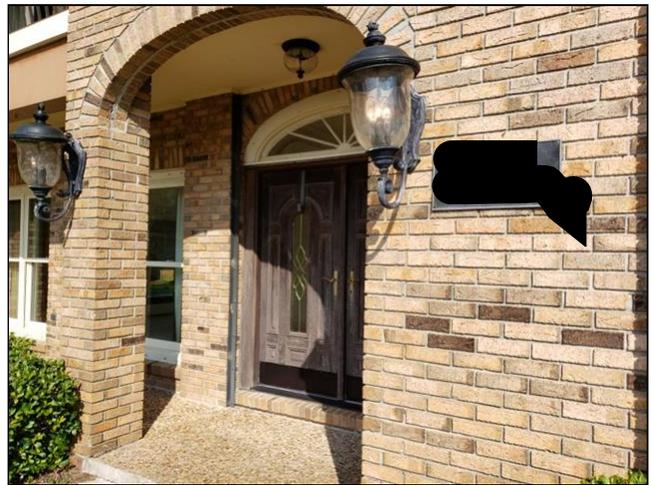
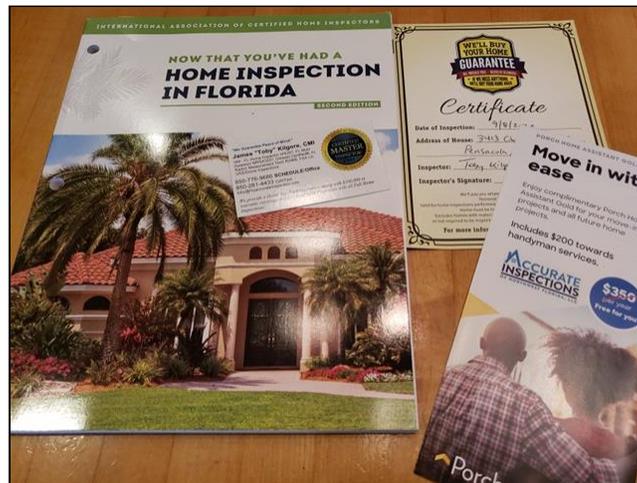


# Inspection Report

Property Address:



Home Sweet Home!





# Accurate Inspections of NWFL, LLC

<b>Date:</b>	<b>Time:</b> 09:00:00 AM	<b>Report ID:</b>
<b>Property:</b>	<b>Customer:</b>	<b>Real Estate Professional:</b>

## Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Age Of Home:**

Over 25 Years

**Home Faces:**

SE

**Client Is Present:**

Yes

**Radon Test:**

No

**Weather:**

Clear, Cloudy, Hot and Humid

**Temperature:**

Over 65

**Rain in last 3 days:**

No

**Furnished:**

No

**Mold Test:**

Recommended - Not Authorized

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Accurate Inspections of NWFL, LLC

362 Gulf Breeze Pkwy. #160  
Gulf Breeze, FL 32561  
850-776-9686

## Attachments-Insurance Inspection Report(s)

**ATTENTION:** This inspection report is incomplete without reading the information included herein at these links/attachments below. **Click** on the report link(s) below (Wind Mitigation, 4 Point, Roof Condition Certification, or other attachment) and report will open up in a PDF file format. Once opened the report can be saved to your computer and/or printed out.

**ACCURATE INSPECTIONS DOES NOT RECOMMEND FORWARDING THE COMPREHENSIVE HOME INSPECTION REPORT TO ANY INSURANCE REPRESENTATIVE.** Send **only** the Wind Mitigation, 4 Point, and/or Roof Condition Certification to your insurance agent/company.

[Florida Wind Mitigation Form - 2012 - Pics4](#)

[Citizens 4-Point 2012 Revised - Pics4](#)

## General Summary



### Accurate Inspections of NWFL, LLC

362 Gulf Breeze Pkwy. #160  
Gulf Breeze, FL 32561  
850-776-9686

Customer

Address

**NOTE: THE INSPECTION WHICH RESULTED IN THIS REPORT(S) WAS PERFORMED FOR THE CLIENT NAMED ON PAGE 1 OF THIS REPORT AND IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ENTITY.**

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roof

### 1.4 Roof Structure and Attic

#### Repair or Replace

Several areas of wood rot observed at the attic (most likely from leaks). I am unable to determine if the leaks are new or have been corrected. I recommend monitor and repair as needed.

## 2. Exterior

### 2.0 Wall Covering, Flashing and Trim

#### Repair or Replace

Cracks in brick observed at posts at the rear. Previous repairs observed. Lintels are rusted which may indicate failure. I recommend further inspection by a qualified licensed contractor to repair or replace as needed. Any structural repairs should be supervised by a qualified architect and/or engineer.

# Accurate Inspections of NWFL, LLC

## 2.1 All Exterior Doors

### Repair or Replace

Front door is deteriorated and delaminating. I recommend repair or replace as needed.

## 2.3 Stairs, Steps, Stoops, Stairways and Ramps

### Repair or Replace

Spiral stairs at the exterior are rusted and deteriorated. General replacement is likely necessary. Injury could result if not repaired or replaced. I recommend repair or replace as necessary.

## 2.4 Porches, Patios, Decks, Balconies and Carports

### Repair or Replace

Exterior closet at the rear does not drain properly. Ponding water should never exist around electrical main shut off. This is a safety issue that should be corrected. I recommend repair as necessary.

## 2.8 Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion

### Repair or Replace

(1) Structural cracks observed in the brick retaining wall at the right side near garage. I recommend repair or replace as needed.

(2) Gate at the rear is blocked by vegetation. I recommend trim as necessary.

## 4. Heating and Cooling

### 4.6 Cooling System

#### Repair or Replace

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss. I recommend replace foam sleeve as needed.

## 5. Plumbing

### 5.3 Interior Water Supply, Fixtures, Faucets and Systems

#### Repair or Replace

(1) Cold faucet for washer at laundry room downstairs leaks or drips continuously. I recommend repair or replace as needed.

(2) Sink faucet is loose at the guest bath upstairs. I recommend repair or replace as needed.

### 5.4 Drainage, Waste and Vent System

#### Repair or Replace

Several stop valves do not work properly or are missing. I recommend repair or replace as needed.

## 6. Electrical

### 6.3 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

#### Repair or Replace

(1) Several light fixtures at the interior and exterior are inoperable. I recommend replacing bulbs. Several light bulbs are missing. If replacing bulbs does not work a qualified licensed electrician should correct as needed.

(2) Covers are missing for electrical outlets in floor and several other areas. I recommend repair as necessary. Any repairs that involve electrical wiring should be done by a qualified licensed electrician.

# Accurate Inspections of NWFL, LLC

## 6.5 All Ground Fault Circuit Interrupter Receptacles

### Repair or Replace

GFCI (ground fault circuit interrupter) outlets observed at the exterior in areas but are missing at kitchen and some bathrooms. This is a safety issue that should be corrected by a qualified licensed electrician.

## 6.7 Smoke Detectors

### Repair or Replace

Several smoke detectors did not work when tested. Without a working smoke detector in your home you have no first alert to a possible fire. Smoke detectors should be replaced every 8 years. I recommend repair or replace as necessary for safety.

