Comer Inspection Services, Inc.

STATE CERTIFIED #HI 71
ASHI CERTIFIED INSPECTOR #244051

HOME INSPECTION REPORT

Joe Florida
1000 Anyhwere St
Anywhere, Fl 32000

Comer Inspection Services, Inc.

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1000 Anywhere ST
Anywhere, FL 32000

CERTIFIED INSPECTOR

15:36 February 18, 2011

Repairs Needed Summary

We recommend that all repairs are completed only by Licensed Florida Contractors. Our company policy will not allow us to Re-inspect repair work that has been done by unlicensed contractors or amateurs.

Lots and Grounds

1. Vegetation: Shrubs & trees---- Tree limbs over hang the roof in back, and should be cut back. This is an ongoing maintenance issue that will need continued attention.

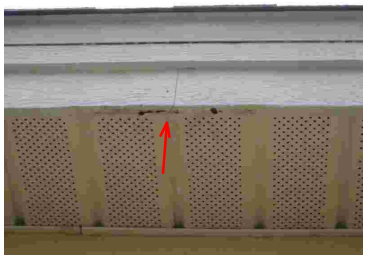

2. Lawn Sprinklers: Front, sides, back---- The sprinkler system appeared to have 5 zones connected at the control panel however, only 4 zones were working. There were damaged heads in zone 1, near the back Lanai screen door, and in zone 3, on the right property line. Zone 3 did not appear to have full pressure, as one of the rotor heads would not pop up. Repairs are recommended by a qualified irrigation technician.

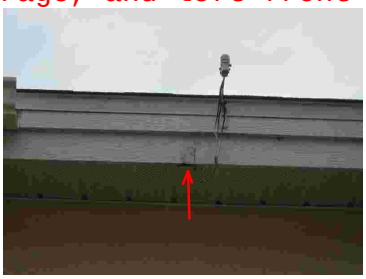

Exterior Surface and Components

3. All sides Exterior Surface Type: Stucco---- Common cracks and step cracking in the stucco siding on the, left side, between A/C unit and glass block for master bathroom. These types of cracks are caused by the mortar on the concrete blocks "shrinking" when it dries, causing it to pull away from one side of the block, in turn causing small cracks in the stucco siding. These cracks can allow moisture inside the blocks. These cracks should be filled with caulk and painted with a weatherproof type paint / sealer.


Repairs Needed Summary (Continued)

4. Fascia: Wood---- Wood rot on left side approximately 8' in front of exterior A/C unit, below rain sensor on left side of garage, and left front corner of garage.





Roof

5. Main Roof Surface Material: Dimensional, Asphalt fiberglass shingles---- Damaged shingles noted under the front right side of the front entry roof area, and on the front right corner above the sidewalk.
   ****
   NOTE:
   Loss of granules is minor in most places. Roof shows signs of normal deterioration / wear. Normal life expectancy for this type of roof is 15 to 17 years .



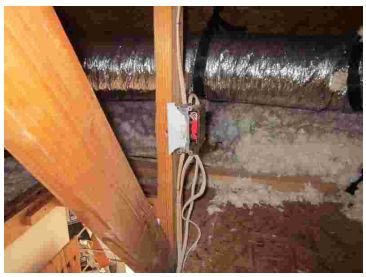
6. Plumbing Vents: PVC with lead jacket flashing---- Plumbing vents have had poor repairs done in the past. The caulk around the area is showing signs of deterioration, which could lead to leaks. We recommend replacing vent flashing or installing new composite "Squirrel proof" covers over the current vents.

Roof (Continued)


Attic

7. . Attic Insulation: Batts, blown in fiberglass---- 1. Blown in insulation above the hall closet cavity has settled, allowing vertical wall space to be unprotected. We recommend installing 1 or 2 pieces of "batt" style insulation over the opening to compensate for settled insulation.
2. Batt style insulation has been installed with the paper side exposed above the living room area. (just a couple of pieces). This is a fire hazard per the manufacture. We recommend turning those pieces over.


8. . Attic Wiring/Lighting: 120 VAC lighting circuit---- Damaged switch plate on light switch in attic. Recommend replacing to prevent future shock hazard.

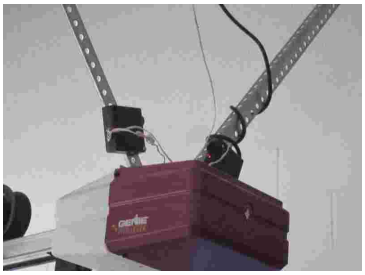


9. . Attic Bathroom Fan Venting: Electric fan---- Fans were vented soffit vents. Vent pipe above the master bathroom has been crushed, restricting air flow. Repairs are recommended

Repairs Needed Summary (Continued)

Garage/Carport

10. Front entry Garage Door Opener: Genie---- The electronic sensors for the screen door have been improperly installed. Currently the sensors are located above the door opener. This is a potential life / safety hazard that could result in serious injuries or even death. The manufacture installation instructions are very specific about the installation location of the sensors. Most manufactures require the sensors to have a final mounting position 4" to 6" above floor level. Any deviation from the installation instructions will void all warranties. It is recommended that the sensors be installed per the manufacture installation requirements before Close of Escrow. Only a qualified garage door professional should complete the installation.

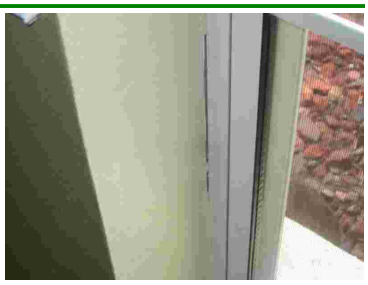


11. Front entry Garage Service Doors: Metal 6 panel ---- Weatherstripping on door to exterior has a gap that will allow water to penetrate below the handle to the floor.

12. Front entry Garage Electrical: 120 VAC 3 prong grounded outlets, 120 VAC GFCI---- Outlet under main distribution panel tested for reverse polarity. This is when the hot and neutral wires are connected in reverse on the outlet. Repairs are recommended.

Living Space

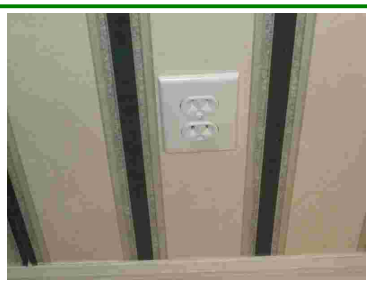
13. Living room, Dining room, Hall, Breakfast nook Living Space Windows: Single Hung double Pane---- Caulk needed on front inside window frame on window in breakfast nook.



