

Chief Inspection Services, Inc.

www.chiefinspections.com

HOME INSPECTION REPORT



1122 Any Street, Hometown, FL

This report is prepared exclusively for :
Mr. & Ms. Home Buyer



Registered Professional Inspector # 0437

Chief Inspection Services, Inc.
Certified Inspection Report

Client Name: Mr. & Ms. Home Buyer Report # 03-224
Property Address: 1122 Any Street
City, State: Hometown, FL

Date and Time of Inspection: May 20, 2003 at 1:00pm

Weather Conditions: Clear Temperature: 84

HOME INSPECTION REPORT
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Inspection Authorization Agreement

This home inspection is performed in accordance with the Standards of Practice of Florida Association of Building Inspectors (furnished upon request) and is an examination of the mechanical and physical components of real property identified on this report as they exist at the time of the inspection through visual means and operation of normal user controls.

What We Do:

1. We perform a visual inspection in a good and workmanlike manner.
2. We will inspect the readily accessible components including the wall framing, foundation, roof system, plumbing, electrical and mechanical systems, built in appliances, attic and ventilation, site grading, drainage and parking areas in accordance with the FABI Standards of Practice.
3. We tell you whether each item we inspect is performing the function for which it was intended or is in need of immediate repair.
4. We will explain what we saw about each item.

What We Do Not Do:

1. We do not make guarantees, representations or insure the performance or condition of any item after the date and time of this inspection. Please remember that almost every component in any house, except new construction, is in used condition and has ordinary wear and tear.
2. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, floor or wall coverings, or other furnishings. We do not inspect buried pipes or wiring. We cannot see items covered by walls or flooring. Repairs, painting or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do suggest that you ask the owner about repairs, covered up items or previous problems.
3. We do not inspect for formaldehyde, lead, mold, radon or other environmental hazards.
4. We do not inspect for termites or other wood destroying organisms unless specifically requested, upon such request a WDO Inspection will be subcontracted.
5. This inspection is not intended to be technically exhaustive and may not reflect every deficiency with the property. We look harder to find the problems that will have significant monetary impact than we do to find the missing electrical cover plate that can be purchased for less than a dollar.
6. We do not inspect for building codes, soil analysis, mold, gas leaks, adequacy of design, capacity, efficiency, size, value, flood plain, thermostatic controls, pollution or habitability. Please remember that older houses do not meet the same standard as newer houses even though items in both might be performing functions for which they are intended.
7. We do not hold ourselves out to be specialists for any particular item. We are a general real estate inspection company. If we report that an item is not performing its intended function or needs repair, we urge you to have that item examined by a specialist before purchasing the property. We do not give estimates of the cost to repair any item.

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What the Client Must Do:

1. Client must notify us in writing of any complaints regarding our inspection within seven (7) days after receipt of our report.
2. If we report that an item is in need of immediate repair or is not performing its intended function and Client intends to purchase the property anyway, we recommend that Client have that item examined by a specialist.
3. It is agreed by all parties that, to the extent allowed by law, any damages for breach of this contract are limited to the amount of the inspection fee.
4. If Client sues on this contract but does not prevail, Client agrees to pay our reasonable attorney fees.
5. Client acknowledges that the inspector has not made any oral representations that differ from or modify what is written in this report.
6. Client must not allow anyone else to use or rely on this report. A copy of this report and/or summary page may be provided to their realtor upon request of the client.

Client agrees that:

"Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Dispute of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding judgement on the Award may be entered in any Court of competent jurisdiction."

Inspection Fee of \$ _____ will be paid by Check Cash upon completion and prior to the report being issued.

Client Signature

Date: _____

Jeff Clair
Chief Inspection Services, Inc.

Date: _____

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Certified Inspection Report

EXTERIOR

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACE	PERFORMING INTENDED FUNCTION
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NOTE: THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION.

THIS REPORT IS THE RESULT OF A VISUAL INSPECTION ONLY.

		X	WALL STRUCTURE Type: Masonry Block
		X	PORCH / PATIO
		X	FOUNDATION Type: Slab on grade
		X	WATER DRAINAGE
X			SPRINKLER SYSTEM
X			EXTERIOR COVERING Type: Cementitious coating
		X	WINDOW / DOOR TRIM
		X	DRIVEWAY / PARKING
		X	GARAGE DOOR
		X	GARAGE DOOR OPENER

COMMENTS / RECOMMENDATIONS –

Siding has moisture damage and needs to be repaired.
 Irrigation is connected to potable water without any backflow device; This is a possible health hazard.
 Recommend repairs are made prior to closing.



Siding has moisture damage, needs to be repaired. Connection to irrigation system is health hazard.