## 6.8 Carbon Monoxide Detector

### Not Present, Repair or Replace

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

## 8. Insulation and Ventilation

### 8.2 Ventilation of Attic and Foundation Areas

#### Repair or Replace

Gable vents observed at the guest house but not at the main home. Improper ventilation of attic space can cause a range of problems. I recommend further inspection by a qualified licensed contractor to correct as necessary.

### 8.3 Venting systems (Kitchens, Baths and Laundry)

#### Repair or Replace

Several bathroom exhaust fans are not working properly. Lights for several fans at bathrooms are not working. I recommend repair or replace as needed. Any repairs that involve electrical wiring should be done by a qualified licensed electrician.

## 9. Interior

### 9.0 Ceilings

#### Repair or Replace

(1) Signs of organic growth are present on ceiling in several areas upstairs. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a qualified licensed mold assessor for investigation as necessary.

(2) An anomaly was discovered at the kitchen ceiling after running plumbing outlets upstairs. FLIR infrared thermal imaging camera revealed an area of concern. FLIR moisture meter detected moisture (over 15%). I recommend find source of leak and repair or replace as necessary.

### 9.3 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails

#### Repair or Replace

The hand/guard rail for the upstairs pickets are spaced too far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. The maximum space between pickets should be four inches. I recommend repair or replace as necessary for safety.

### 9.4 Counters and Cabinets (representative number)

#### Repair or Replace

Cabinet doors underneath kitchen sink do not shut properly. I recommend repair or replace as needed.

### 9.5 Doors (representative number)

# Accurate Inspections of NWFL, LLC

## Repair or Replace

Several door stops are missing. I recommend replace as needed.

### 9.6 Windows (representative number)

## Repair or Replace

Several windows will not stay up without a prop. Window at the dining room will not shut and/or lock properly. I recommend repair or replace as necessary.

## 13. Out Building

### 13.2 ROOF COVERING (If the roof is inaccessible, report the method used to inspect)

## Repair or Replace

Several tiles are cracked and damaged. I recommend further inspection by a qualified licensed roofing contractor to repair or replace as necessary.

### 13.3 ROOF STRUCTURE AND ATTIC (If the attic is inaccessible, report the method used to inspect)

## Repair or Replace

Wood rot and organic growth observed at the roof sheathing over garage. I recommend further inspection by a qualified licensed contractor to find source of leak and repair or replace as necessary.

### 13.4 WALLS (interior and Exterior)

## Repair or Replace

Brick is cracked and damaged at the front of guest house (facing pool). I recommend further inspection by a qualified licensed contractor to repair or replace as necessary.

### 13.6 DOORS (Interior and Exterior)

## Repair or Replace

Door knobs for exterior doors at the living room do not lock properly. I recommend repair or replace as needed.

### 13.11 BRANCH CIRCUITS-CONNECTED DEVICES AND FIXTURES (Report as in need of repair the lack of ground fault circuit protection where required.)

## Repair or Replace

(1) Several light fixtures at the interior and exterior are inoperable. I recommend replacing bulbs. If replacing bulbs does not work a qualified licensed electrician should correct as needed.

(2) Electrical outlet in the floor at the living room is loose. Several wall outlets are loose in wall. Loose wiring is considered a hazard until repaired. I recommend further inspection by a qualified licensed electrician to correct as necessary.

### 13.14 COOLING EQUIPMENT

## Repair or Replace

The ambient air test was performed by using thermometers (IR thermal imaging camera) on the air handler of heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 71 degrees, and the return air temperature was 77 degrees. This indicates that the unit is **NOT** cooling properly and a qualified licensed Heat/Air contractor should inspect for cause or problem.

### 13.16 WATER SUPPLY SYSTEM AND FIXTURES

## Repair or Replace

Shower doors do not work properly. I recommend repair or replace as needed.

### 13.26 GARAGE DOOR OPERATORS

## Repair or Replace

## Accurate Inspections of NWFL, LLC

The automatic opener for garage door at the front of home has electronic sensors located higher than six inches off floor which is not installed according to accepted safety standards. This is considered unsafe and needs correcting. I recommend repair as necessary for safety.

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To James C. "Toby" Kilgore, Jr.*

# 1. Roof

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.



attic - roof structure



roof

		IN	NI	NP	RR	<b>Styles &amp; Materials</b>
<b>1.0</b>	<b>Roof Covering</b>	●				<b>Roof Covering type:</b> Tile
<b>1.1</b>	<b>Gutters and Downspouts</b>	●				<b>Viewed roof covering from:</b> Ground Ladder Binoculars
<b>1.2</b>	<b>Flashing</b>	●				<b>Sky Light(s):</b> None
<b>1.3</b>	<b>Vents, Skylights, Chimney, and other roof penetrations</b>	●				<b>Chimney (exterior):</b> Brick
<b>1.4</b>	<b>Roof Structure and Attic</b>				●	<b>Roof Structure:</b> Engineered wood trusses 2 X 6 Rafters Plywood Sheathing
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>	<b>Roof-Type:</b> Gable
						<b>Method used to observe attic:</b> From entry
						<b>Attic info:</b> Attic hatch

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## Accurate Inspections of NWFL, LLC

**1.4** Several areas of wood rot observed at the attic (most likely from leaks). I am unable to determine if the leaks are new or have been corrected. I recommend monitor and repair as needed.



1.4 Item 1(Picture) front



1.4 Item 2(Picture) front



1.4 Item 3(Picture) front



1.4 Item 4(Picture) front

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.



front

		IN	NI	NP	RR	<b>Styles &amp; Materials</b>
<b>2.0</b>	<b>Wall Covering, Flashing and Trim</b>				●	<b>Siding Style:</b> Brick
<b>2.1</b>	<b>All Exterior Doors</b>				●	<b>Siding Material:</b> Brick veneer
<b>2.2</b>	<b>Adjacent Walkways and Driveways</b>	●				<b>Exterior Entry</b>
<b>2.3</b>	<b>Stairs, Steps, Stoops, Stairways and Ramps</b>				●	<b>Doors:</b> Wood
<b>2.4</b>	<b>Porches, Patios, Decks, Balconies and Carports</b>				●	<b>Appurtenance:</b> Covered porch Sidewalk
<b>2.5</b>	<b>Railings, Guards and Handrails</b>	●				<b>Driveway:</b> Asphalt
<b>2.6</b>	<b>Eaves Soffits and Fascia</b>	●				
<b>2.7</b>	<b>Windows (a representative number)</b>	●				
<b>2.8</b>	<b>Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion</b>				●	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

## Accurate Inspections of NWFL, LLC

**2.0** Cracks in brick observed at posts at the rear. Previous repairs observed. Lintels are rusted which may indicate failure. I recommend further inspection by a qualified licensed contractor to repair or replace as needed. Any structural repairs should be supervised by a qualified architect and/or engineer.