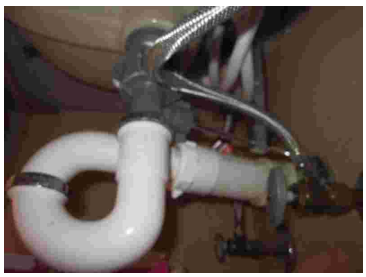
Repairs Needed Summary (Continued)

Bathroom

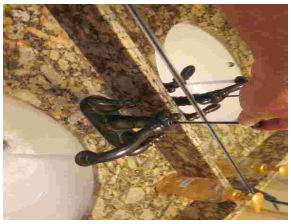
14. Master Bathroom Electrical: 120 VAC 3 prong grounded outlets, 120 Volt GFCI outlets---- Open or missing ground on out in water closet (toilet room).



15. Master Bathroom Faucets/Traps: Double handle faucet, Delta fixtures with a PVC trap---- Leak noted at drain stopper lock nut under sink in drain pipe on left sink. Repairs are recommended



16. Guest bath Bathroom Faucets/Traps: Double handle faucet, PVC / ABS traps---- Handle for drain stopper is disconnected under sink.



Kitchen

17. . Kitchen Oven Anti-tip Clips: No---- SAFETY ISSUE: The oven is either missing or not connected to a safety device referred to as an anti-tipping clip. This clip is installed in back of the oven near the bottom. It is a designed safety feature that reduces the possibility of the oven tipping forward and either burning / scalding someone or tipping completely over. Recommend adding / installing device. Check with a reputable local appliance company for more information.

Laundry Room/Area

18. Utility room Laundry Room/Area Dryer Vent: Foil flex and rigid metal---- The dryer vent pipe on the roof is either partially or fully restricted with dryer lent. This poses a safety / fire hazard and / or a potential opportunity to damage the dryer element or heating component. Recommend having vent cap and vent pipes cleaned to prevent future safety hazard. Photo shows current condition of outlet.

Table of Contents

CERTIFIED INSPECTOR

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional or in working condition with no obvious signs of defect.
NP	Not Present	Item not present or not found.
R	Repairs Needed	Items need immediate servicing, maintenance, repair or replacement. It is not working as designed or is unable to perform its intended function. We strongly encourage that only qualified professionals make any and all repairs or maintenance.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
F	FYI	Other information such as maintenance recommendations, cosmetic issues, or special notes, that the seller DOES NOT have to repair.

General Information

Comer Inspection Services, Inc
PO Box 7, Fruitland Park, Fl 34731
State Certified Home Inspector #HI 71
352-255-7126

Property Information

Property Address 1000 Anywhere St
City Anywhere State FL Zip 32000
Contact Name Joe Florida
Phone 123-456-7890
Client Name Joe Florida
Client Address 1000 Anywhere ST
City Anywhere State FL Zip 32000
Phone (352)750-9216

Property Conditions

Others Present Seller
Property Occupied Yes Furnished ◉ Yes ○ No ○ Partially
Estimated Age 1997 Entrance Faces South
Inspection Date 2/15/2011
Start Time 11:30 am End Time 2:30 pm
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ◉ Yes ○ No ○ Not Applicable
Weather Cloudy Soil Conditions Damp Temperature 63
Building Type Single family Garage Attached Garage
Water Source City Sewage Disposal City
How Verified Visual Inspection

CERTIFIED INSPECTOR

General Information (Continued)

Report Information It should be understood that this inspection report is for the exclusive sole use of the client that it was prepared for. Use of this report by any other party is prohibited. Terms and conditions that are crucial to interpretation of this report are contained in a separate inspection agreement or contract. Do not use this report without consulting the inspection contract specific to this report.

This home inspection service does not provide any warranty, guaranty, or insurance policy of any type or kind for any defects that may be present or that may arise in the future. A home inspection provides a "snap shot" evaluation of the home on the day of the inspection, typically without the benefit of any historical data. It should be understood that, without historical data, various defects may not be discovered or fully determined. Research of property history is not part of the home inspection. If applicable, the client should research the history of the property and obtain from the current homeowner a comprehensive property disclosure. NOTE: Deficient or inadequate repairs or alterations may not manifest for a period of time (weeks, months, years) therefore issues relating to recently accomplished repairs or alterations may not be apparent during the inspection, but may become obvious at a latter time.

This is not a code enforcement inspection, and is only based on the inspectors opinion. The inspection is a visual evaluation of those easily accessible areas that the inspector can clearly see. No representation of structural or electromechanical fitness is given or implied in the regards to any equipment, component, item, or area that was concealed or otherwise not readily accessible or visible during the inspection. Furnishings, personal goods or stored items, floor coverings, etc and panels or covers that are not readily detachable will prelude or limit the inspection of various systems and components. We make no claims as to being able to determine the condition of internal inaccessible areas of walls, floors, ceilings, A/C systems, furnaces, chimneys, etc. Destructive testing or dismantling is not performed, therefore the inspector can only convey to the client what was clearly visible at the time of the inspection.

This inspection is limited to what can be easily detected, primarily by visual means, during a relative short period of time. A typical home inspection last approximately 2 to 4 hours. It is impossible to find every defect during an inspection, therefore additional defects are likely to be encountered after the inspection.

Typically, locations given are as if viewed from the front entryway of the property or the item being described. NOTE: Any and all approximations of repair costs, if given should not be considered exact estimates, but rather only as a very rough possible costs for repairs or replacements and should not be fully relied upon. Reliable quotes from those contractors or professionals performing such work should be obtained.

Lots and Grounds

The focus during the inspection on the lots and grounds is for significant cracking and deterioration that would necessitate repairs or replacement for driveways, walkways, decks. patios, or steps or stoops. Evaluation of shrubs, trees and weeds made to determine if there is any imposing danger or possible damage to the structure. Testing of the sprinkler system is limited to activating the systems manual settings on a timer control panel. Manual valves will be operated if the are readily accessible. The system is checked for basic operation only. The inspection does not determine the coverage of all areas on the property. The vast majority of a lawn sprinkler / irrigation system is concealed below ground or by vegetation and is not subject to evaluation. We recommend that the home owner, if reasonable, demonstrate the complete operation of the system and provide the manufactures operations manual and any maintenance documentation.

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	A	NP	R	NI	F	
1.	☒	☐	☐	☐	☐	Driveway: Concrete
2.	☒	☐	☐	☐	☐	Walks: Concrete
3.	☒	☐	☐	☐	☐	Steps/Stoops: Concrete
4.	☒	☐	☐	☐	☐	Porch: Front, Concrete
5.	☒	☐	☐	☐	☐	Grading: Level site
6.	☐	☐	☒	☐	☐	Vegetation: Shrubs & trees---- Tree limbs over hang the roof in back, and should be cut back. This is an ongoing maintenance issue that will need continued attention.