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ROOF

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACE	PERFORMING INTENDED FUNCTION
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		X	ROOF COVERING Type: Composition shingles
		X	FLASHINGS
	X		GUTTERS / DOWNSPOUTS
	X		FACIA
		X	VENT CAPS
		X	SOFFITS
N A			CHIMNEY FLASHING

COMMENTS / RECOMMENDATIONS –

Facia boards are rotted behind gutters; Need to be repaired or replaced.
 Gutters are full of debris; Need to be cleaned and downspouts need to be flushed.
 Recommend repairs are made prior to closing.



Facia board is rotted behind gutters.

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ATTIC

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACE	PERFORMING INTENDED FUNCTION
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		X	INSULATION	Type: Blown Fiberglass	Value - R-30
		X	ROOF INTERIOR	Water Stains: None	
		X	ROOF VENTS	Type: Eave, Off Ridge, Gable	
	X		ELECTRICAL BOXES		
		X	ROOF FRAMING		
	X		EXHAUST VENTS		

COMMENTS / RECOMMENDATIONS –

Exhaust vents terminate in attic, need to vent through roof or gable end.
 Open electrical connections need to be corrected.
 Ductwork in attic is ruptured; needs to be repaired immediately. Mildew needs to be addressed.
 Recommend repairs are made prior to closing.



Exhaust vent in attic



Open electrical wires



AC duct is not sealed properly

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WINDOWS / DOORS / INTERIOR

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACE	PERFORMING INTENDED FUNCTION
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		X	FRONT ENTRY DOOR
		X	DOOR BELL
		X	SLIDING DOORS
		X	INTERIOR DOORS Type: Hollow core
		X	WINDOWS Type: Single hung
	X		CLOSET DOORS
		X	EXTERIOR DOORS
	X		INTERIOR WALLS
N A			STEPS / STAIRWAYS / LANDINGS
		X	CEILINGS
<p>COMMENTS / RECOMMENDATIONS – Some minor damage to interior doors was noted. Closet doors need to be repaired / replaced. Drywall damage needs to be repaired. Door at master bedroom needs to be adjusted to close properly. Recommend repairs are made prior to closing.</p>			

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KITCHEN AND APPLIANCES

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACE	PERFORMING INTENDED FUNCTION
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	X		DISHWASHER
		X	RANGE / OVEN Type: Free standing, electric
		X	VENTHOOD Type: Recirculating
		X	DISPOSAL
		X	KITCHEN SINK
		X	CABINETS
		X	RECEPTACLES
X			MICROWAVE
		X	COUNTERTOPS Type: Laminate
COMMENTS / RECOMMENDATIONS – Dishwasher is leaking at motor. Recommend repairs are made prior to closing.			



Water leak underneath dishwasher.

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FIREPLACE

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACE	PERFORMING INTENDED FUNCTION
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		X	FIREPLACE SCREEN
	X		GAS STARTER
	X		DAMPER CONTROLS
	X		FIRE BOX BRICK
	X		LINTEL
	X		CHIMNEY
		X	MANTEL
<p>COMMENTS / RECOMMENDATIONS – Fireplace is for electrical heating devices only. There is no chimney or flue for exhaust fumes. Firebox is made of combustible materials. Recommend fireplace is not used for heating.</p>			

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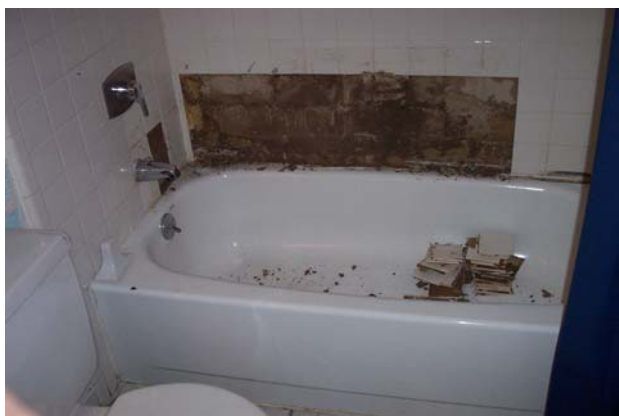
PLUMBING

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACE	PERFORMING INTENDED FUNCTION
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		X	BATH SINKS Countertops: Laminate
	X		BATH TUBS
		X	SHOWERS
		X	COMMODOES
		X	BATHROOM RECEPTACLES
		X	HOT WATER HEATER Age: 1998 Type - 40 gallons , Electric
	1	X	OUTSIDE FAUCETS Location – Sides, Rear
	X		WASHER / DRYER CONNECTIONS
Front of house		LOCATION OF MAIN WATER SHUT OFF VALVE	
Copper		SUPPLY LINES TYPE	
PVC		DRAIN LINES TYPE	
COMMENTS / RECOMMENDATIONS –			
Water leak was noted at washer hookups.			
Missing handle at rear water faucet needs to be repaired.			
Ceramic tile in shower needs to be repaired.			
Visible mold was noted in laundry room. Recommend having mold testing / repairs performed.			
Recommend repairs are made prior to closing.			