2.0 Item 1(Picture) left



2.0 Item 2(Picture) left



2.0 Item 3(Picture) left



2.0 Item 4(Picture) left

# Accurate Inspections of NWFL, LLC



2.0 Item 5(Picture) left

**2.1** Front door is deteriorated and delaminating. I recommend repair or replace as needed.



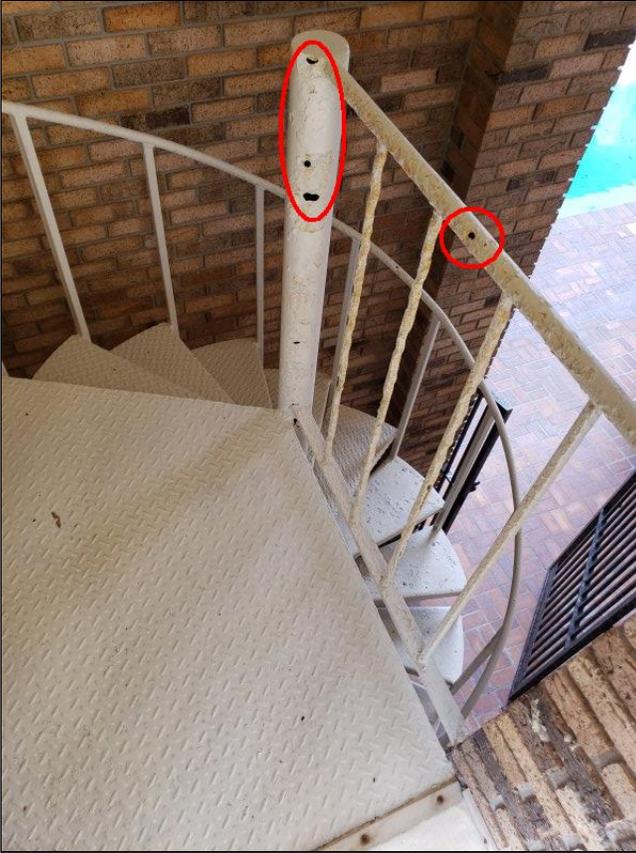
2.1 Item 1(Picture) front door



2.1 Item 2(Picture) front door

## Accurate Inspections of NWFL, LLC

2.3 Spiral stairs at the exterior are rusted and deteriorated. General replacement is likely necessary. Injury could result if not repaired or replaced. I recommend repair or replace as necessary.



2.3 Item 1(Picture) front/left



2.3 Item 2(Picture) front/left



2.3 Item 3(Picture) front/left



2.3 Item 4(Picture) front/left

# Accurate Inspections of NWFL, LLC



2.3 Item 5(Picture) front/left



2.3 Item 6(Picture) front/left

**2.4** Exterior closet at the rear does not drain properly. Ponding water should never exist around electrical main shut off. This is a safety issue that should be corrected. I recommend repair as necessary.



2.4 Item 1(Picture) rear

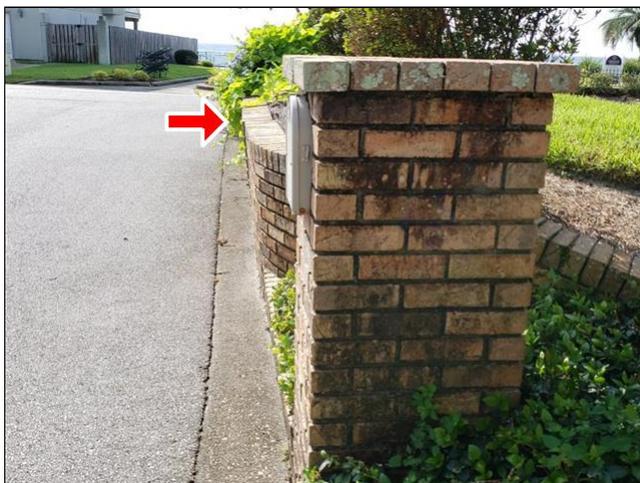


2.4 Item 2(Picture) rear

**2.8** (1) Structural cracks observed in the brick retaining wall at the right side near garage. I recommend repair or replace as needed.



2.8 Item 1(Picture) right



2.8 Item 2(Picture) right

## Accurate Inspections of NWFL, LLC



2.8 Item 3(Picture) right

(2) Gate at the rear is blocked by vegetation. I recommend trim as necessary.



2.8 Item 4(Picture) guest house - garage

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Basement, Foundation, Crawlspace and Structure

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
3.0	<b>Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)</b>	●				<b>Foundation:</b> Poured concrete
3.1	<b>Walls (Structural)</b>	●				<b>Method used to observe</b> <b>Crawlspace:</b> No crawlspace
3.2	<b>Columns or Piers</b>	●				<b>Floor Structure:</b> Slab Not visible
3.3	<b>Floors (Structural)</b>	●				<b>Wall Structure:</b> 2 X 4 Wood
3.4	<b>Ceilings (structural)</b>	●				<b>Columns or Piers:</b> Supporting walls <b>Ceiling Structure:</b> 2X4

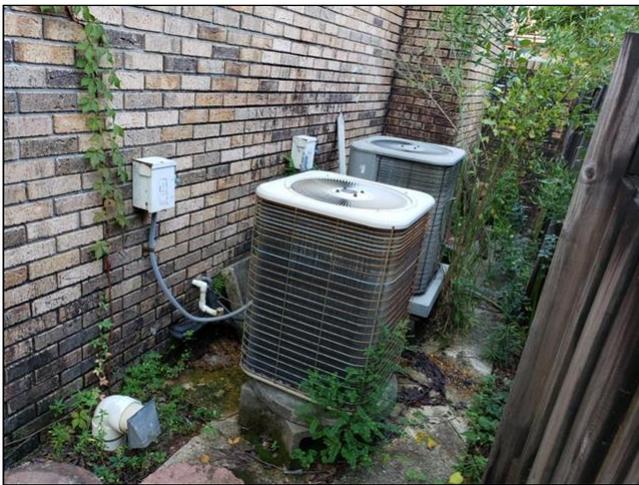
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

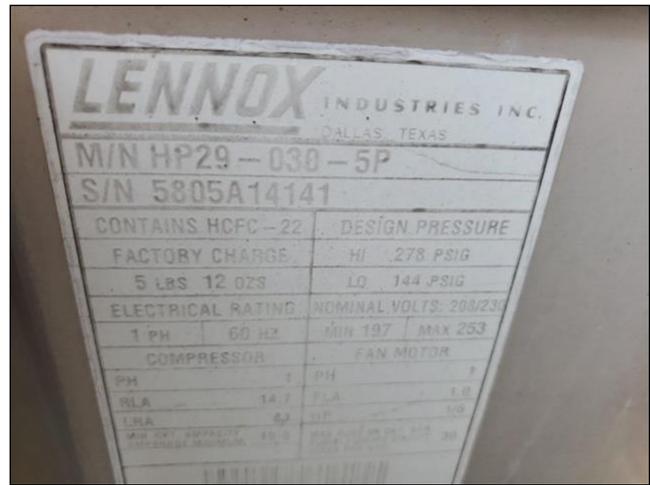
## 4. Heating and Cooling

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.