7.	☐	☐	☒	☐	☐	Lawn Sprinklers: Front, sides, back---- The sprinkler system appeared to have 5 zones connected at the control panel however, only 4 zones were working. There were damaged heads in zone 1, near the back Lanai screen door, and in zone 3, on the right property line. Zone 3 did not appear to have full pressure, as one of the rotor heads would not pop up. Repairs are recommended by a qualified irrigation technician.


Exterior Surface and Components

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.

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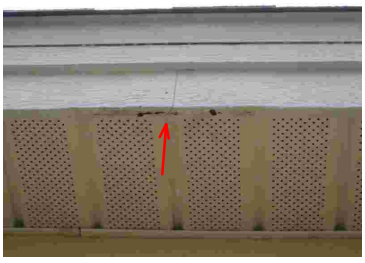
A NP R NI F

All sides Exterior Surface

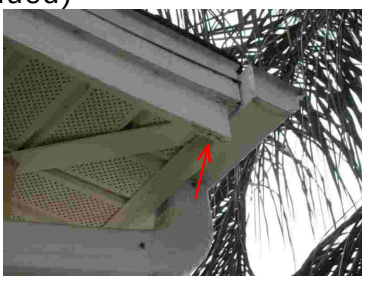
1. ☐☐☒☐☐ Type: Stucco---- Common cracks and step cracking in the stucco siding on the, left side, between A/C unit and glass block for master bathroom. These types of cracks are caused by the mortar on the concrete blocks "shrinking" when it dries, causing it to pull away from one side of the block, in turn causing small cracks in the stucco siding. These cracks can allow moisture inside the blocks. These cracks should be filled with caulk and painted with a weatherproof type paint / sealer.


2. ☒☐☐☐☐ Trim: Aluminum and wood
3. ☐☐☒☐☐ Fascia: Wood---- Wood rot on left side approximately 8' in front of exterior A/C unit, below rain sensor on left side of garage, and left front corner of garage.



Exterior Surface and Components (Continued)

Fascia: (continued)



4. ☒ ☐ ☐ ☐ ☐ Soffits: Vinyl
5. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired
6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Metal with glass inserts
7. ☒ ☐ ☐ ☐ ☐ Windows: Single Hung double Pane
8. ☒ ☐ ☐ ☐ ☐ Window Screens: Vinyl mesh
9. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Front pole and surface mounted light fixtures---- Some lights are motion detection type lights
10. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: 120 VAC GFCI---- Reset button for exterior outlet(s) is in the garage
11. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Stem valves with anti-siphon/ backflow prevention devices attached

CERTIFIED INSPECTOR

Structure

The structure is by far the most important part of a home inspection, as the safety of the future occupants may be at risk. In most instances, structural problems are very costly and expensive to repair and it is for this reason that most building inspectors pay particular attention to all areas in order to determine if any structural deficiencies exist. The structural part of the home inspection cannot be isolated to the exterior, but rather must be incorporated into the entire inspection. Every visible section of wall, roof and floor, etc. must be evaluated. In examining the structure, the inspector does not have access to most of the structural components, as they are concealed behind the walls. Particular attention is paid to visible evidence of past or present movement such as cracks, settlements, bowing, lifting, etc. The inspector, when examining the structure, does not include calculations or confirm the structural effectiveness of the property, but rather whether the property appears to be in structurally sound condition based on the present apparent conditions noted at the time. Movement or structural settlement can occur at any time. Regular monitoring of the property is recommended. Considerations should be given to having the house of building inspected at least yearly by a professional building inspector. This will ensure that visible issues can be noted and maintained as soon as possible.

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	A	NP	R	NI	F	
1.	☒	☐	☐	☐	☐	Structure Type: Concrete block, Masonry
2.	☒	☐	☐	☐	☐	Foundation: Poured concrete
3.	☒	☐	☐	☐	☐	Differential Movement: No movement or displacement noted
4.	☒	☐	☐	☐	☐	Bearing Walls: Block and wood framing
5.	☒	☐	☐	☐	☐	Roof Structure 2x4 wood trusses
6.	☒	☐	☐	☐	☐	Ceiling Structure 2x4 engineered wood trusses
7.	☒	☐	☐	☐	☐	Floor/Slab: Poured slab

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Roof

Evaluation of the roof covering is to determine the overall general condition. The roof covering is evaluated by visual observation for obvious defects or deficiencies that would appear to have a significantly adverse affect at the time of the inspection. If the roof is readily accessible, not overly steep, has a safe walking surface and where walking the surface would not appear to be damaging, the inspector will directly access at least portions of the roof surface. Where the inspector determines that access is not feasible or safe, the inspection will occur from the using a ladder at the eaves or on the ground with binoculars. Most roof leaks occur not through the roof covering itself, but at a juncture or transition area where flashing or sealant should be present. In typical installations most of the flashing is concealed and water intrusion may occur at the locations where the flashing is concealed by the roof covering or abutting components such as chimneys, skylights and walls. Water intrusion may also occur during heavy wind driven rain storms. Most roof coverings, such as asphalt / fiberglass shingles are designed to shed water, not be water-proof or water tight. The more complicated or sophisticated the roof design, the greater the chance for water intrusion. The inspection does not guarantee that the roof is leak free. Typical life expectancy for roof coverings in Florida are: Asphalt / Fiberglass 3 tab shingles, 15 to 17 years, Asphalt / Fiberglass dimensional shingles, 22 to 25 years.

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A NP R NI F

Main Roof Surface

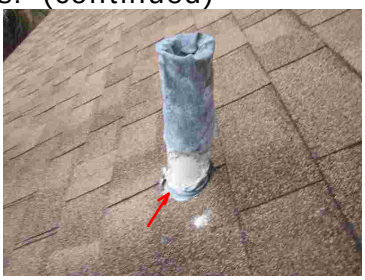
1. Method of Inspection: Walked most of roof
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0%
3. ☐ ☐ ☒ ☐ ☐ Material: Dimensional, Asphalt fiberglass shingles---- Damaged shingles noted under the front right side of the front entry roof area, and on the front right corner above the sidewalk.
   ****
   NOTE:
   Loss of granules is minor in most places. Roof shows signs of normal deterioration / wear. Normal life expectancy for this type of roof is 15 to 17 years .



