

Property Inspection Report Of
1234 3rd Avenue North, St. Petersburg, FL, 33713

Prepared For
Home Buyer

On
Monday, August 07, 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.

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 76th 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.

This agreement is part of your inspection report.

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).

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

Building Exterior

- ◆ Seal the openings at the rear exterior and terminate the electrical cable. See photo 5.
- ◆ Several of the crawl vent screens are missing and should be installed.

Attic

- ◆ Several attic insulation batts are installed upside down, with the flammable vapor barrier exposed. See photo 4. Remove the paper or flip the batts. Remove the Styrofoam stored in the attic, which will release toxic gases, should the Styrofoam burn.

Garage

- ◆ The garage window is broken and should be replaced.

Bath

- ◆ The shower diverter is leaking and water is passing behind the wall into the wall cavity. See photos 1 and 2. Repair.

PHOTOS



1. Leak at shower diverter



2. Water below tub from shower diverter leak



3. Monitor drainage at front stoop



4. Insulation batts upside down; Styrofoam in attic



5. Exposed cladding and wire at rear

MAINTENANCE ITEMS

Grounds and Appurtenances

- ◇ A fuel tank is present above grade at the side of the garage. The tank is not in use and could be removed.

Building Exterior

- ◇ The front stoop may be reverse sloped, and water may collect below the door. See photo 3. Monitor.
- ◇ The railing is loose at the front stoop and could be secured.
- ◇ The door bell is not working and could be repaired.
- ◇ Portions of the exterior trim are somewhat water damaged and could be repaired.
- ◇ Typical cracks were noted in the masonry near the soil line along the exterior perimeter. The cracks could be sealed and monitored.

Attic

- ◇ Consider sealing and insulating above the pull down stair.
- ◇ The gable vent screens are missing and could be installed.
- ◇ The attic insulation is moderate, by modern standards. Consider upgrading by installing additional insulation. Suggest consulting Progress Energy regarding their Energy Audit program. Apply online at: <http://www.progress-energy.com/custservice/flares/energyhome/insulation.asp>

Interior

- ◇ Some of the wood windows are painted shut and could be repaired. A few of the window locks are missing and could be installed.
- ◇ Smoke detectors are present, but are not installed in the bedrooms or other areas where detectors can be installed. Suggest upgrading the smoke detector installation with additional detectors in the bedrooms and other areas as necessary. Consult the smoke detector manufacturer's installation recommendations.
- ◇ The interior door glass does not appear to be tempered, which is consistent with the age of the property.

Bath

- ◇ The striker plate for the bathroom door latch is missing and could be installed.
- ◇ The bath fan discharges into the attic; a duct could be installed to direct the discharge to the exterior.

INVENTORY ITEMS

General Notes

- At 10:00 AM, 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 68 year(s).
- Item locations are based on viewing the property from the street.

Grounds and Appurtenances

- The irrigation system was not present.
- 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 masonry piers with a wood frame floor structure.. An undersized access opening, limited clearance and installed components prevented direct access to the crawl space. The report findings are based on a limited visual inspection from the access opening.
- The exterior walls are traditional wood frame construction. 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 conventional wood frame.

Building Exterior

- The exterior siding is horizontal metal lap.
- Windows are finished metal and finished wood.
- 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 roof line atop a ladder.
- 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 electric, rated for 40 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 not visible and the interior supply piping is galvanized and CPVC.
- The main water shut off valve is at the exterior.
- Drain and vent pipes are PVC.
- Gas service to the property is not present.

Electrical

- Electrical service is an overhead copper cable.
- The main service supply amperage is 150 amps. Voltage is 120 and 240 volts.
- The main service panel is located in the exterior cabinet. 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 provided by the water piping.
- 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 is provided by an electric heat strip. The unit is installed in the hall closet, was manufactured in 2003 and is rated for 5 kW. The accessible portions of the unit and the connected components are in adequate condition, with any exceptions noted. Regular maintenance is advised.

- Cooling is provided by an electric central air conditioner. The capacity rating is 3 tons, and the unit was manufactured in 2003. The accessible portions of the unit and the electric supply are in adequate condition, with any exceptions noted. Regular maintenance is advised.
- The intake cooling temperature was found to be 74 degrees, and the supply temperature was 54 degrees, for a split of 20 degrees, which is within the normally accepted range of 15 to 20 degrees.
- 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 fiberglass batts.
- Attic ventilation is provided by roof vents.
- Attic access is in the hall.
- The attic was entered and inspected from within.

Garage

- The garage is detached, with two manual doors.
- The garage door style is roll up.
- The garage fire separation is acceptable.

Interior

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

Kitchen

- The stove is electric 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 fan built into the microwave.
- The countertops and cabinets are in acceptable condition, with any exceptions noted.

Bath

- The bathroom plumbing fixtures, stops and drains are in acceptable condition, with noted exceptions.
- The tub, shower, toilet and sink are in acceptable condition, with any exceptions noted.

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 not present.
- The laundry dryer vent is in acceptable condition.