Unit working properly at time of inspection.

**NORMAL FOR AGE**

SPA PUMP/MOTOR:  
(1 of 2)

A.O. Smith  
Model: K48M2PA104A3  
H.P.: 2 (two)  
R.P.M.: 3450  
**Leaks at time of inspection.**  
Unit working properly at inspection.

**NORMAL FOR AGE (Motor)**  
**UNSATISFACTORY (Leak at strainer)**

SPA PUMP/MOTOR:  
(2 of 2)

A.O. Smith  
Model: MC48J2PA105C1  
H.P.:  $\frac{3}{4}$   
R.P.M.: 3450  
No leaks at time of inspection

Unit working properly at inspection.

**NORMAL FOR AGE**

SPA FILTER:

Sta-Rite  
Model: PTM-100  
Filter Media: Cartridge  
Filter Area: 100 square feet

Condition of filter element is unknown.

Water Clarity Good  
Water Chemical Not Tested  
No leaks at time of inspection  
Unit working properly at inspection.

**NORMAL FOR AGE**

SPA BLOWER:

Working at time of inspection

REMOTE:

Working at time of inspection

SPA HEATER:

Laars  
Model: XL  
Media: Liquefied petroleum

Condition of burner is not known.

**Note:** **does not verify the proper operation of pool/spa heating equipment.**

**NORMAL FOR AGE**

POOL/SPA:

The pebble crete appears to be in good condition with no indication of excessive surface wear and/or staining.

**Light housing is loose. Unsatisfactory**

**NORMAL FOR AGE (Pool)**  
**UNSATISFACTORY (Light housing)**

**Leak tests are not included in our inspections.**

**Note:** **does not verify any below ground equipment and/or components, i.e., shell, pipes, pool lights or skimmers. It is unknown if the pool or any of its underground components leak.**

**LANAI DECK:**

The lanai deck has a covering of brick pavers.  
The surfacing is in good condition.

**NORMAL FOR AGE**

**POOL DECK:**

The pool deck has a covering of brick pavers.  
The surfacing is in good condition.  
**Deck has settlement.**

**NORMAL FOR AGE (Majority)**  
**UNSATISFACTORY (Sunken pavers at rear pool walkway – trip hazard)**

**LANAI ENCLOSURE:**

All aluminum frame components appear to have good structural integrity with no deflection noted.

Most screen panels were intact at inspection time. **One screen panel is torn.**