rear - condenser units

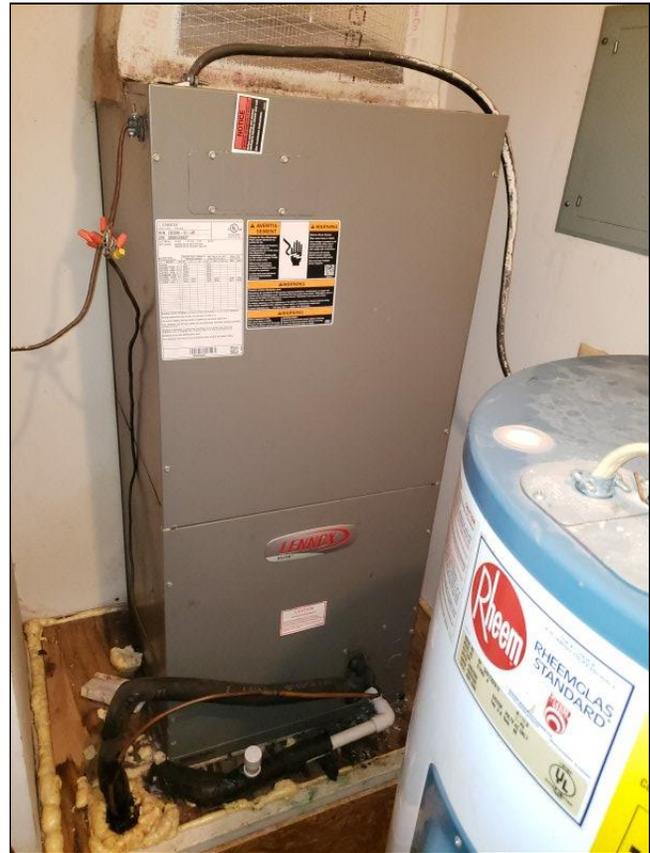


manufactured 2005

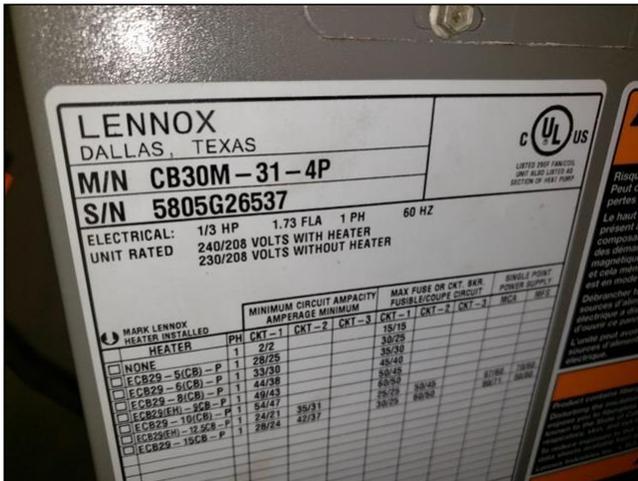
# Accurate Inspections of NWFL, LLC



manufactured 2005



garage closet - air handler

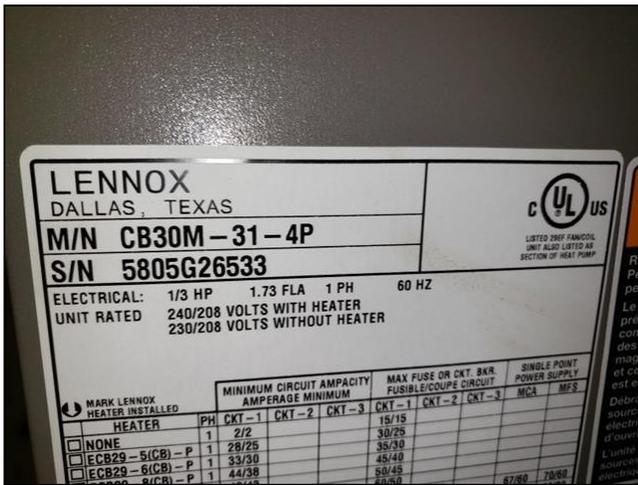


manufactured 2005

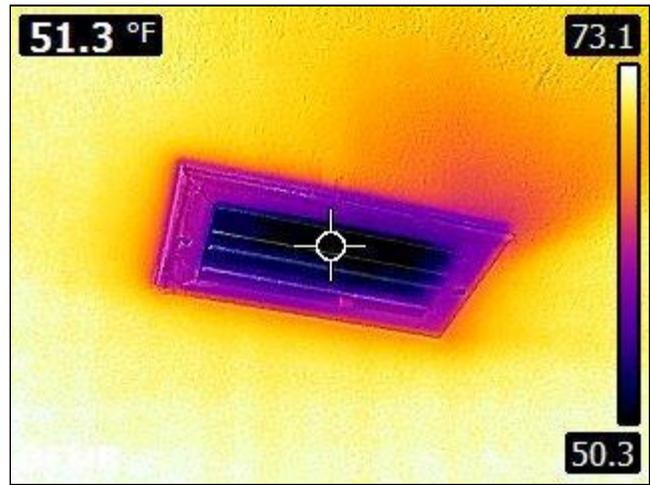


hall closet upstairs - air handler

# Accurate Inspections of NWFL, LLC



manufactured 2005



A/C supply temp - 51F



A/C supply temp - 51F

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
<b>4.0</b>	<b>Heating System</b>	●				<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)
<b>4.1</b>	<b>Normal Operating Controls</b>	●				<b>Energy Source:</b> Electric
<b>4.2</b>	<b>Automatic Safety Controls</b>	●				<b>Number of Heat Systems (excluding wood):</b> Two
<b>4.3</b>	<b>Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</b>	●				<b>Heat System Brand:</b> LENNOX
<b>4.4</b>	<b>Presence of installed heat source in each room</b>	●				<b>Ductwork:</b> Insulated
<b>4.5</b>	<b>Chimneys, Flues and vents (for gas water heaters or heat systems)</b>	●				<b>Filter Type:</b> Disposable
<b>4.6</b>	<b>Cooling System</b>				●	<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)
<b>4.7</b>	<b>Normal Operating Controls</b>	●				
<b>4.8</b>	<b>Presence of installed cooling source in each room</b>	●				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Cooling**  
**Equipment Energy**  
**Source:**  
Electricity  
**Central Air**  
**Manufacturer:**  
LENNOX  
**Number of AC**  
**Only Units:**  
Two

**4.3** Compressor units should be installed on a permanent pad (at least 2 inches above grade) and not loose bricks. May not be cost effective to replace at this time but I recommend following manufacturer recommendations and installation instructions and follow the FBC (Florida Building Code). This is for your information.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

**4.6** (1) The air handler is equipped with a clean out port which will allow for monthly maintenance of the condensation drain line to the exterior. This is especially important during peak summer months. This is a maintenance item and for your information.



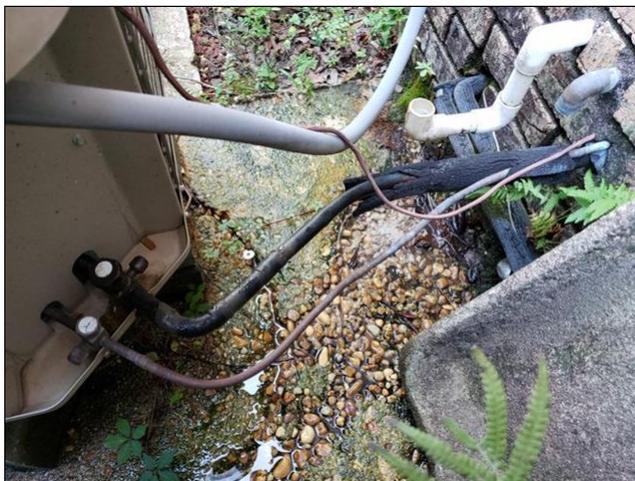
4.6 Item 1(Picture) garage - air handler

## Accurate Inspections of NWFL, LLC

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss. I recommend replace foam sleeve as needed.



