

Property Inspection Report Of  
123 Mission Oak Drive, Lithia, FL, 33547

Prepared For  
Home Buyer

On  
Friday, August 04, 2006



## INSPECTION AGREEMENT

**Your acceptance of this inspection report, indicates that you agree with the terms of this agreement.**

**This agreement is part of your inspection report.**

A Closer Look, Inc. and its employees, hereinafter referred to as ACL, will conduct a VISUAL INSPECTION of the readily accessible areas of the major systems, structures and components of the property, and will issue a written report that describes the inspected systems, structures and components and identifies visually apparent significant defects AT THE TIME OF THE INSPECTION. The inspection will be performed, and the report will be prepared in accordance with the required sections of the current Standards of Practice of the American Society of Home Inspectors (ASHI), and subject to the Definitions, Scope, Limitations, Exceptions and Exclusions in the ASHI standards. Components and systems will be operated only with the normal user controls, and as conditions permit.

The client is STRONGLY encouraged to read and understand the ASHI standards. A copy is available from A Closer Look, Inc., and on the ASHI website at [www.ashi.com](http://www.ashi.com).

If you have a concern for which ACL may be responsible, you must notify ACL in writing, and give ACL a reasonable opportunity to review the concern before you make repairs or alterations regarding the concern. Your notice should be submitted to ACL, 664 76<sup>th</sup> Avenue, St. Pete Beach, FL, 33706. ACL's liability to you for claims arising from the inspection or the report, either in contract or in tort, will not be more than the lesser of actual damages or the inspection fee. You may not file a legal action against ACL or its employees more than one year after the inspection.

The inspection and the report is not a warranty of the items inspected. The inspection and the report is performed and provided for the sole benefit of the client, and no one else may benefit from it, or rely on it. The report is non-transferable.

You acknowledge, by accepting the inspection report, that you have read this agreement, understand it, and agree to all the provisions, limitations, and exclusions in this agreement. You represent that you have the authority to enter into this agreement on behalf of others having an interest in the property.

**Your acceptance of this inspection report, indicates that you agree with the terms of this agreement.**

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Thank you for choosing A Closer Look Home Inspections, Inc. for your property inspection.

This report represents my professional opinion regarding the readily accessible conditions at the time of the inspection. I have inspected the major property components for visual signs of significant concern, use, and general condition. My inspection and report is conducted in compliance with the Standards of Practice of the American Society of Home Inspectors, ASHI ([www.ashi.com](http://www.ashi.com)).

Major property components are:

- Grounds and Appurtenances
- Structure
- Building Exterior
- Roof
- Plumbing
- Electrical
- Heating and Cooling
- Attic
- Garage
- Interior
- Kitchen
- Baths
- Laundry Area
- Pool and Spa
- Pest Control

This report contains three sections: **Significant**, **Maintenance**, and **Inventory**. Please read the entire report.

- ◆ **Significant** items can be items that:
  - are no longer serving their originally intended function
  - require repair or further evaluation
  - represent personal safety concerns
  - may not have been operated or accessible at the time of the inspection
- ◇ **Maintenance** items can be items that:
  - may require repair or regular maintenance to insure proper operation
  - could be considered optional upgrades to the property
  - should be attended to during the course of regular home ownership
- **Inventory** items can be items that:
  - are functioning as intended

The classification of the comments is purely the inspectors opinion, and is provided as a courtesy to the client and other interested parties. Some Inventory comments may indicate that an item is in generally acceptable condition, even though an Action or Maintenance comment may indicate specific concerns regarding the item. In these cases, the Action or Maintenance comment takes priority over the Inventory comment.

Inspector: Bill Thompson

Signature:



ASHI Member # 211026

GAHI Member # 3002

CABO/IRC Certified Inspector # 1687



Direct to Bill (727) 360 0023

## SIGNIFICANT ITEMS

### Roof

- ◆ Noted raised shingles at the rear left. See photo 2. A nail head is raised. Reset the nail, and seal the shingles to the drip cap.

### Plumbing

- ◆ The hose bibb at the rear left exterior is not secured to the wall. Repair.

### Attic

- ◆ Wall insulation is missing at the stairwell. See photo 3. Replace the insulation.

### Laundry Area

- ◆ The dryer vent appears clogged, where it passes through the roof decking. See photo 4. The vent should be cleaned.

