

Building Inspection Report



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Inspection Date: August 11, 2011

Prepared For: Mr. Sample Client

Prepared By:



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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home but it needs many repairs. While the repairs recommended in this report are unusual for a home of this age and type, the amount of repairs are numerous.

RENOVATIONS, REMODELING

This house looks to have been renovated, remodeled and added on to over the years. Please verify that all additions, renovations and remodeling work were accomplished with the required municipal building department's permits and periodic inspections. There can be serious consequences for ownership of a building that has non-permitted work. This information is (or should be) on file with the municipalities building department. You can contact them directly or you may be able to retain our firm to do this for you at our hourly fee.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

- **Major Concern, Repair:** The roofing is at end of life and should be replaced.
- **Major Concern, Repair, Safety Issue:** The overhead garage door is substantially rotted. It should be replaced.
- **Possible Major Concern, Monitor:** The patio between the pool and the house slopes towards the house. This condition can cause water to pond and possibly send water entry in the building. Unfortunately, it is difficult to improve this situation without resurfacing the patio adjacent to the foundation or by adding a special intercept drain at the foundation wall.

SAFETY ISSUES

- **Repair, Safety Issue:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
- **Repair, Safety Issue:** The door between the garage and the interior of the house should be rated to resist fire as per local codes. Hollow core doors do not meet this requirement.
- **Safety Issue:** There is a need for a main panel "circuit directory".

REPAIR ITEMS

- **Repair:** As a minimum additional properly selected, placed and compacted fill material is recommended around the foundation.
- **Repair:** Substantial evidence of roof leaks was observed. Roof decking repairs will likely be needed and additional to roof replacement.
- **Repair:** The flashing leaks and should be replaced.
- **Repair:** Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.
- **Repair:** Loose or damaged downspouts should be repaired. However full replacement will likely be needed once the roof is replaced.
- **Repair:** Cracks were noted around the perimeter of the garage. It is very common for shrinkage and/or settling cracks to develop at the foundation walls juncture. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, is often successful in eliminating leakage.
- **Repair:** Localized damage of the stucco exterior walls (staining and or cracks) should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed.
- **Repair:** The exterior stucco surfaces should be sealed and painted.
- **Repair:** Localized rot was observed in the soffit and/or fascia (the wooden board to which the gutter is typically fastened). Improvement is not necessary at present, although this condition should be repaired when exterior painting or when the roof is replaced.
- **Repair:** Tree branches should be trimmed away from the house at the north elevation.
- **Repair:** Localized evidence of rot was visible at window sills. Repairs should be undertaken in when painting.
- **Repair:** Tree branches should be trimmed away from the house at the north elevation.
- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Repair:** Tree dead palm tree at the left/front of the property should be removed..
- **Repair:** The gate at the right or south of the property is missing.
- **Repair:** The gates at the front entry does not operate. Recommend further investigation by a specialist to determine remedies and repair as needed.
- **Repair:** Ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle(s) should be replaced.
- **Repair:** Outlets are missing cover plates at many locations thought. These plates should be replaced for increased safety.
- **Repair:** The interior and exterior lights in various locations is inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** Recessed lights in various locations should be fitted with bulbs suitable to this application. Otherwise, there is a risk of overheating and/or fire.
- **Repair:** Many interior light fixtures are missing.
- **Repair:** The exterior flood light fixture to the left of the property is damaged.
- **Repair:** The coach lamp at the front of the property is damaged.
- **Repair:** Condensate lines for air conditioning systems that flow into sanitary drains should be “trapped” to avoid the potential for contamination.
- **Repair:** Coils in the evaporator-air handler were examined. Mold was noted to be growing on the coils.
- **Repair:** Compressed and missing insulation should be replace.
- **Repair:** For improved energy savings, the attic access door should be insulated.

- **Repair:** The faucets are showing signs of age.
- **Repair:** The toilet in the hallway runs on after flushing. Improvement to the tank mechanism is likely to be needed.
- **Repair:** Water damage was noted throughout the interiors of the home. Virtually every room has some type of water intrusion or water damage.
- **Repair:** Both water damage mold and/or mildew were observed at multiple areas throughout the home.
- **Repair:** Water damage was observed below the window sill(s). This would suggest chronic leakage. Caulking can be improved as a first step. If leakage persists, replacement of the window and repair to any concealed damage may be necessary. Refer also to the Exterior section of this report.
- **Repair:** Damaged screens were noted on windows.
- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.
- **Repair:** The screen for the sliding glass door is damaged.
- **Repair:** The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the house.
- **Repair:** The door between the garage and the interior of the house should be well sealed to prevent automobile fumes from entering the house.
- **Repair:** Damaged kitchen cabinets should be repaired.

IMPROVEMENT ITEMS

- **Improve:** The fencing should be painted or stained to prolong its life.
- **Improve:** The installation of smoke detectors *both outside and inside all sleeping areas is recommended.*
- **Improve:** The sliding glass door could be improved to operate freely.