4.6 Item 2(Picture) rear-condenser



4.6 Item 3(Picture) rear-condenser

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Plumbing

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.



kitchen



kitchen



master bath



master bath

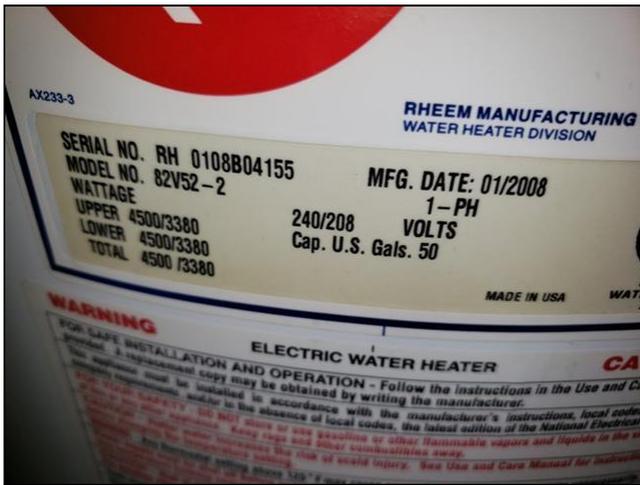


master bath



hall closet upstairs - water heater

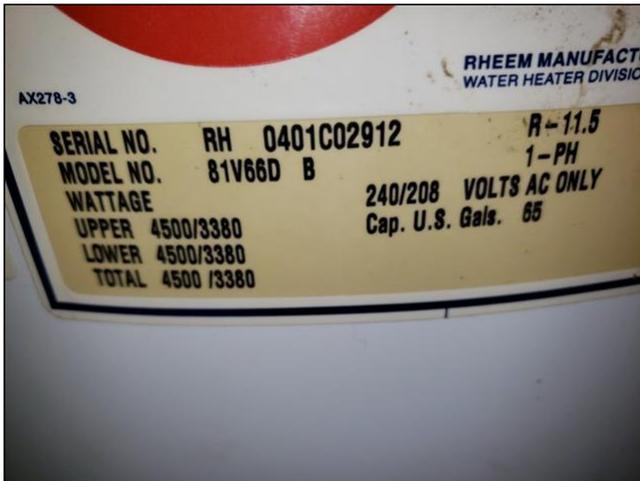
# Accurate Inspections of NWFL, LLC



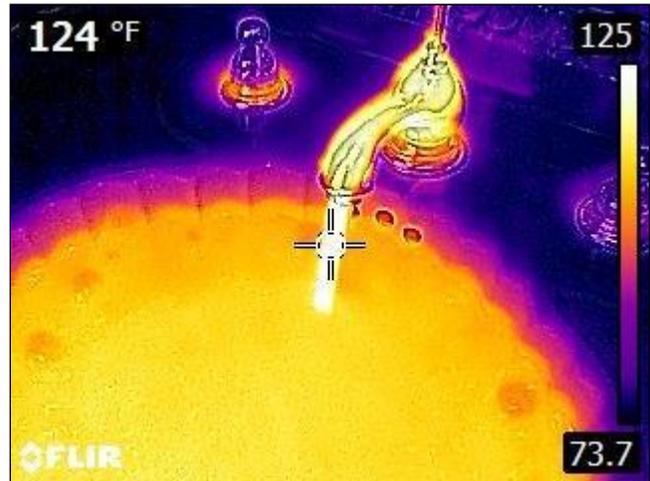
manufactured 2008



garage closet - water heater



manufactured 2004



hot water - 124F



hot water - 124F

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
5.0	Main Water supply shut-off valve (Describe location)	●				<b>Water Source:</b> Public
5.1	Main Fuel Supply shut-off valve (Describe Location)			●		<b>Plumbing Water Supply (into home):</b> Not visible
5.2	Water Heating Equipment, Controls, Chimneys, Flues and Vents	●				<b>Plumbing Water Distribution (inside home):</b> Copper
5.3	Interior Water Supply, Fixtures, Faucets and Systems				●	<b>Washer Drain Size:</b> 2" Diameter
5.4	Drainage, Waste and Vent System				●	<b>Plumbing Waste:</b> PVC
5.5	Interior Fuel Storage, Piping, Venting, Supports, Leaks			●		<b>Water Heater Power Source:</b> Electric
5.6	Sump Pumps with accessible float			●		<b>Water Heater Capacity:</b> 50 Gallon (2-3 people) Two units 65 Gallon
						<b>Manufacturer:</b> RHEEM
						<b>Water Heater Location:</b> Garage Hall closet Closet

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## Accurate Inspections of NWFL, LLC

**5.0** The main shut off is located outside in the ground. This is for your information.

**5.2** Drain pan for water heater upstairs at the hall closet is not plumbed to the exterior. Probably not cost effective to repair at this time but I recommend installing drain pipe with next water heater if installed at the interior. This is for your information.



5.2 Item 1(Picture) hall closet upstairs

**5.3** (1) Cold faucet for washer at laundry room downstairs leaks or drips continuously. I recommend repair or replace as needed.



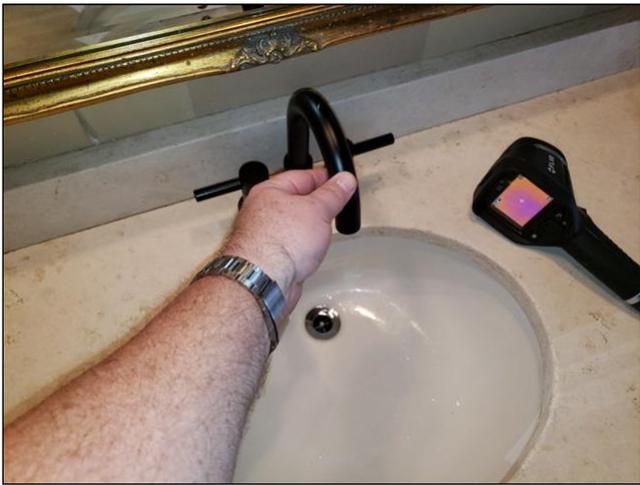
5.3 Item 1(Picture)



5.3 Item 2(Picture)

## Accurate Inspections of NWFL, LLC

(2) Sink faucet is loose at the guest bath upstairs. I recommend repair or replace as needed.



5.3 Item 3(Picture) guest bath upstairs

5.4 Several stop valves do not work properly or are missing. I recommend repair or replace as needed.



5.4 Item 1(Picture) master bath



5.4 Item 2(Picture) guest bath upstairs

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

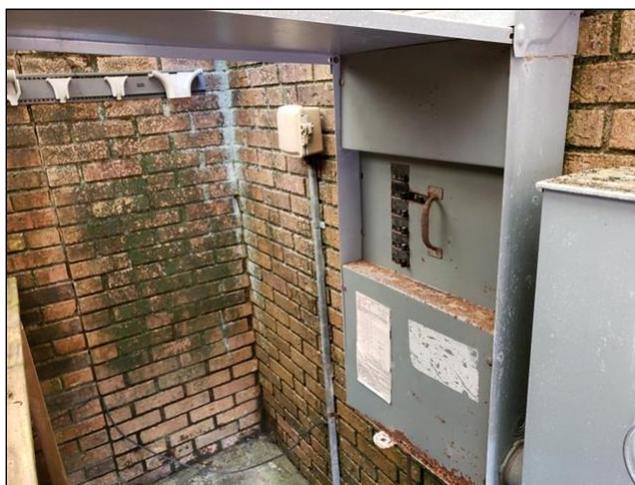
## 6. Electrical

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.