### Pool and Spa

- ◆ Controls for the spa jets and lights could not be found. Consult with the seller or a qualified pool contractor. Operate the spa and verify proper operation.

## PHOTOS



1. Typical hairline cracks in stucco



2. Raised shingles, left rear



3. Missing wall insulation, stairwell



4. Clogged dryer vent

## MAINTENANCE ITEMS

### Grounds and Appurtenances

- ◇ One of the spray heads in zone one of the irrigation system failed to produce water. The seller reported that the head is turned off.

### Building Exterior

- ◇ Stucco has been applied over wood frame walls above the first floor. The stucco installation is consistent with local building practices; however, it is not compliant with nationally recognized standards. Noted areas of the stucco that are cracked. See photo 1. Also noted hairline cracks in the stucco about the window openings. Repair the stucco as necessary to insure a watertight installation. Caulk the window and door openings as necessary, as well as other areas, where hairline cracks may appear.

### Roof

- ◇ Monitor the drainage of the downspouts where they enter the buried drain pipes, and the grade drains in the yard. Insure that the drain pipes are properly draining during heavy rainfall

### Plumbing

- ◇ A water softener is present, but could not be inspected, however; the unit appeared to be in acceptable working condition. Consult with the owner regarding the status and use of the unit.

### Heating and Cooling

- ◇ The bottom of the exterior metal chase for the refrigerant lines is open and should be sealed to prevent animal and insect entry. Suggest filling the bottom of the chase with an expandable foam.

## Interior

- ◇ A few of the kitchen floor tiles are not completely bonded and produced a hollow sound when tapped. Cracking was noted along the grout joints in the kitchen and along the living room sidewall. The condition is cosmetic. Monitor.
- ◇ Carbon Monoxide (CO) detectors should be installed; an attached garage is present.

## Laundry Area

- ◇ The dryer vent discharges atop the roof. The vent and the vent outlet should be cleaned periodically.

## Pool and Spa

- ◇ The inspection of the pool and the pool equipment is provided as a courtesy to the client, and is a limited visual inspection. The client is advised to consult with a qualified pool contractor, further evaluate the installation, make any repairs that may be necessary, and insure the installation is regularly maintained.

# INVENTORY ITEMS

## General Notes

- At 2:00 PM, when the inspection began, the sky was clear, the temperature was between 80 and 90 degrees, and the soil was dry. No rain fell during the inspection.
- The client and the client's agent attended the inspection.
- The age of the house is estimated to be 3 year(s).
- Item locations are based on viewing the property from the street.

## Grounds and Appurtenances

- The irrigation system was operated and found to be in acceptable condition.
- The walk and driveway are poured in place concrete.
- The vegetation, grading and drainage is in acceptable condition, with the exceptions noted.

## Structure

- The dwelling foundation is a poured in place concrete slab.
- The exterior walls are concrete block, with wood frame above. Finished surfaces limit visibility of the walls.
- The interior wall partitions are most likely traditional wood frame construction. Finished surfaces limited visibility.
- The attic, ceiling and roof structure is wood trusses.

## Building Exterior

- The exterior siding is masonry stucco.
- Windows are finished metal.
- Trim, fascias and soffits are in acceptable condition, with the exceptions noted.
- The exterior doors and weatherproofing are in acceptable condition.
- The exterior porch is in acceptable condition, with any exceptions noted.

## Roof

- The roofing material is asphalt composition shingles.
- The roof was inspected from the ground.
- The age of the roof is estimated to be 3 year(s). Age is estimated and not confirmed.
- The roof and sidewall flashings are in acceptable condition, with any exceptions noted.

## Plumbing

- The water heater is gas fired, rated for 50 gallons, and was manufactured in 2003. The visible sections of the supply piping, drain piping and valves are in acceptable condition, with any exceptions noted.
- The main water supply line is PVC and the interior supply piping is CPVC.
- The main water shut off valve is at the exterior.
- Drain and vent pipes are PVC.
- Gas service to the property is natural gas, with a meter at the exterior.