ITEMS TO MONITOR

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** This home is in an area known for termite activity. Termites can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.
- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs. However these cracks should be properly sealed to prevent water intrusion.
- **Monitor:** Water staining was observed on the eave. This suggests that the roof may be leaking in this area. Repairs are needed.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard.
- **Monitor:** The tiles on the front porch are deteriorating noticeably. Repairs or rebuilding may eventually be needed here.
- **Monitor:** The retaining wall at the front shows evidence of movement. The wall should be sealed and painted to prevent damage.
- **Monitor:** The concrete planters installed at the front of the property should be closely monitored for water intrusion.
- **Monitor:** The concrete planters at the front elevation do not have weep holes at the bottom to allow water to escape during heavy rains. Water damage to the interiors was noted surrounding the planter adjacent the garage.
- **Monitor:** I suspect that the Structure next to the pool may have been constructed without the required municipal building permit and periodic building inspections.
- **Monitor:** As is not uncommon for homes of this age and location, most of the air conditioning system is old.
- **Monitor:** Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- **Monitor:** The toilet in the hallway next to garage shows evidence of prior leakage.
- **Monitor:** An apparent water staining was noted. The area was dry at the time of the inspection, but due to the lack of recent rain we are unable to determine if the stain is still active. Recommend consulting with the current owners for additional information prior to closing. If the leak is still active, we recommend repair/replace as needed to remedy the leak.

- **Monitor:** The carpet is stained.
- **Monitor:** The carpet appears to emit an odor. Replacement of the carpet is needed.
- **Monitor:** Water staining was observed below the window sill(s). Caulking should be improved as a first step. Refer also to the Exterior section of this report.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Monitor:** The stairway is relatively steep. It may not be practical to change this condition. Extreme care should be taken when using this stairway. *Carelessness could lead to an accident.*
- **Monitor:** The spiral staircase is difficult to get down quickly and is thereby dangerous in the event of a fire. In most areas, these types of stairways are not permitted as the only means by which to get from one floor to another.
- **Monitor:** I suspect that the interior loft and enclosed partition may have been constructed without the required municipal building permit and periodic building inspections.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 82 degrees F.

RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Slab on Grade
Floor Structure:	•Concrete
Wall Structure:	•Masonry
Columns:	•Concrete Tie Columns (mostly concealed from view – this is typical)
Beams:	•Concrete Tie Beams (mostly concealed from view – this is typical)
Ceiling Structure:	•Truss
Roof Structure:	•Trusses •Plywood Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is of average quality. The materials and workmanship, where visible, are more or less average. From our limited visual inspection, it appears that the house has all concrete block constructed exterior walls. The inspection did not discover evidence of substantial structural movement.

General Comments

Typical minor flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

MINOR FOUNDATION SOIL REPAIR

- **Repair:** As a minimum additional properly selected, placed and compacted fill material is recommended around the foundation.



Photo: View of the North Elevation.

Note: Stains on walls are a result of this area flooding and not draining properly.

Roof

- **Repair:** Substantial evidence of roof leaks was observed. Roof decking repairs will likely be needed and additional to roof replacement.

Attic Space

The Attic space was accessed through 2 scuttle hatches located in a bedroom closet and the Garage. I estimate that I only physically accessed some 30 – 40 % of the Attic. Additionally I was able to observe another 20– 30 % of the Attic crawlspace. However the remainder of the space could not be observed and it was NOT inspected.

- This lack of Attic access is typical of this type of construction. Remember, Attics are normally, dark, cramped and of a limited space to begin with. Then add the normal obstructions to an Attic and our inspection will be further restricted. Some of the items that can impede access are the Attic framing itself, air-conditioning ductwork if installed in the Attic, insulation, and any of the owner's belongings that may be placed in the Attic for storage.

Wood Boring Insects

- **Monitor:** This home is in an area known for termite activity. Termites can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Concrete Tile
Roof Flashings:	•Metal
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Viewed with binoculars

ROOFING OBSERVATIONS

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age. The roof coverings are old and are at or near the end of its useful life.

RECOMMENDATIONS / OBSERVATIONS

WATERTIGHT AND LEAK-PROOF CONDITION

Using this layman's terminology that has come into wide spread usage (especially concerning real estate agent's transactions and their contracts) our general assessment of this building's roof is as follows:

- **Based upon our limited visual inspection the roofing is NOT watertight or leak-proof.**
 - Of course, this is not a reporting on the condition of the roofing (for that see below). Nor do we hold this terminology in high esteem. As an example a roof that has failed and needs replacement may in fact be watertight and leak proof at the time of the inspection. Furthermore, an old or otherwise failed roof that has had short term or temporary roof repairs may allow this roof to meet these terms. However it is still in a failed condition.

Sloped Roofing: Shingle Roofing

DESIGN LIFE EXPECTANCY

Our estimated lifespan of this roofing material in South Florida (when properly installed and maintained) is some 20 – 25 years.

ESTIMATED AGE

Based strictly on the visible wear and condition of this roofing material we estimate that this roofing has **failed** and **needs to be replaced**.