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HEATING / AIR CONDITIONING

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACE	PERFORMING INTENDED FUNCTION
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Type: Central Air & Heat		Size: 3.5 Tons		Fuel: Electric		Age; 1997	
		X	BLOWER / FAN				
		X	CONTROLS				
N A			PILOT / ELECTRONIC IGNITION				
	X		DUCTS				
	X		CONDENSOR / COMPRESSOR				
	X		EVAPORATOR COIL				
		X	CONDENSATE DRAIN				
		X	AIR FLOW				
COMMENTS / RECOMMENDATIONS – Ductwork in attic needs to be repaired. Evaporator coils need to be cleaned. Recommend repairs are made prior to closing.							



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ELECTRICAL

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACE	PERFORMING INTENDED FUNCTION
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Volts: 120 / 240	Size: 200 Amps	Service Type: Underground Overhead	
		X	SERVICE ENTRANCE CONDUCTORS Type: Aluminum Stranded
		X	MAIN DISCONNECT Location: Garage Type: Circuit Breakers
		X	SUB PANEL Location: Garage Type: Circuit Breakers
		X	BATHROOM OUTLETS
		X	EXTERIOR OUTLETS
		X	ROOM OUTLETS
		X	BATHROOM OUTLETS
		X	SWITCHES
		X	EXHAUST FANS
		X	EQUIPMENT DISCONNECTS
		X	Manual test only. Recommend at least one smoke detector per floor. SMOKE DETECTORS
		X	INSTALLED FIXTURES
		X	ATTIC ELECTRICAL
COMMENTS / RECOMMENDATIONS –			

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POOL / SPA / SCREENED ROOM

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACE	PERFORMING INTENDED FUNCTION
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		X	POOL SURFACE Type: Gunite
		X	PUMP
		X	DECKING Type: Stained concrete
		X	POOL HEATER Type: Gas fired
		X	SCREEN DOORS
		X	SCREEN ENCLOSURES
		X	FILTER / SKIMMER
		X	SPA JETS
N A			POOL ACCESSORIES
COMMENTS / RECOMMENDATIONS –			

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Certified Inspection Report

HOME INSPECTION REPORT SUMMARY PAGE

Client Name: Mr. & Ms. Home Buyer Report # 03-224
Property Address: 122 Any Street, Hometown, FL
Date: May 20, 2003

The items noted below were found to be inoperable, non-functioning or defective at the time our inspection was conducted. We urge you to have these items repaired, replaced or further evaluated by a licensed professional prior to closing.

Exterior

Siding has moisture damage and needs to be repaired.

Irrigation is connected to potable water without any backflow device; This is a possible health hazard.

Recommend repairs are made prior to closing.

Roof

Facia boards are rotted behind gutters; Need to be repaired or replaced.

Gutters are full of debris; Need to be cleaned and downspouts need to be flushed.

Recommend repairs are made prior to closing.

Attic

Exhaust vents terminate in attic, need to vent through roof or gable end.

Open electrical connections need to be corrected.

Ductwork in attic is ruptured; needs to be repaired immediately. Mildew needs to be addressed.

Recommend repairs are made prior to closing.

Windows / Doors / Interior

Some minor damage to interior doors was noted.

Closet doors need to be repaired / replaced.

Drywall damage needs to be repaired.

Door at master bedroom needs to be adjusted to close properly.

Recommend repairs are made prior to closing.

Kitchen

Dishwasher is leaking at motor.

Recommend repairs are made prior to closing.

Fireplace

Fireplace is for electrical heating devices only. There is no chimney or flue for exhaust fumes.

Firebox is made of combustible materials.

Recommend fireplace is not used for heating.

Plumbing

Water leak was noted at washer hookups.

Missing handle at rear water faucet needs to be repaired.

Ceramic tile in shower needs to be repaired.

Visible mold was noted in laundry room. Recommend having mold testing / repairs performed.

Recommend repairs are made prior to closing.

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HOME INSPECTION REPORT SUMMARY PAGE Cont'd.

Client Name: Mr. & Ms. Home Buyer Report # 03-224
Property Address: 122 Any Street, Hometown, FL
Date: May 20, 2003

Air Conditioning / Heating

Ductwork in attic needs to be repaired.
Evaporator coils need to be cleaned.
Recommend repairs are made prior to closing.

Electrical

Repair cover on main disconnect panel.
Recommend changing batteries in smoke detectors upon move in.
Recommend repairs are made prior to closing.

If you have any questions regarding this inspection report or if we can be of further assistance please contact Jeff Clair at 407-383-7241.

Thank you for choosing Chief Inspection Services, Inc.

Jeff Clair
Registered Professional Inspector RPI-0437
FL Certified General Contractor #CGC058361