## Electrical

- Electrical service is an underground aluminum cable.
- The main service supply amperage is 200 amps. Voltage is 120 and 240 volts.
- The main service panel is located in the garage. The panel cover was removed and the interior of the panel was visually inspected. The breakers, panel wiring and other panel components are in acceptable condition, with any exceptions noted.
- Over current protection is provided by circuit breakers.
- The 120 volt branch circuits are copper.
- The 220/240 volt branch circuits are copper.
- The branch circuit wiring type is non-metallic sheathing (Romex).
- Electrical grounding is not visible.
- A representative number of switches, fixtures and outlets were operated and tested, and were found to be in acceptable condition, with any exceptions noted.

## Heating and Cooling

- Heating and cooling is provided by two systems, or zones.
  - One system controls the first floor, and is an electric AC with a gas fired forced air furnace. The condensing unit is located at the exterior, and the air handler is located in the attic.
    - The condensing unit was manufactured in 2003, and is rated for 5 tons.
    - The air handler was manufactured in 2003, and is rated for 5 tons.
    - The rating for the gas fired forced air furnace is 110,000 BTUs.
    - The intake cooling temperature was found to be 74 degrees, and the supply temperature was 55 degrees, for a split of 19 degrees, which is within the normally accepted range of 15 to 20 degrees.
    - The accessible portions of the equipment and the connected components are in adequate condition, with any exceptions noted. Regular maintenance is advised.
  - The second system controls the second floor, and is an electric AC with a gas fired forced air furnace. The condensing unit is located at the exterior, and the air handler is located in the hall closet.
    - The condensing unit was manufactured in 2003, and is rated for 2 tons.
    - The air handler was manufactured in 2003, and is rated for 2 tons.
    - The rating for the gas fired forced air furnace is 66,000 BTUs.
    - The intake cooling temperature was found to be 72 degrees, and the supply temperature was 57 degrees, for a split of 15 degrees, which is within the normally accepted range of 15 to 20 degrees.
    - The accessible portions of the equipment and the connected components are in adequate condition, with any exceptions noted. Regular maintenance is advised.
- Air is distributed throughout the dwelling via insulated ductwork. The visible portions of the ductwork and distribution system are in acceptable condition, with any exceptions noted.
- The thermostat controls were operated and found to be in acceptable condition, with any exceptions noted.

## Attic

- Attic insulation is blown in loose fill cellulose.
- Attic ventilation is provided by roof vents.
- Attic access is in the laundry.
- The attic was entered and inspected from within.

## Garage

- The garage is attached, with two powered doors.
- The garage door style is roll up.
- The garage door opener was operated and found to be in acceptable condition, with any exceptions noted.
- The garage fire separation is acceptable.

## Interior

- Interior doors and hardware are in acceptable condition, with any exceptions noted.
- Most of the windows were operated and found to be in acceptable condition, with any exceptions noted.

## Kitchen

- The stove is gas and functioned normally, with any exceptions noted.
- The refrigerator, microwave, disposal and dishwasher are in acceptable condition, with any exceptions noted.
- Ventilation is provided by a hood over the cooking surface.
- The countertops and cabinets are in acceptable condition, with any exceptions noted.

## Baths

- The bathroom plumbing fixtures, angle stops and drains are in acceptable condition, with any exceptions noted.
- The tubs, showers, toilets and sinks are in acceptable condition, with any exceptions noted.
- The second floor shower pan was leak tested and no signs of leaking were noted during the inspection.

## Laundry Area

- The washer and dryer were operated and functioned normally.
- The laundry water supplies and drain are in adequate condition.
- The laundry sink, faucet, and drain are in adequate condition.
- The laundry dryer vent is deficient; see comments above.

## Pool and Spa

- The pool vessel was visually inspected and found to be in acceptable condition.
- The pool heater was operated and found to be in acceptable condition.
- The electrical sub-panel for the pool is located near the pool pump and filter. The panel cover was removed and the interior of the panel was visually inspected. The breakers, panel wiring and other panel components are in acceptable condition, with any exceptions noted.
- The pool pump is properly wired and grounded and in acceptable condition. The pool filter and filter plumbing and plumbing valves were visually inspected and found to be in acceptable condition. Regular maintenance is advised.
- The pool cage screen panels, diagonal tension wires, and pool cage grounding were inspected and found to be in acceptable condition.
- The pool deck and pool coping were inspected and found to be in acceptable condition. Minor cracks in the pool deck are typical, resulting from shrinkage and should be sealed during the course of routine maintenance.