OBSERVATIONS

- **Major Concern, Repair:** The roofing is at end of life and should be replaced.
- The roof was tarped on the left elevation at the time of inspection.

Flashings

- **Repair:** The flashing leaks and should be replaced.

Gutters & Downspouts

- **Repair:** Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.
- **Repair:** Loose or damaged downspouts should be repaired. However full replacement will likely be needed once the roof is replaced.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

The inspection and report are based on visible and apparent conditions at the time of the inspection. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even then, numerous features may conceal active leakage. Usually, not all attic areas are readily accessible for inspection.

The client is advised to inquire about the presence of any roof leaks with the present owner.

If required, only qualified, licensed personnel should carry out any repairs needs.

All roofs require periodic maintenance to achieve typical lifespans and should be inspected annually. Expect to make periodic repairs to any roof on a routine basis with replacement at the end of the roof's material useful service life, which may not be equal to its design life.

Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood •Sliding Glass
Window/Door Frames and Trim:	•Aluminum Clad
Entry Driveways:	•Pavers
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Wood
Surface Drainage:	•Graded Towards House
Retaining Walls:	•Concrete
Fencing:	•Wood •Aluminum Picket

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material.

General Comments

The exterior of the home has been badly neglected. Major repairs will be necessary to bring it up to acceptable standards.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs. However these cracks should be properly sealed to prevent water intrusion.
- **Repair:** Cracks were noted around the perimeter of the garage. It is very common for shrinkage and/or settling cracks to develop at the foundation walls juncture. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, is often successful in eliminating leakage.
- **Repair:** Localized damage of the stucco exterior walls (staining and or cracks) should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed.



Photos: View of the Planter to the right of the front entrance.

Note: The exterior surface cracks have led to water intrusion to the garage. Moisture was detected using a GE Aquant moisture meter.

- **Repair:** The exterior stucco surfaces should be sealed and painted.

Exterior Eaves

- **Repair:** Localized rot was observed in the soffit and/or fascia (the wooden board to which the gutter is typically fastened). Improvement is not necessary at present, although this condition should be repaired when exterior painting or when the roof is replaced.
- **Monitor:** Water staining was observed on the eave. This suggests that the roof may be leaking in this area. Repairs are needed.
- **Repair:** Tree branches should be trimmed away from the house at the north elevation.

Windows

- **Repair:** Localized evidence of rot was visible at window sills. Repairs should be undertaken in when painting.



**Photo: View of the window in the left front bedroom.
Note: There is a risk of hidden damage**

Garage

VEHICLE DOOR

Garage door safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension. Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs, and mounting hardware is recommended (consult the owners manual or contact the door/opener manufacturer).

OBSERVATIONS

- **Major Concern, Repair, Safety Issue:** The overhead garage door is substantially rotted. It should be replaced.



Photo: View of the Exterior of the Garage Door

Garage Floors

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard.

Access Door

- **Repair, Safety Issue:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
- **Repair, Safety Issue:** The door between the garage and the interior of the house should be rated to resist fire as per local codes. Hollow core doors do not meet this requirement.

Lot Drainage

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Porch

- **Monitor:** The tiles on the front porch are deteriorating noticeably. Repairs or rebuilding may eventually be needed here.



Photo: View of tiles on the Front Porch.

- **Possible Major Concern, Monitor:** The patio between the pool and the house slopes towards the house. This condition can cause water to pond and possibly send water entry in the building. Unfortunately, it is difficult to improve this situation without resurfacing the driveway adjacent to the foundation or by adding a special intercept drain at the foundation wall. (See Photo on next page)



**Photo: View of the Rear patio. There is a need for a drain to divert water away from the foundation.
Note: Multiple layers of tiles have been installed.**

Retaining Wall

- **Monitor:** The retaining wall at the front shows evidence of movement. The wall should be sealed and painted to prevent damage.

Landscaping

- **Repair:** Tree dead palm tree at the left/front of the property should be removed..

Fencing

- **Improve:** The fencing should be painted or stained to prolong its life.

(Wood Gate)

- **Repair:** The gate at the right or south of the property is missing.

Entry Gate

- **Repair:** The gates at the front entry does not operate. Recommend further investigation by a specialist to determine remedies and repair as needed.



Photo: View of one of two gate openers on the property. Both openers were inoperable.

Planters

- **Monitor:** The concrete planters installed at the front of the property should be closely monitored for water intrusion.
- The planters hold soil against the exterior walls of the property above grade. This means that the interior or the planter or exterior wall must be sealed with a flexible vapor barrier.. Should this seal or vapor barrier fail it will lead to water intrusion into the building. (See photos on next page.)



Photo: View of planters to the left of the front entrance.



Photos: View of the planters at the front elevation.

- **Monitor:** The concrete planters at the front elevation do not have weep holes at the bottom to allow water to escape during heavy rains. Water damage to the interiors was noted surrounding the planter adjacent the garage.