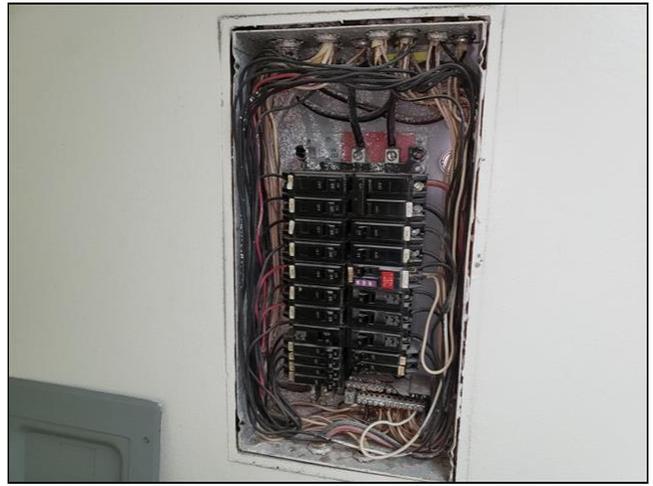
rear - service entrance



rear - main shut off



laundry room - subpanel



laundry room - subpanel



hall closet upstairs - subpanel



hall closet upstairs - subpanel



hall closet upstairs - subpanel



hall closet upstairs - subpanel

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
6.0	Service Entrance Conductors, Service Drop	●				<b>Electrical Service Conductors:</b> Below ground <b>Panel capacity:</b> 400 AMP <b>Panel Type:</b> Circuit breakers <b>Electric Panel Manufacturer:</b> GENERAL ELECTRIC <b>Branch wire 15 and 20 AMP:</b> Copper <b>Wiring Methods:</b> Romex
6.1	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding	●				
6.2	Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage	●				
6.3	Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)				●	
6.4	Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure	●				
6.5	All Ground Fault Circuit Interrupter Receptacles				●	
6.6	Location of Main and Distribution panels	●				
6.7	Smoke Detectors				●	
6.8	Carbon Monoxide Detector			●	●	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

6.3 (1) Several light fixtures at the interior and exterior are inoperable. I recommend replacing bulbs. Several light bulbs are missing. If replacing bulbs does not work a qualified licensed electrician should correct as needed.



6.3 Item 1(Picture)

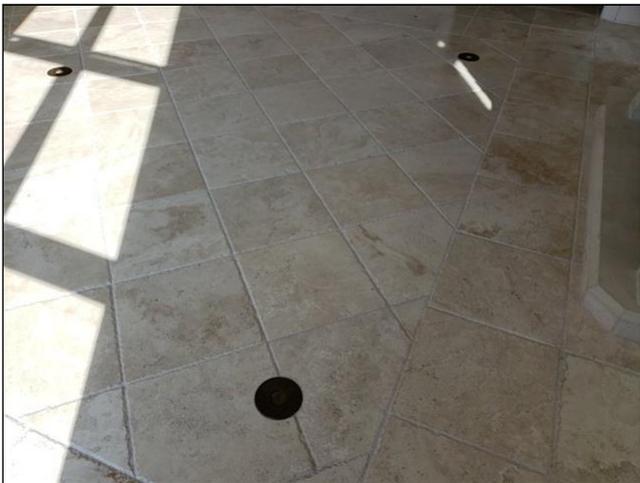


6.3 Item 2(Picture)



6.3 Item 3(Picture)

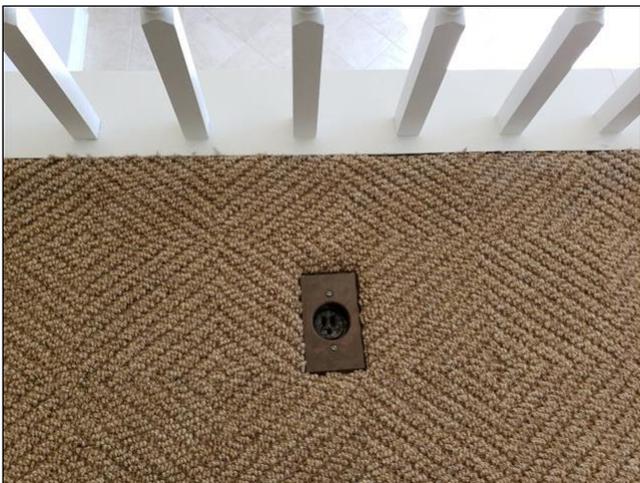
(2) Covers are missing for electrical outlets in floor and several other areas. I recommend repair as necessary. Any repairs that involve electrical wiring should be done by a qualified licensed electrician.



6.3 Item 4(Picture) living room



6.3 Item 5(Picture)



6.3 Item 6(Picture) upstairs

## Accurate Inspections of NWFL, LLC

**6.5** GFCI (ground fault circuit interrupter) outlets observed at the exterior in areas but are missing at kitchen and some bathrooms. This is a safety issue that should be corrected by a qualified licensed electrician.



6.5 Item 1(Picture) kitchen



6.5 Item 2(Picture) half bath downstairs

**6.7** Several smoke detectors did not work when tested. Without a working smoke detector in your home you have no first alert to a possible fire. Smoke detectors should be replaced every 8 years. I recommend repair or replace as necessary for safety.

**6.8** There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Fireplace

**The inspector shall inspect:** The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.



living room - fireplace

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
<b>7.0</b>	<b>Gas/LP Firelogs and Fireplaces</b>			●		<b>Types of Fireplaces:</b> Solid Fuel Conventional
<b>7.1</b>	<b>Solid Fuel Heating Devices (Fireplaces, Woodstove)</b>	●				<b>Operable Fireplaces:</b> Two
<b>7.2</b>	<b>Chimneys Flues and Vents (for fireplaces)</b>	●				<b>Number of Woodstoves:</b> None

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

## 8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



attic - insulation

		IN	NI	NP	RR
<b>8.0</b>	<b>Insulation in Attic</b>	●			
<b>8.1</b>	<b>Insulation Under Floor System</b>			●	
<b>8.2</b>	<b>Ventilation of Attic and Foundation Areas</b>				●
<b>8.3</b>	<b>Venting systems (Kitchens, Baths and Laundry)</b>				●
<b>8.4</b>	<b>Ventilation Fans and Thermostatic Controls (in Attic)</b>			●	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

IN NI NP RR

### Styles & Materials

#### Attic Insulation:

Blown  
Fiberglass

#### Ventilation:

Soffit Vents  
Passive

#### Exhaust Fans:

Fan with light

#### Dryer Power

#### Source:

220 Electric

#### Dryer Vent:

Metal

#### Floor System

#### Insulation:

NONE

## Accurate Inspections of NWFL, LLC

**8.2** Gable vents observed at the guest house but not at the main home. Improper ventilation of attic space can cause a range of problems. I recommend further inspection by a qualified licensed contractor to correct as necessary.