4. Type: Hip
5. Approximate Age: 1997
6. ☒ ☐ ☐ ☐ ☐ Flashing: Aluminum and galvanized flashing
7. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
8. ☐ ☐ ☒ ☐ ☐ Plumbing Vents: PVC with lead jacket flashing---- Plumbing vents have had poor repairs done in the past. The caulk around the area is showing signs of deterioration, which could lead to leaks. We recommend replacing vent flashing or installing new composite "Squirrel proof" covers over the current vents.

Roof (Continued)

Plumbing Vents: (continued)



9. ☒☐☐☐☐ Gutters, Downspouts: Aluminum

Attic

The evaluation and inspection of most attic spaces is very limited due to minimal space, concealment of areas as a result of the framing design, HVAC ducting system, and blockage by insulation. The inspector may not access areas that are not readily accessible or where there is potential to cause damage or areas that could be unsafe. Insulation often conceals a vast majority of the roof or ceiling structural components. Complex roof designs and truss configurations often renders the attic inaccessible for the purposes of inspection and evaluation. Also, high temperatures in the attic often allows for a limited inspection duration. Engineering or load calculations of any type are not within the scope of the inspection.

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A NP R NI F

. Attic

1. Attic Access Location: Garage
2. Method of Inspection: In the attic
3. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 10%---- Truss configuration limited access to areas over some parts of garage and right front room. Note: Due to limited accessibility, blocked areas, framing design, insulation coverage, etc. we were not able to observe many areas of the attic / roof structure and components contained within therefore no judgement is made as to the condition of any concealed areas / components.
4. ☒ ☐ ☐ ☐ ☐ Sheathing: OSB, strand board
5. ☒ ☐ ☐ ☐ ☐ Truss Tie Downs: Single wrapped galvanized straps
6. ☒ ☐ ☐ ☐ ☐ Ventilation: Ridge, below ridge and soffit venting
7. ☐ ☐ ☒ ☐ ☐ Insulation: Batts, blown in fiberglass---- 1. Blown in insulation above the hall closet cavity has settled, allowing vertical wall space to be unprotected. We recommend installing 1 or 2 pieces of "batt" style insulation over the opening to compensate for settled insulation. 2. Batt style insulation has been installed with the paper side exposed above the living room area. (just a couple of pieces). This is a fire hazard per the manufacture. We recommend turning those pieces over.

8. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 8" to 10"

Attic (Continued)

9. ☐☐☒☐☐ Wiring/Lighting: 120 VAC lighting circuit---- Damaged switch plate on light switch in attic. Recommend replacing to prevent future shock hazard.

10. ☒☐☐☐☐ Moisture Penetration: None noted

11. ☐☐☒☐☐ Bathroom Fan Venting: Electric fan---- Fans were vented soffit vents. Vent pipe above the master bathroom has been crushed, restricting air flow. Repairs are recommended

CERTIFIED INSPECTOR

Air Conditioning

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.
C. Report: 1. The condition of the condensing unit, 2. The condition of the evaporator coil (when accessible), 3. The operation of the thermostat, 4. The type and condition of the ductwork, 5. The temperature differential achieved by the system, 6. Systems that are inoperable or fail to operate in the manner which was intended, 7. Conditions that will result in reduced component life expectancy, pre-mature failure, or inefficient system operation.
8.2 The inspector is NOT required to: A. Inspect: 1. Electronic air filters. 2. Humidistats
B. Determine cooling supply adequacy or distribution balance.
C. Determine indoor air quality. D. Operate the air conditioning system when ambient temperatures pose the potential for damage to the air conditioning system.

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	A	NP	R	NI	F	
1.	☒	☐	☐	☐	☐	A/C System Operation: Unit was in working condition---- Recommendations to buyers: Have your HVAC system serviced and maintenance performed as soon as you take possession of the home, and on a yearly basis. Find a reputable HVAC contractor to sign a yearly maintenance contract with. This will make your unit work in the most efficient way it is designed to, and will extend the normal life expectancy of your unit.
2.	☒	☐	☐	☐	☐	Condensate Removal: PVC Exterior Unit: Pad mounted
3.						Manufacturer: Trane
4.						Type: Heat pump system
5.						Model Number: twr042c10b1 Serial Number: l4151pucf
6.						Capacity: 3.5 Ton, 42,000BTUHR
7.						Area Served: Main house
8.						Approximate Age: 1996 Fuel Type: 200/230 VAC
9.	☒	☐	☐	☐	☐	Visible Coil: Aluminum core with aluminum fins
10.	☒	☐	☐	☐	☐	Electrical Disconnect: Pull out switch---- Located near exterior unit
11.						Return Temperature: 67.2
12.						Supply Temperature: 49.6
13.						Temperature Differential: 17 degrees
14.	☒	☐	☐	☐	☐	Evaporator Unit: Garage
15.						Approximate Age: 1996
16.						Manufacture: Trane
17.	☒	☐	☐	☐	☐	Exposed Ductwork: Fiberglass ductboard and flexible insulated ductwork
18.	☒	☐	☐	☐	☐	Thermostats: Individual

CERTIFIED INSPECTOR

Heating System

The inspector shall: A. Inspect: 1. The installed heating equipment. 2. The fuel storage and fuel distribution systems. 3. The vent systems, flues, and chimneys. B. Describe:
1. The energy source. 2. The heating method by its distinguishing characteristics. 3. The heating system capacity in BTUs or kilowatts
C. Report: 1. The location and condition of the air handler unit / furnace 2. The operation of the thermostat 3. The location, type, and condition of the ductwork 4. Improperly vented combustion vents or the potential for backdrafting in combustion vented systems. 5. The heat rise obtained during operation
6. Systems that are inoperable or fail to operate in the manner which was intended
7. Conditions that will result in reduced component life expectancy, pre-mature failure, or inefficient system operation. 7.2 The inspector is NOT required to: A. To inspect:
1. Interiors of flues or chimneys which are not readily accessible 2. Heat exchangers.
3. Humidifiers or dehumidifiers. 4. Electronic air filters. 5. Solar space heating systems.
B. Determine heat supply adequacy or distribution balance. C. Operate heat pump systems when ambient temperatures pose the potential for damage to the heating system.