Additions/Renovations

- **Monitor:** I suspect that the Structure next to the pool may have been constructed without the required municipal building permit and periodic building inspections.
 - As we stated above, please verify that all additions, renovations and remodeling work were accomplished with the required municipal building department's permits and periodic inspections. There can be serious consequences for ownership of a building that has non-permitted work. This information is (or should be) on file with the municipalities building department. You can contact them directly or you may be able to retain our firm to do this for you at our hourly fee.
 - Strictly based on the limited information available from our inspection, we suspect that some of the work and/or improvements to the property appear to have been accomplished without benefit of the required municipal building permit or periodic and final inspections. Of course, we suggest that you consult with the buildings present owners and if necessary, the municipal building department and refer to the building's **official permit history** for this property. The building department's official permit history will be the true arbitrator of fact.



Photo: View of the structure at the rear of the property. This structure has a bathroom, shower and a barbecue. The building is not connected to the plumbing system of the home. Electricity appears to have been disconnected.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 225Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 225 +/- Amps • Breakers • Located: At the Main Panel
Service Grounding:	•Copper •Grounding Rod Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 225 +/- Amp •Breakers •Located: Utility Room
Sub-Panel(s):	• Service Rating 225 +/- Amp Breakers Located: utility Room
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Electrical Panel •Outlets •Garage
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Main Panel

The main panel is NOT filled. This leaves room for additional circuitry that can be utilized for new electrical needs now or in the future. This is a Plus.

- **Safety Issue:** There is a need for a main panel “circuit directory”.
 - In general, this directory is needed for both safety and convenience. A homeowner can create most panel directories, however if you do not feel capable of this a qualified, licensed electrician should be consulted. After the directory is created, we recommend that you become familiar with it.

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.
 - This is for safety of personnel, the actual wiring connections themselves and for fire prevention purposes.



Garage



Front Gate

Photo: View of exposed electrical connections

Outlets

- **Repair:** Ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle(s) should be replaced.
 - Location(s) noted (there may be others): Master Bathroom
- **Repair: Outlets are missing cover plates at many locations thought. These plates should be replaced for increased safety.**

Switches

- **Repair:** A switch cover is loose in the Master bathroom.
 - It should be repaired or replaced.

Lights

- **Repair:** The interior and exterior lights in various locations is inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** Recessed lights in various locations should be fitted with bulbs suitable to this application. Otherwise, there is a risk of overheating and/or fire.
- **Repair:** Many interior light fixtures are missing.
- **Repair:** The exterior flood light fixture to the left of the property is damaged.
- **Repair:** The coach lamp at the front of the property is damaged.



Missing Coach Lamp



Damaged Flood Light

Smoke Detectors

- **Improve:** The installation of smoke detectors **both outside and inside all sleeping areas is recommended.**
 - Further we would suggest that you consider the installation of additional smoke detectors in other areas as recommended by your insurance company and/or the local fire department.
 - These areas might include, but not be limited to these additional areas (if present), Garage, Attic space and utility rooms.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Heating System Type:	•Utilizing electric resistance coils
Energy Source:	•Electricity
Heat Distribution Methods:	•Shares the Ductwork with the Air Conditioning System (common in South Florida)

HEATING OBSERVATIONS

Positive Attributes

Adequate heating capacity is provided by the system.

General Comments

This building utilizes electric resistance heating. This type of heating has become the most common type of heat in modern South Florida residential type buildings.

Like all heating systems, there are advantages and disadvantages, with one of the most obvious being the perceived comfort versus the rather high operating cost. However, considering the few days of heat usage typical in South Florida, the relative high costs of resistance heating is normally acceptable.

In our inspections, we most often find that out of sight (or in this case out of usage), means of mind. With the results being that resistance heating maintenance may be overlooked or completely lacking. In this case, we caution you that this type of heating can become dangerous to the occupants and the house itself due to very real possibility of it causing a house fire.

No repairs to the heating system are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Furnace - Radiant Heat

The heating system for the house is a electrical resistance heating system. This design is the most widely utilized central heating in South Florida.

- With this type of heating the air handler unit (and not the compressor unit) provides all the heating. A heating coil device (or several of them) installed inside the air handler equipment is heated to a glowing red-hot condition. Then the house's interior air is simply blown across these red-hot heating coils. Although rather crude (compared to other more sophisticated heating devices) electrical resistance heating is effective.

OBSERVATIONS

The capacity of the installed heating was measured. Turning the thermostatic control to heat and the temperature to the maximum temperature does this. There are numerous limitations to this type of "test", especially if done off-season (i.e. during the hot summer months).

The electric ampacity of each unit was measured. The heating was measured at 40 amps, this translates to 10,000 watts or 10 KW of heating energy.

No Discrepancies were noted with the Heating System

No discrepancies were noted with any of the heating items inspected. This is considered a plus.

- However, as with any limited inspection, there may be discrepancies that were not visible, or were not seen during the inspection.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Central System Units:	•2 Systems
Central System Type:	•Air Cooled Central Air Conditioning
Energy Source:	•Electricity
Through-Wall Equipment:	•Not Present
Other Components:	•Air Handler/Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The system responded properly to operating controls.