**8.3** Several bathroom exhaust fans are not working properly. Lights for several fans at bathrooms are not working. I recommend repair or replace as needed. Any repairs that involve electrical wiring should be done by a qualified licensed electrician.



8.3 Item 1(Picture) hall bath



8.3 Item 2(Picture) guest bath upstairs

**8.4** Thermostatically controlled vent fan in the attic is non operational. A qualified licensed electrician should inspect further and correct as necessary.

---

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b>
<b>9.0</b>	<b>Ceilings</b>				●	<b>Ceiling Materials:</b> Sheetrock
<b>9.1</b>	<b>Walls</b>	●				<b>Wall Material:</b> Sheetrock
<b>9.2</b>	<b>Floors</b>	●				<b>Floor Covering(s):</b> Carpet Tile Wood
<b>9.3</b>	<b>Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails</b>				●	<b>Interior Doors:</b> Solid Wood
<b>9.4</b>	<b>Counters and Cabinets (representative number)</b>				●	<b>Window Types:</b> AGED Thermal/Insulated Single-hung Casement
<b>9.5</b>	<b>Doors (representative number)</b>				●	<b>Cabinetry:</b> Wood
<b>9.6</b>	<b>Windows (representative number)</b>				●	<b>Countertop:</b> Tile

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

## Accurate Inspections of NWFL, LLC

**9.0** (1) Signs of organic growth are present on ceiling in several areas upstairs. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a qualified licensed mold assessor for investigation as necessary.



9.0 Item 1(Picture) master closet



9.0 Item 2(Picture) master closet



9.0 Item 3(Picture) master closet



9.0 Item 4(Picture) master closet



9.0 Item 5(Picture) master closet



9.0 Item 6(Picture) master closet



9.0 Item 7(Picture) guest closet upstairs



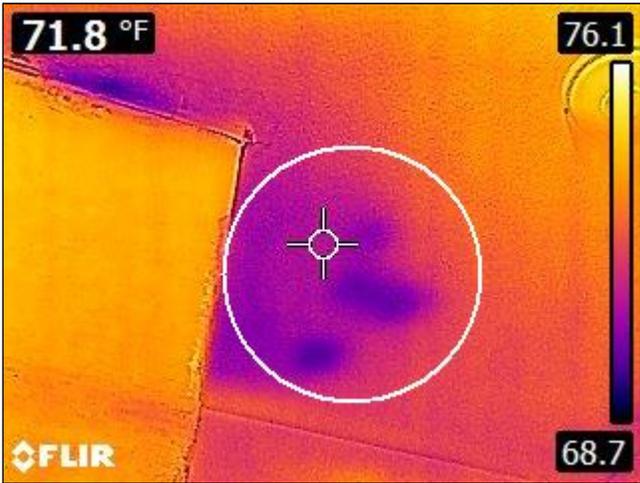
9.0 Item 8(Picture) guest closet upstairs



9.0 Item 9(Picture) air handler closet upstairs



9.0 Item 10(Picture) air handler closet upstairs

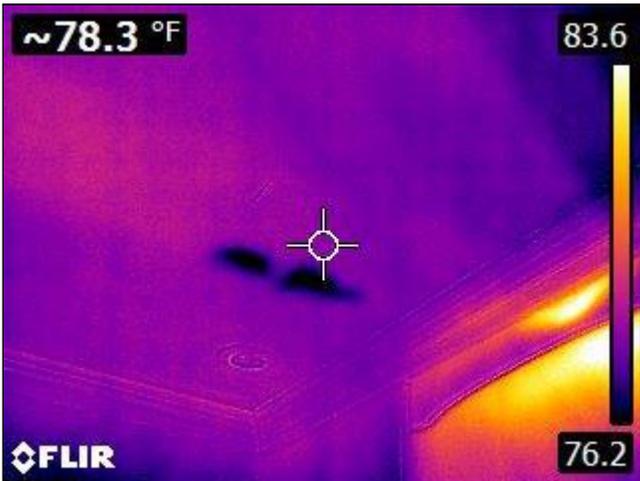


9.0 Item 11(Picture) air handler closet upstairs



9.0 Item 12(Picture) air handler closet upstairs

(2) An anomaly was discovered at the kitchen ceiling after running plumbing outlets upstairs. FLIR infrared thermal imaging camera revealed an area of concern. FLIR moisture meter detected moisture (over 15%). I recommend find source of leak and repair or replace as necessary.

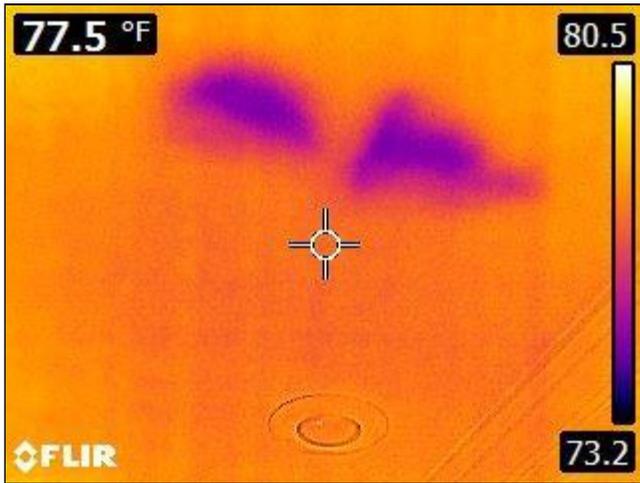


9.0 Item 13(Picture) kitchen



9.0 Item 14(Picture) kitchen

# Accurate Inspections of NWFL, LLC



9.0 Item 15(Picture) kitchen



9.0 Item 16(Picture) kitchen



9.0 Item 17(Picture) kitchen



9.0 Item 18(Picture) kitchen



9.0 Item 19(Picture) kitchen



9.0 Item 20(Picture) kitchen

## Accurate Inspections of NWFL, LLC

**9.3** The hand/guard rail for the upstairs pickets are spaced too far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. The maximum space between pickets should be four inches. I recommend repair or replace as necessary for safety.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

**9.4** Cabinet doors underneath kitchen sink do not shut properly. I recommend repair or replace as needed.



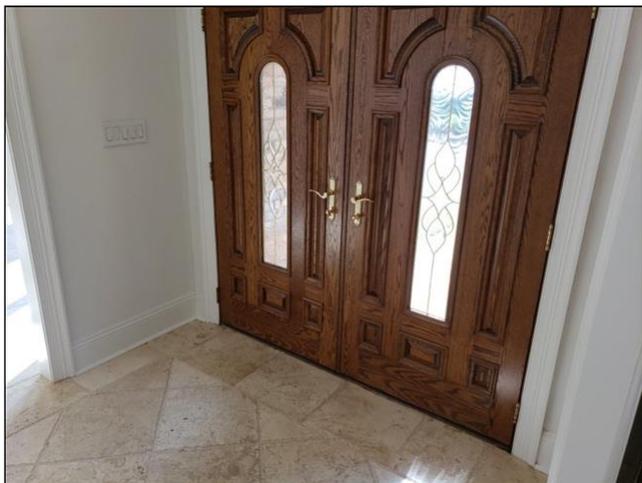
9.4 Item 1(Picture)



9.4 Item 2(Picture)

## Accurate Inspections of NWFL, LLC

**9.5** Several door stops are missing. I recommend replace as needed.



9.5 Item 1(Picture)



9.5 Item 2(Picture)

**9.6** Several windows will not stay up without a prop. Window at the dining room will not shut and/or lock properly. I recommend repair or replace as necessary.