A = Acceptable, NP = Not Present, R = Repairs Needed, NI = Not Inspected, F = FYI

	A	NP	R	NI	F	
1.						Location of Heating Unit: Garage
2.	☒	☐	☐	☐	☐	Heating System Operation: Unit in working condition
3.						Manufacturer: Trane
4.						Model Number: twe042c14fb1 Serial Number: l135a0k1v
5.						Type: Heat Pump system, Electric heat
6.						Capacity: 42,000 BTUHR, 7 KW
7.						Approximate Age: 1996
8.						Area Served: Main house
9.						Fuel Type: Electric
10.	☒	☐	☐	☐	☐	Blower Fan/Filter: Direct drive with disposable filter---- Filter size is, 20x20
11.	☒	☐	☐	☐	☐	Distribution: Fiberglass duct and insulated flexible duct
12.	☒	☐	☐	☐	☐	Thermostats: Individual

CERTIFIED INSPECTOR

Electrical

Electrical defects most often cause concerns for shock and fire hazards and represent life-safety hazards and should be given priority for further evaluation when noted. Electrical system evaluations do not cover low voltage systems, alarm systems, intercom systems or phone and cable wiring systems. Smoke detectors will be tested using the manufactures suggested methods of testing by pushing the test button on the unit. Smoke detectors should be installed at all prudent locations in the home which includes outside the bedrooms, in all bedrooms, and at all floor levels. Smoke detectors should be tested monthly or by referring to the manufactures testing guidelines. Most exterior and interior outlets and switches will be tested if accessible. Electrical panel boxes are opened and evaluated if accessible. Load calculations and any circuit mapping is not determined. Circuit breakers are not operated, other than those that may be switched off to deactivate a component or system that is being evaluated. electrical equipment and components age and deteriorate and may not be in compliance of more modern designs, codes or other listing requirements, and may not operate and perform properly. Examples of defects could be overheating wires and breakers, deterioration of wiring insulation, breakers that do not trip when designed, or may be weak. Considering the previously mentioned issues, it is recommended that an electrician closely evaluate all of the electrical components in older homes. Homes older than 20+ years may also present issues when obtaining home owners insurance.

A = Acceptable, NP = Not Present, R = Repairs Needed, NI = Not Inspected, F = FYI

	A	NP	R	NI	F	
1.						Service Size Amps: 200
2.						Volts: 120-240 VAC
3.	☒	☐	☐	☐	☐	Service: Underground utilities
4.	☒	☐	☐	☐	☐	Main Panel Location: Garage
5.	☒	☐	☐	☐	☐	120 VAC Branch Circuits: Copper
6.	☒	☐	☐	☐	☐	240 VAC Branch Circuits: Copper
7.	☐	☒	☐	☐	☐	Aluminum Wiring:
8.	☒	☐	☐	☐	☐	Conductor Type: (A) Non-metallic sheathed Romex like cable and THHN
9.	☒	☐	☐	☐	☐	Ground: (A) Rod in ground connected to copper grounding cable

Garage Electric Panel

10.	☒	☐	☐	☐	☐	Manufacturer: Square D
11.	☒	☐	☐	☐	☐	Maximum Capacity: 200 Amps
12.	☒	☐	☐	☐	☐	Main Breaker Size: 200 Amps
13.	☒	☐	☐	☐	☐	Breakers: Copper and Aluminum
14.	☒	☐	☐	☐	☐	Circuits Identified: Yes
15.	☐	☒	☐	☐	☐	AFCI:
16.	☒	☐	☐	☐	☐	GFCI: (A) Exterior, garage, kitchen, bathrooms

17. Is the panel bonded? ◉ Yes ○ No

CERTIFIED INSPECTOR

Plumbing

The inspector shall: A. Inspect: 1. The interior water supply and distribution systems including all fixtures, faucets, and components not encased in floors, walls, and ceilings, or otherwise hidden from view. 2. The drain, waste and vent systems. 3. The water heating equipment.
4. Shower stalls 5. The vent systems, flues, and chimneys. 6. The drainage sumps, sump pumps, and related piping. 7. The irrigation system.
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. 4. The type of irrigation system (well, municipal source, reclaimed water,
C. Report: 1. Leaks in supply lines, fixtures, and faucets. 2. Leaks in shower stalls. 3. Low water pressure to one or more fixtures. 4. Leaking or defective water heaters. 5. Non functional or clogged drains. 6. On the presence of polybutylene supply lines or cast iron waste lines. 7. Defective or ineffective pumps and irrigation system component parts (exclusive of wells). 5.2 The inspector is NOT required to: A. Inspect: 1. Wells, or water storage related equipment. 2. Water conditioning systems. 3. Solar water heating systems. 4. Fire sprinkler systems. 5. 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, including the quantity or quality of the irrigation system supply. C. Operate safety valves or shut-off valves.

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	A	NP	R	NI	F	
1.	☒	☐	☐	☐	☐	Service Line: Copper
2.	☒	☐	☐	☐	☐	Main Water Shutoff: Garage, Recessed in wall---- Shutoff valve is located, in the garage, on the left interior wall
3.	☒	☐	☐	☐	☐	Water Lines: Copper
4.	☒	☐	☐	☐	☐	Drain Pipes: PVC
5.	☒	☐	☐	☐	☐	Vent Pipes: PVC
6.	☒	☐	☐	☐	☐	Water Pressure: 52 psi---- Tested in PM
7.	☐	☒	☐	☐	☐	Service Caps:

. Water Heater

8. Water Heater Location: Garage
9. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Functional at time of inspection
10. Manufacturer: A.O. Smith
11. Serial Number: mk96-0064336-571
12. Type: Electric Capacity: 55 Gallons
13. Approximate Age: 1996 Area Served: Main house
14. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Metal TPR, Copper drain pipe

Garage/Carport

Automatic garage door opener units are evaluated by use of the wall control switch only. Portable transmitters are not tested. The door opener is tested 3 ways. The opener is tested for operation of electronic sensors, automatic reverse system, and the emergency pull down cord operation. The electronic sensors are checked by blocking or obstructing the path of the beam to see if the unit reverses. The automatic reverse is tested by placing a 2 x 4 wood block on the floor within the path of the door and then closing the door. The door should impact the block, then reverse its path to open. The emergency pull down cord is tested manually to see if the door will operate with reasonable exertion. This is a safety hazard if it is not properly adjusted. The door opener unit should be tested using the manufactures guidelines for safety and periodic testing. Note: Older automatic door opener units may not have one or both of the above safety features. If not, we recommend that such unit be replaced or upgraded.