General Comments

- **Monitor:** As is not uncommon for homes of this age and location, most of the air conditioning system is old.
 - It may require a slightly higher level of maintenance, and may be more prone to major component breakdown.
 - Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

COMPRESSOR #1: (South Elevation)

Manufacturer: **Rheem** Estimated Age: **5 +/- years** (2006 +/- – manufactured date)

Estimated capacity (BTU tonnage): **48,000 BTUs - 4 tons.**

The suction line at the compressor was found to be cold and sweating which is normal.

The liquid line was found to be warm which is normal.

Coils in the compressor-condensing unit were examined to the extent reasonable and were found to be clean and in functional condition. This is normal.



PHOTO: View of the compressor

AIR HANDLER - #1 (In Closet Next to Kitchen)

- The cooling temperature split across the air handler was 17 degrees. Normal operating range of 16-24 degrees.

Motors and fans were found to be in functional condition. No unusual noises were observed.

The primary condensate drain line was inspected where readily visible. The drain is functional. Water was dripping from the outlet.

- **Repair:** Condensate lines for air conditioning systems that flow into sanitary drains should be “trapped” to avoid the potential for contamination.

Coils in the evaporator-air handler were examined and found to be relatively clean.

The air conditioning system is in need of servicing and/or repairs.



Photos: View of the air handler and the interior coils

COMPRESSOR: #2 North Unit – West Elevation

Manufacturer: **York** Estimated Age: **16** (1995 – **manufactured date is not legible**)

Estimated capacity (BTU tonnage): **36,000 BTUs - 3 tons.**

The suction line at the compressor was found to be cold and sweating which is normal.

The liquid line was found to be warm which is normal.

Coils in the compressor-condensing unit were examined to the extent reasonable and were found to be clean and in functional condition. This is normal.



AIR HANDLER (In Hall Closet of North Wing)

The temperature differential was measured and found to be 18 degrees. Normal operating range of 16-24 degrees.

Motors and fans were found to be in functional condition. No unusual noises were observed.

The primary condensate drain line was inspected where readily visible. The drain is functional. Water was dripping from the outlet.

- **Repair:** Condensate lines for air conditioning systems that flow into sanitary drains should be “trapped” to avoid the potential for contamination.
- **Repair:** Coils in the evaporator-air handler were examined. Mold was noted to be growing on the coils.

Mold or other biological growths were observed

- **Repair:** What may be mold and/or mildew were observed at the coils in the air handler.
- Biological issues such as mold may be an irritant *or worse* to certain individuals.
- For you information, remediation of biological issues can be very expensive and possibly difficult to completely remedy.
- For additional information, please consult with a qualified biological specialist.

The air conditioning system is in need of servicing and/or repairs.



LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation Type:	•Solid Batt & Loose Fill (Blown-in)
Attic Insulation Amount:	•R-19 Fiberglass in Main Attic
Exterior Wall Insulation:	•Not Visible
Roof Ventilation:	•Soffit Vents
Exhaust Fan/vent Locations:	•Cooktop Down Draft •Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

General Comments

Insulation levels are typical for a home of this age and construction.

- ✓ **Maintenance Tip:** Maintaining the caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

INSULATION

The noted insulation in the Attic was in Functional condition. No attention to the Attic insulation is needed at this time.

- **Repair:** Compressed and missing insulation should be replace.
- **Repair:** For improved energy savings, the attic access door should be insulated.
- **Monitor:** Insulation improvements may be cost effective, depending on the anticipated term of ownership

VENTILATION

The ventilation of the Attic space was in Function condition.

- Although Functional, the level of ventilation in the Attic could be improved.
 - It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Ventilation should ideally be placed at the lower and higher extremes of the Attic. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.
 - For your information, **improving the level of Attic ventilation with the present tile roofing installed is difficult and probably will not be worth the expense that would be incurred** (discuss this with an insulation contractor).
 - However, you might consider improving the Attic ventilation during the next re-roofing project.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Side of building
Interior Supply Piping:	•Copper •Not Visible
Waste System:	•Public Sewer System (Reported By Seller)
Drain, Waste, & Vent Piping:	•Plastic •Not Visible
Water Heaters: #2	•Electric
Other Components:	•Hot Water Circulator

PLUMBING OBSERVATIONS

Positive Attributes

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

General Comments

The plumbing fixtures are old. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

There are two water heaters installed.

LOCATION

One unit is located in the South wing closet and one in the North wing closet.

Both unit are 40-50 gallon capacity model. Please refer to eh Energy Conservations section below.

The unit is a double element "Rapid Recovery" model. This unit produces hot water faster that a single element unit.

HOT WATER TEMPERATURE

We recommend 120 degrees (factory settings of many manufacturers, recommendations of the Florida Energy Code and the recommendations of the water heater's safety devices). We believe this recommended temperature is a compromise between a low limit for safety and energy conservation reasons and higher limit for sanitary purposes.