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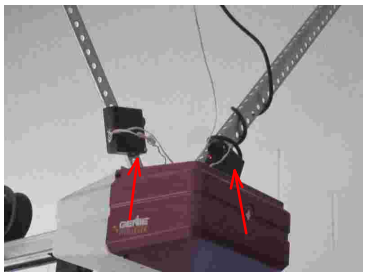
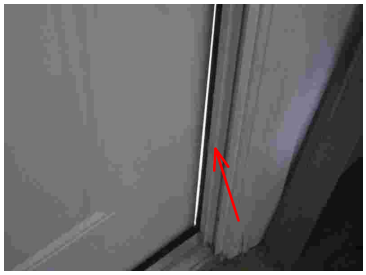
A NP R NI F

Front entry Garage

1. Type of Structure: Attached Garage Car Spaces: 2
2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Reinforced metal, Roll up motorized screen door
3. ☒ ☐ ☐ ☐ ☐ Door Operation: Mechanical and manual operations
4. ☐ ☐ ☒ ☐ ☐ Door Opener: Genie---- The electronic sensors for the screen door have been improperly installed. Currently the sensors are located above the door opener. This is a potential life / safety hazard that could result in serious injuries or even death. The manufacture installation instructions are very specific about the installation location of the sensors. Most manufactures require the sensors to have a final mounting position 4" to 6" above floor level. Any deviation from the installation instructions will void all warranties. It is recommended that the sensors be installed per the manufacture installation requirements before Close of Escrow. Only a qualified garage door professional should complete the installation.



5. ☐ ☐ ☒ ☐ ☐ Service Doors: Metal 6 panel ---- Weatherstripping on door to exterior has a gap that will allow water to penetrate below the handle to the floor.



6. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall with knockdown texture
7. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall, Painted concrete blocks---- Common step cracking in block wall on, left side in upper left wall towards front corner. These cracks are from normal settlement and mortar shrinkage and are not structural in nature.
8. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Poured concrete

Garage/Carport (Continued)

9. ☐☐☒☐☐ Electrical: 120 VAC 3 prong grounded outlets, 120 VAC GFCI---- Outlet under main distribution panel tested for reverse polarity. This is when the hot and neutral wires are connected in reverse on the outlet. Repairs are recommended.

Living Space

Evaluation of the interior of the house is generally limited to items and areas associated with the structure and major systems. The inspection is limited to what is readily accessible and observable. The focus is not for cosmetic defects or minor deterioration in the rooms. The focus is on the operation of the electrical outlets / switches, fans, lights, doors. and windows. Ceilings are evaluated for any current or past visible leaks. The components in the room are identified, however furniture or rugs are not moved during the inspection. We recommend to the buyers of homes that are occupied when the inspection is completed, to closely evaluate the interior walls and closet areas after the occupants have moved out, and before Close of Escrow.

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	A	NP	R	NI	F	
Living room, Dining room, Hall, Breakfast nook Living Space						
1.	☒	☐	☐	☐	☐	Closet: Single Large
2.	☒	☐	☐	☐	☐	Ceiling: Drywall with Knockdown texture
3.	☒	☐	☐	☐	☐	Walls: Painted drywall
4.	☒	☐	☐	☐	☐	Floor: Laminate Wood Flooring
5.	☒	☐	☐	☐	☐	Doors: Raised panel, hollow/foam core, Aluminum sliders
6.	☐	☐	☒	☐	☐	Windows: Single Hung double Pane---- Caulk needed on front inside window frame on window in breakfast nook.
7.	☒	☐	☐	☐	☐	Electrical: 120 VAC 3 prong grounded outlets
8.	☒	☐	☐	☐	☐	HVAC Source: Heat Pump split system
9.	☒	☐	☐	☐	☐	Smoke Detector: Hard wired with battery back up
Den Living Space						
10.	☒	☐	☐	☐	☐	Ceiling: Drywall with Knockdown texture
11.	☒	☐	☐	☐	☐	Walls: Painted drywall
12.	☒	☐	☐	☐	☐	Floor: Laminate Wood Flooring
13.	☒	☐	☐	☐	☐	Doors: Raised panel, hollow/foam core
14.	☒	☐	☐	☐	☐	Windows: Single Hung double Pane
15.	☒	☐	☐	☐	☐	Electrical: 120 VAC 3 prong grounded outlets
16.	☒	☐	☐	☐	☐	HVAC Source: Heat Pump split system
Lanai Living Space						
17.	☒	☐	☐	☐	☐	Ceiling: Drywall with Knockdown texture
18.	☒	☐	☐	☐	☐	Walls: Stucco
19.	☒	☐	☐	☐	☐	Floor: Concrete
20.	☒	☐	☐	☐	☐	Doors: Aluminum Screen and Framing
21.	☒	☐	☐	☐	☐	Electrical: 120 VAC GFCI

Bedroom

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	A	NP	R	NI	F	
There are 2 bedrooms, Back Right, Back Left Bedroom						
1.	☒	☐	☐	☐	☐	Closet: Single Large, Walk In, 2 closets---- Walk in closet(s) located in master bedroom
2.	☒	☐	☐	☐	☐	Ceiling: Drywall with Knockdown texture
3.	☒	☐	☐	☐	☐	Walls: Painted drywall
4.	☒	☐	☐	☐	☐	Floor: Laminate Wood Flooring
5.	☒	☐	☐	☐	☐	Doors: Raised panel, hollow/foam core, Metal with glass inserts---- Metal French in master bedroom
6.	☒	☐	☐	☐	☐	Windows: Single Hung double Pane
7.	☒	☐	☐	☐	☐	Electrical: 120 VAC 3 prong grounded outlets
8.	☒	☐	☐	☐	☐	HVAC Source: Heat Pump split system
9.	☒	☐	☐	☐	☐	Smoke Detector: Carbon Monoxide detector---- in master bedroom

Bathroom

Bathrooms are evaluated for the operation of faucets, sinks, tubs, showers, toilets, outlets, switches, and fans were applicable. The sink areas are tested for leaks at the faucet, overflow drain, and drainage piping under the sink. Toilets are tested for flushing operation, secure to floor and leaking. Tubs and showers are both evaluated for operation of faucets and shower heads, as well as drainage. Notes and comments are made concerning deficient components and areas of tile walls and floors that are in need of attention.

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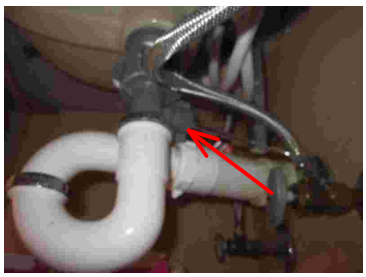
	A	NP	R	NI	F	Master Bathroom
1.	☒	☐	☐	☐	☐	Closet: Single Small closet
2.	☒	☐	☐	☐	☐	Ceiling: Drywall with Knockdown texture
3.	☒	☐	☐	☐	☐	Walls: Painted drywall, Wallpaper, Glass Block
4.	☒	☐	☐	☐	☐	Floor: Tile
5.	☒	☐	☐	☐	☐	Doors: Pocket
6.	☐	☐	☒	☐	☐	Electrical: 120 VAC 3 prong grounded outlets, 120 Volt GFCI outlets---- Open or missing ground on out in water closet (toilet room).

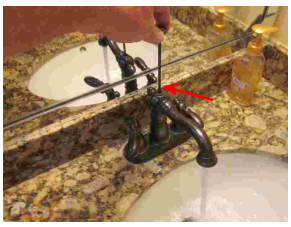
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Granite tops
8.	☒	☐	☐	☐	☐	Sink/Basin: Molded Single bowl, 2 sinks present
9.	☐	☐	☒	☐	☐	Faucets/Traps: Double handle faucet, Delta fixtures with a PVC trap---- Leak noted at drain stopper lock nut under sink in drain pipe on left sink. Repairs are recommended



10.	☒	☐	☐	☐	☐	Shower/Surround: Ceramic tile flooring and surround, Glass enclosure
11.	☒	☐	☐	☐	☐	Toilets: Kohler
12.	☒	☐	☐	☐	☐	HVAC Source: Heat Pump split system
13.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
						Guest bath Bathroom
14.	☒	☐	☐	☐	☐	Ceiling: Drywall with Knockdown texture
15.	☒	☐	☐	☐	☐	Walls: Painted drywall, Bead board
16.	☒	☐	☐	☐	☐	Floor: Tile
17.	☒	☐	☐	☐	☐	Doors: Raised panel, hollow/foam core
18.	☒	☐	☐	☐	☐	Windows: Aluminum Sliders
19.	☒	☐	☐	☐	☐	Electrical: 120 Volt GFCI outlets---- Reset for GFCI outlet is in master bathroom

Bathroom (Continued)

20. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Granite tops, Wood cabinet
21. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded Single bowl
22. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Double handle faucet, PVC / ABS traps---- Handle for drain stopper is disconnected under sink.



23. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Enamel tub with tile surround
24. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
25. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heat Pump split system
26. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan, Window

CERTIFIED INSPECTOR

Kitchen

Only a basic operational testing of standard built-in kitchen appliances is made. For example: oven heating elements are turned on to see if they begin to heat. Ovens and ranges are not checked to determine if the set temperature is achieved or maintained. When feasible, the dishwasher is turned to a "short wash" cycle and then checked periodically during the inspection to see if the unit runs through the cycle and the water has drained. There is no determination made if it does or does not clean dishes. Inspection of the garbage disposal is limited to activating the unit to determine if the motor runs, and there are no excessive noises or vibrations. No materials, such as foods or scraps in introduced into the disposal. Note: only common, standard built in kitchen appliances are evaluated. Portable systems such as counter top microwaves, and portable dishwashers are not tested. We also recommend that all of the appliances be tested again during the pre-closing walk through. It is recommended that carbon monoxide detectors be installed when gas appliances are present.

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	A	NP	R	NI	F	
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☐	☐	☒	☐	☐	Oven Anti-tip Clips: No---- SAFETY ISSUE: The oven is either missing or not connected to a safety device referred to as an anti-tipping clip. This clip is installed in back of the oven near the bottom. It is a designed safety feature that reduces the possibility of the oven tipping forward and either burning / scalding someone or tipping completely over. Recommend adding / installing device. Check with a reputable local appliance company for more information.
3.	☒	☐	☐	☐	☐	Ventilator: Whirlpool---- Vent fan provided by microwave
4.	☒	☐	☐	☐	☐	Disposal: In-Sinkerator
5.	☒	☐	☐	☐	☐	Dishwasher: Kitchenaid
6.	☒	☐	☐	☐	☐	Air Gap Present: Yes
7.	☒	☐	☐	☐	☐	Refrigerator: Kenmore
8.	☒	☐	☐	☐	☐	Microwave: Whirlpool
9.	☒	☐	☐	☐	☐	Sink: Stainless Steel, Molded dual bowl
10.	☒	☐	☐	☐	☐	Electrical: 120 VAC 3 prong grounded outlets, 120 VAC GFCI
11.	☒	☐	☐	☐	☐	Plumbing/Fixtures: Single lever, Delta fixtures with a PVC trap
12.	☒	☐	☐	☐	☐	Counter Tops: Granite
13.	☒	☐	☐	☐	☐	Cabinets: Wood
14.	☒	☐	☐	☐	☐	Ceiling: Drywall with Knockdown texture
15.	☒	☐	☐	☐	☐	Walls: Painted drywall
16.	☒	☐	☐	☐	☐	Floor: Laminate Wood Flooring
17.	☒	☐	☐	☐	☐	Windows: Single Hung double Pane
18.	☒	☐	☐	☐	☐	HVAC Source: Heat Pump split system

Laundry Room / Area

The laundry room is inspected for all components. The washer and dryer will be operated through a cycle during the inspection if applicable, and units are accessible. Drainage systems, water supply systems, water valves, and location of shutoff valves is inspected. Determination of type of energy source is also identified

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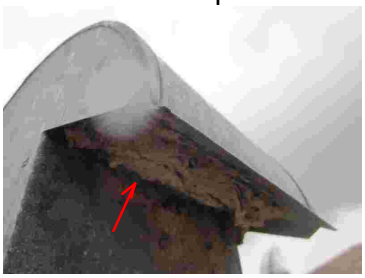
	A	NP	R	NI	F	Utility room Laundry Room / Area
1.	☒	☐	☐	☐	☐	Ceiling: Drywall with Knockdown texture
2.	☒	☐	☐	☐	☐	Walls: Painted drywall, Wallpaper
3.	☒	☐	☐	☐	☐	Floor: Laminate Wood Flooring
4.	☒	☐	☐	☐	☐	Doors: Raised panel, hollow/foam core, Fire rated door to garage
5.	☒	☐	☐	☐	☐	Electrical: 120 VAC 3 prong grounded outlets
6.	☒	☐	☐	☐	☐	HVAC Source: Heat Pump split system
7.	☒	☐	☐	☐	☐	Laundry Tub: Molded PVC / Fiberglass
8.	☒	☐	☐	☐	☐	Laundry Tub Drain: PVC
9.	☒	☐	☐	☐	☐	Washer Hose Bib: Stem valves
10.	☒	☐	☐	☐	☐	Washer and Dryer Electrical: Maytag, 120-240 VAC---- The washer and dryer were operated through a complete cycle at the time of the inspection.
11.	☐	☐	☒	☐	☐	Dryer Vent: Foil flex and rigid metal---- The dryer vent pipe on the roof is either partially or fully restricted with dryer lent. This poses a safety / fire hazard and / or a potential opportunity to damage the dryer element or heating component. Recommend having vent cap and vent pipes cleaned to prevent future safety hazard. Photo shows current condition of outlet.
12.	☒	☐	☐	☐	☐	Washer Drain: PVC to main drain system



CERTIFIED INSPECTOR

Inspection Agreement

. Inspection Agreement

Inspector Name Tom Comer
Company Name Comer Inspection Services, Inc.