- We caution you about temperatures *above* this regarding the risk of scalding as well as temperatures significantly *below* this regarding the concern for sanitary conditions at the Kitchen sink.

The hot water temperature was measured at **104 degrees**. This is below normal tolerances for this type of equipment.

WATER HEATER ENERGY CONSERVATION

- **Improve:** The water heater energy usage (read electric bill), could be significantly reduced by the installation of a water heater timer device.
 - Studies by the Florida Solar Energy Center and major electrical power companies, confirm that an electrical water heater accounts for some 1/3 of a typical homes electrical power bill (i.e. – of a typical \$150 monthly bill – some 1/3 or about \$ 50, is attributable to the electrical water heater). Further, these studies confirm that the installation of a water heater timer can reduce the unit's energy consumption by some 50% (i.e. – **in this example by some \$25 a month – every month ... forever!!**).
 - A water heater timer is similar (but different) from a pool or a sprinkler system timer that controls the time the hot water heater is allowed to be "ON" and therefore it also controls the amount of electricity the unit consumes.
 - It is our opinion, that if you have a routine life style, there is very little economic sense to require the water heater to be "ON" and consuming electrical energy during the later night and very early morning hours, when it could be atomically be turned "OFF" by a water heater timer. Similarly, you may desire the unit to be "OFF" during the mid day hours. The installation and adjustment of an electrical water heater's thermostat is possible to accomplish by a

handy and safety conscious homeowner. However the installation requires the opening of the unit's electrical service. This will expose hazardous live electrical connections – which can TAKE YOUR LIFE via electrocution. For safety's sake work on ALL electrical appliances with the power disconnected. If you have any questions what so ever, please consult with a qualified electrical appliance specialist.

Supply Plumbing

As is typical of most buildings, the majority of the supply piping is concealed from view. Basically it is installed inside the walls and under the floors.

Where the supply piping was noted, it was found to be copper. This is an excellent water piping material with an indefinite lifespan.

The water was turned on at fixtures and water using appliances were operated. The water supply piping provided reasonable water pressure and with no signs of leakage except as might be indicated below.

Waste/Vent Piping

Like with the supply piping, the waste piping also is mostly concealed from view. Again, this is typical of most buildings. Most of the waste piping is installed in the walls and under the floors

Where the waste piping supply was noted, it was found to be PVC plastic pipe. This is a good waste piping material with an indefinite lifespan.

The water was turned on at fixtures and water using appliances were operated. The waste piping took water freely with no significantly noted evidence of back-up or refusal to accept drain water.

Fixtures

The majority of plumbing fixtures are mid-age. As such, they generally are not in a condition needing replacement, but they are not brand new either. They are starting to show the expected signs of wear. It would be prudent to budget for somewhat higher maintenance now, with repair and/or replacement to be expected in the not to distant future.

- As such, they generally will last their practical lifetimes depending on such variables as usage, maintenance and the condition of the water.

PLUMBING FIXTURE OBSERVATIONS

SINKS

- **Repair:** The faucets are showing signs of age.
 - Budget for repairs now and then updating faucets over time should be anticipated.

TOILETS

- **Monitor:** The toilet in the hallway next to garage shows evidence of prior leakage.
- **Repair:** The toilet in the hallway runs on after flushing. Improvement to the tank mechanism is likely to be needed.

Discretionary Improvements

Upgrading the old plumbing fixtures within the home would be a logical long term improvement.

Replacement of the aging faucets within the home would be a logical long term improvement.

Tile shower stalls, by their nature, have a limited life expectancy. The life of a shower stall usually varies from 3 to 20 years, depending on the quality of the installation (usually not verifiable during a visual inspection) and the level of maintenance. At some point (typically when leakage occurs), rebuilding the tile shower stall becomes necessary.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Tile •Carpet
Window Type(s) & Glazing:	•Double/Single Hung
Doors:	•Wood-Hollow Core •Sliding Glass •French Doors

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in below average condition. When redecorating, repairs will be necessary in some areas prior to painting or wallpapering.

General Condition of Windows and Doors

The majority of the doors and windows are modest quality. While there is no rush to substantially improve these doors and windows, replacement units would be a logical long term improvement. The windows have been lacking maintenance.

General Condition of Floors

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Apparent water staining was noted. Some areas were dry at the time of the inspection, due to the lack of recent rain we are unable to determine if the stain is still active. Recommend consulting with the current owners for additional information prior to closing. If the leak is still active, we recommend replacement of the roof prior to interior repairs.
- **Repair:** Water damage was noted throughout the interiors of the home. Virtually every room has some type of water intrusion or water damage.