Client Name: Joe Florida
Address: 1000 Anywhere ST
City, State Zip: Anywhere, FL 32000
Property Address: 1000 Anywhere St
City State Zip Anywhere, FL 32000

I/We, hereby request a limited visual inspection (Non Destructive or Invasive) of the structure at the above address to be conducted by Comer Inspection Services, Inc, (Inspector), for my/our sole use and benefit. I/we warrant that I/We will read the following agreement carefully. I/we understand that I/We are bound by all the terms of this contract. I/We further warrant that I/We will read the entire inspection report when I/We receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION
The scope of the inspection and report is a limited visual inspection of the general systems and components of the building / home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.
OUTSIDE SCOPE OF INSPECTION
Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:
Specific components noted as being excluded on the individual systems inspection forms
Private water or private sewage systems
Saunas, steam, baths, or fixtures and equipment
Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
Water softener/purifier systems or solar heating systems
Furnace heat exchangers, freestanding appliances (Ex, portable microwaves / portable Dishwashers)
Security alarms or personal property
Adequacy or efficiency of any system or component
Prediction of life expectancy of any item
Building code or zoning ordinance violations
Geological stability or soils condition
Structural stability or engineering analysis
Termites, pests or other wood destroying organisms (Separate inspection from Home Inspection)
Asbestos, radon, formaldehyde, lead, water or air quality, mold, fungi, electromagnetic radiation or any environmental hazards
Building value appraisal or cost estimates
Condition of detached buildings
Pool or spas bodies and underground piping
(Some of the above items may be included in this inspection for additional fees - check with your inspector)
Your inspector is a building / home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, client must do so at client's expense.
I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION

CERTIFIED INSPECTOR

Inspection Agreement (Continued)

PAYMENT: Payment in full is due upon completion of the inspection. No written report will be issued until full payment is received.
ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry in Lake County Florida. The Arbitrator shall conduct summary judgment motions and enforce full discovery of rights as a court would as provided the Code of Civil Procedure.
USE BY OTHERS: Client promises Inspector that Client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions only: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Clients transaction only.
SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable, or unenforceable, the remaining provisions shall remain in full force and effect.
DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above shall be made in writing and reported to the Inspector within ten business days of discovery. The Client further agrees that, with the exception of emergency conditions, Client or Client's agents employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understand and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.
LIQUIDATED DAMAGES
It is understood and agreed by and between the parties hereto that the INSPECTOR/INSPECTION COMPANY is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the INSPECTOR/INSPECTION Company in the performance of the limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if an, which may result from a failure to perform such services and in case of failure to perform such services, and a resulting loss the INSPECTOR/INSPECTION COMPANY'S liability hereunder shall be limited and fixed in an amount equal to the inspection fee paid as liquidated damages, and not as a penalty, and this liability shall be exclusive.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against the Inspector/Inspection Company, or its officers, agents, or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein.
The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.
This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever.
This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings or representations shall change, modify, or amend any part of this agreement.

Sign Here:_____Date_____/_____/_____

Signature Tom Comer

Inspection Date: 1/10/2011

Contents of Inspection Report

1. It is understood that this home inspection report is a report on the condition of the property on the day of the inspection. The items that are marked or identified as "Fair Condition" or " Repairs Needed" are based on observations by the inspector. The buyer should understand that all elements that are identified as Fair Condition and Repairs Needed may not necessarily be the responsibility of the seller or home owner to repair, fix or correct. The only items that the seller is obligated to repair or correct are the items in the Florida Real Estate Contract, usually in paragraph "N", or number 8, Maintenance, Inspections and Repair:, or whatever both parties agreed upon when signing the contract. Make sure all agreed upon repairs are completed in a satisfactory manner before the Close of Escrow.

   The verbiage in the Florida real estate contract is document as:

   (A) Warranty, Inspections and Repair: Seller warrants that non-leased major appliances and heating, cooling, mechanical, electrical, security, sprinkler, septic and plumbing systems, seawall, dock and pool equipment, if any, are and will be maintained in working condition until closing: that structures (including roofs, doors and windows) and pool, if any, are structurally sound and watertight; and that torn or missing screens and missing roof tiles will be repaired or replaced. SELLER warrants that all open permits will be closed out and the SELLER will obtain any required permits for improvements to the property prior to Closing Date. SELLER does not warrant and is not required to repair cosmetic conditions, unless the cosmetic condition resulted from a defect in a warranted item. SELLER is not obligated to bring any item into compliance with the existing building code regulations unless necessary to repair a warranted item. "Working condition" means operating in the manner in which the item was designed to operate and "cosmetic conditions" means aesthetic imperfections that do not affect the working condition of the item, included pitted marcite; tears, worn spots and discoloration of floor coverings/wallpapers/window treatments; nail holes, scratches, dents, scrapes, chips and caulking in the bathroom ceiling/walls/flooring/tile/fixtures/mirrors; cracked roof tiles; curling or worn shingles; and minor cracks in floor tiles/windows/driveways/sidewalks/pool decks/garage and patio floors.

CERTIFIED INSPECTOR

Invoice for Services

. Invoice

Inspector Name Tom Comer
Company Name Comer Inspection Services, Inc.

Client Name: Joe Florida
Client Address: 1000 Anywhere ST
Client City State Zip: Anywhere, FL 32000
Property Address: 1000 Anywhere St
Property City: Anywhere

1.

Services	Amount
Home Inspection	**$285.00**

2. **Buyers Agent: Carol Julianelli**

THANK YOU!
We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.

If you have any questions about your home inspection, please call us at 352-255-7126

CERTIFIED INSPECTOR

Reciept for Services Performed

. Receipt

Inspector Name Tom Comer
Company Name Comer Inspection Services, Inc.

Client Name Joe Florida
Client Address 1000 Anywhere ST
Client City State Zip Anywhere, FL 32000

1. Property Inspected 1000 Anywhere St Anywhere, FL 32000 2/15/2011

Amount Received $285.00 Method of Payment Check, 946

2. *Thank you for choosing Comer Inspection Services to perform your Home Inspection.*