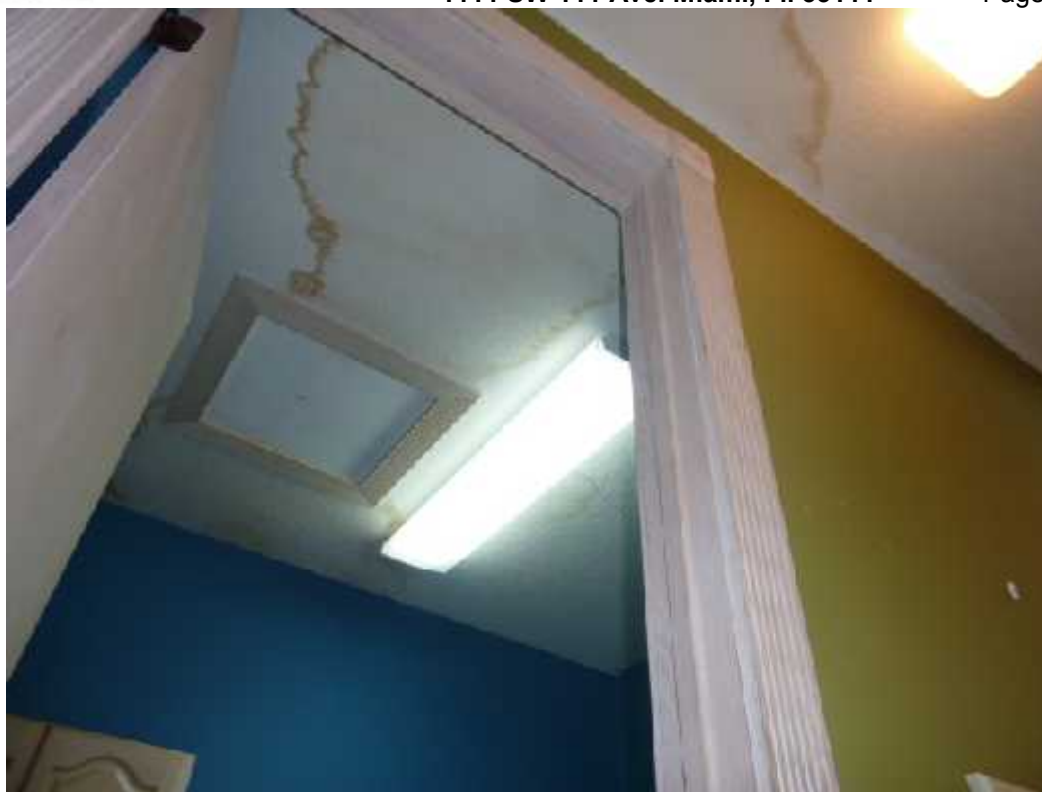
Water Damage in the Living Room



Close-up Living Room Floor



Damaged Kitchen Walls and Floor



Hallway and Utility Room



Damaged Cabinet in Utility Room



Ceiling In Garage



Ceiling in Right Front Bedroom



Water intrusion at Floors in Right Rear room.



Water Damaged Ceiling and Walls in Master Bedroom



Ceiling in Master Closet



Ceiling Damage in Left/Center Bedroom



Water Damage to floor in Left/ Center Bedroom.



Water Damaged door and wall in Left/Center Bedroom.



Water Damage in Hall Bathroom



Damage also Behind Shower Tile



Water Damage at window in Left Front Bedroom.

Environmental Issues

Visible Mold or other biological growths were observed

- **Repair:** Both water damage mold and/or mildew were observed at multiple areas though the home.
 - Biological issues such as mold may be an irritant or worse to certain individuals.
 - For you information, remediation of biological issues can be very expensive and possibly difficult to completely remedy.
 - Both air quality and surface sampling was conducted and are currently being analyzed by a third party laboratory. Results are pending.
 - Repairs by a licensed Mold Remediation specialist is recommended.

Floors

- **Monitor:** The carpet appears to emit an odor. Replacement of the carpet is needed.

Windows

- **Repair:** Water damage was observed below the window sill(s). This would suggest chronic leakage. Caulking can be improved as a first step. If leakage persists, replacement of the window and repair to any concealed damage may be necessary. Refer also to the Exterior section of this report.
- **Repair:** Damaged screens were noted on windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly.
- **Improve:** The sliding glass doors could be improved to operate freely.
- **Repair:** The screen for the sliding glass door is damaged.
- **Repair:** The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the house.
- **Repair:** The door between the garage and the interior of the house should be rated to resist fire as per local codes.

- **Repair:** The door between the garage and the interior of the house should be well sealed to prevent automobile fumes from entering the house.

Kitchen Counters

- **Monitor:** The kitchen counters are old. Improvement may ultimately be desirable.

Kitchen Cabinets

- **Repair:** Damaged kitchen cabinets should be repaired.

Stairways

- **Monitor:** The stairway is relatively steep. It may not be practical to change this condition. Extreme care should be taken when using this stairway. *Carelessness could lead to an accident.*
- **Monitor:** The spiral staircase is difficult to get down quickly and is thereby dangerous in the event of a fire. In most areas, these types of stairways are not permitted as the only means by which to get from one floor to another.

Additions/Renovations

- **Monitor:** I suspect that the interior loft and enclosed partition may have been constructed without the required municipal building permit and periodic building inspections.
 - As we stated above, please verify that all additions, renovations and remodeling work were accomplished with the required municipal building department’s permits and periodic inspections. There can be serious consequences for ownership of a building that has non-permitted work. This information is (or should be) on file with the municipalities building department. You can contact them directly or you may be able to retain our firm to do this for you at our hourly fee.
 - Strictly based on the limited information available from our inspection, we suspect that some of the work and/or improvements to the property appear to have been accomplished without benefit of the required municipal building permit or periodic and final inspections. Of course, we suggest that you consult with the buildings present owners and if necessary, the municipal building department and refer to the building’s official permit history for this property. The building department’s official permit history will be the true arbitrator of fact.



Photo: View of the loft that we believe was constructed without the approval of local municipality.



Discretionary Improvements

In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home. Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



SUMMARY

The inspected components appear to be in adequate condition, with some exceptions. **Comparing this house to other houses of this age and type that we have recently inspected, it is in what we subjectively consider to be below average condition.**

The number of repairs listed in the report is again it what we subjectively consider to be significantly above average.

Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. This varies depending on maintenance and upgrading performed over the years. Some of the reported repairs are of the type that you might be inclined to live with under ordinary circumstances. Buyers and sellers of homes often have different perspectives on this issue.

Immediate repairs that should be completed prior to occupancy and major repairs that taken together may cost more than \$500.00 to remedy might include:

REPAIR COST APPROXIMATIONS – partial listing

The following cost figures are order of magnitude approximations only. They pertain to some of the observations made in this report. Further and as you requested, they also pertain to what we believe would be improvements that would be needed to the observed components.

This is not an all-inclusive list of future repair costs, nor does it address general annual maintenance. It is recommended that a budget of roughly 1% percent of the value of the simpler home be set aside annually to cover unexpected repairs and annual maintenance. A more complex home or one with significant deferred maintenance might need a higher annual budgetary amount (some 3% or more).

- **It is further recommended that qualified, reputable contractors be consulted for specific quotations. We recommend that you secure a quote for any item or issue that you are concerned from at least 3 contractors. You may find that contractor estimates vary dramatically from these figures, and from each other. Contractors may also uncover defects not apparent at the time of the inspection, resulting in additional costs. Please proceed cautiously.**

Should you have any questions regarding contractor opinions or quotations, please contact our office. Any work performed by the homeowner (or other non-licensed professionals) will dramatically lower our estimated repair costs.

These approximate costs are not intended to represent or influence, in any way, the value of a property.

ROOF

- Replacement of Concrete Tile Roofing\$ Cost is Unknown ??
- Budgetary Estimate\$ 50,000 – 60,000
- Cost could be higher depending on materials.

EXTERIOR

- Exterior Wall Improvements (Seal Cracks).....\$750-900
- Paint/Stain Exterior Wall Surfaces And Trim\$6,500-7,500
- Lot Drainage Improvements\$2,000-3,000
- Install French Drain (Pool)\$Cost is Unknown??
- Budgetary Estimate\$ 3,000 – 4,000
- Get Estimate from contractor
- Resurfacing of Tile replacement will be additional
- Overhead Garage Door Replacement\$1,800-2,000
- Tree Removal\$400-500



ELECTRICAL

Electrical Improvements	\$600-800
Light replacement	\$700-1,000

COOLING / HEAT PUMP

Air Handler (Clean Coils).....	\$750-900
Replace Ductwork	\$5,000-6,000

INSULATION / VENTILATION

Insulation Improvements	\$1,000
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PLUMBING

Bathroom Rebuilding (Hall and 3rd bathroom).....	\$6,000-9,000 each
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INTERIOR

Interior Demolition and (Mold Remediation).....	Cost is Unknown
• Budgetary Estimate	\$ 15,000 – 20,000
Interior Replacement (Wall And Ceiling Replacement).....	\$Cost is Unknown
• Budgetary Estimate	\$ 8,000 – 9,000
Utility Room Cabinet replacement	\$500
Kitchen Cabinets and Counter Replacement	Cost is Unknown
• Budgetary Estimate	\$ 25,000 – 30,000
• Depends on Quality of Materials	

Other repairs are needed as mentioned in the report. Not all the repairs are urgent, and some of the items you would probably ignore if you were already living in the house.

Possible, future concerns over the next couple of years include:

- Normal wear and tear.
- Routine maintenance.
- Equipment and appliance replacements as service lives are reached.

While we make an effort to identify existing or potential problems, it is not possible for a home inspector to predict the future. For this reason, and as we stated above, it would be advisable to budget perhaps some 1% (or more) of a homes value for annual maintenance and any unused portions of that amount to be add to your repair fund for major repairs/replacements. As an example, for a home valued at some \$125,000, an annual budget of some \$1,000.00 to \$1,500.00 dollars a year for unforeseen repairs and maintenance might be prudent. This would hold true for any house you were considering.

Please feel free to call at any time if you have any questions. Regarding your report, we will be glad to answer any reasonable questions at no additional cost. Remember that we DO NOT perform repairs and we DO NOT refer any repair contractors.

For any other of your questions regarding your home, there is no fee for your first phone call.

END OF REPORT