9.6 Item 1(Picture) dining room



9.6 Item 2(Picture) dining room

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Garage



automatic opener

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
10.0	Garage Ceiling	●				<b>Garage Door Type:</b> Two automatic <b>Garage Door Material:</b> Metal <b>Auto-opener Manufacturer:</b> LINEAR
10.1	Garage Walls (Including Firewall Separation)	●				
10.2	Garage Floor	●				
10.3	Garage Door (s)	●				
10.4	Occupant Door from Garage to inside of home	●				
10.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	●				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

10.5 The garage door will reverse when met with resistance.

The sensors are in place for garage door(s) and will reverse the door. This is for your information.

11. Built-In Kitchen Appliances



# Accurate Inspections of NWFL, LLC



		IN	NI	NP	RR
<b>11.0</b>	<b>Dishwasher</b>	●			
<b>11.1</b>	<b>Ranges/Ovens/Cooktops</b>	●			
<b>11.2</b>	<b>Range hood</b>	●			
<b>11.3</b>	<b>Trash Compactor</b>			●	
<b>11.4</b>	<b>Food Waste Disposer</b>	●			
<b>11.5</b>	<b>Microwave Cooking Equipment</b>			●	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

**IN NI NP RR**

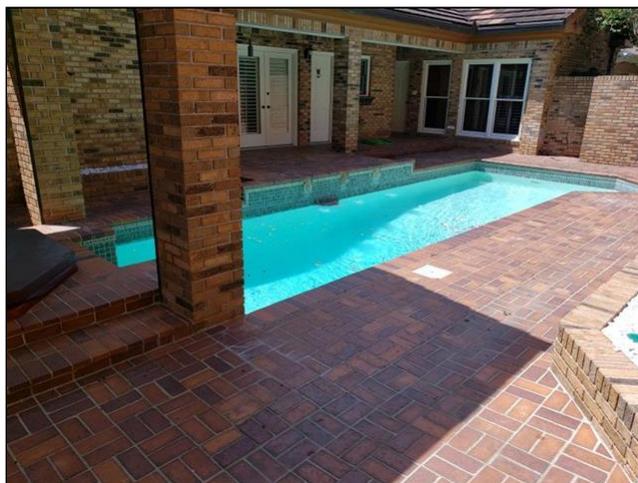
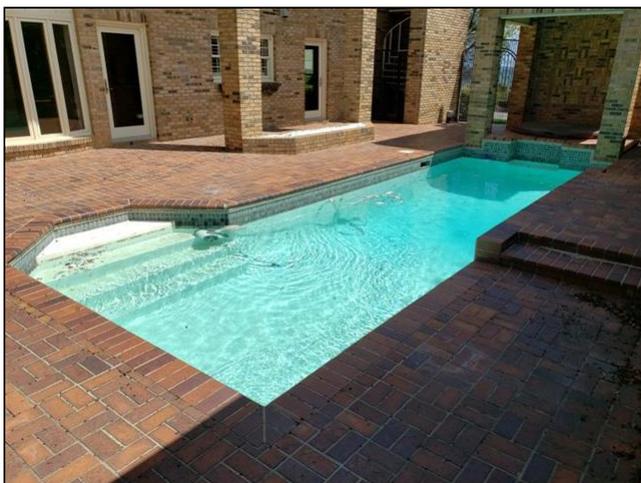
## Styles & Materials

**Dishwasher**  
**Brand:**  
 KITCHEN AIDE  
**Disposer Brand:**  
 IN SINK ERATOR  
**Exhaust/Range**  
**hood:**  
 VENTED  
 UNKNOWN BRAND  
**Range/Oven:**  
 THERMADOR  
 WHIRLPOOL  
**Built in**  
**Microwave:**  
 NONE  
**Trash**  
**Compactors:**  
 NONE  
**Refrigerator:**  
 JENN AIR

## 12. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

**A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: [http://www.ihf.org/foryourhealth/article\\_children.html](http://www.ihf.org/foryourhealth/article_children.html)**





# Accurate Inspections of NWFL, LLC

		IN	Yes	NI	NP	RR	No
12.0	OPERATIONAL CONDITION OF POOL					•	
12.1	POOL LINER CONDITION	•					
12.2	SURFACE WALLS AND FLOOR OF POOL	•					
12.3	PERMANENT ACCESSORIES CONDITION	•					
12.4	PUMPS FOR CIRCULATION OF WATER					•	
12.5	PUMPS FOR VACUUM OR CLEANING	•					
12.6	POOL HEATERS	•					
12.7	VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL IS ON A GROUND FAULT CIRCUIT (GFCI)					•	•
12.8	OVERFLOW SKIMMERS AND DRAINS					•	
12.9	CHEMICALS FOR POOL CAPABLE OF BEING STORED WITH A LOCK		•				
12.10	DOES POOL HAVE ANY RESCUE EQUIPMENT						•
12.11	DO STEPS OR LADDERS EXIST ON BOTH SIDES OF THE POOL		•				
12.12	IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL						•
12.13	IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING		•				
12.14	ARE THERE ANY OBSTRUCTIONS (WALLS, SHRUBS etc.) THAT WOULD PREVENT FULL VIEW OF POOL FROM HOME		•				
12.15	IS THE POOL FENCED		•				
12.16	DOES FENCE HAVE A SELF CLOSING LATCH AND LOCK ON DOOR		•				
12.17	CAN FENCE BE CLIMBED BY THE USE OF PERSONAL ITEMS OR STRUCTURES AGAINST FENCE						•
12.18	DOES THE DOOR LATCH HEIGHT AND LOCATION ATTEMPT TO BE REASONABLY DIFFICULT FOR YOUNG CHILDREN TO REACH		•				
12.19	ELECTRIC LIGHTS SECURE					•	•
12.20	WATER LEVEL SHOULD BE WITHIN INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT					•	•

IN Yes NI NP RR No

## Styles & Materials

### Style:

In ground  
Heated

### Shape:

Rectangle

### Wall Material:

Gunite (concrete)

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

IN Yes NI NP RR No

		IN	Yes	NI	NP	RR	No
12.21	<b>POOL DESIGN AT WATERS EDGE SHOULD NOT INCLUDE OBVIOUS PROTRUSIONS THAT COULD INJURE SWIMMER</b>	•					
12.22	<b>DOES THE SURFACE AROUND POOL ENCOURAGE DRAINAGE AWAY FROM POOL</b>		•				

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

**IN Yes NI NP RR No**

**12.0** (1) Hot tub was empty of water at time of inspection. This is for your information.



12.0 Item 1(Picture) hot tub

(2) Heat pump should be on a 3.5 inch concrete pad, or other approved material (should be at least 2" above grade). May not be cost effective to replace at this time, but I recommend following manufacturer installation instructions with next unit.



12.0 Item 2(Picture)

## Accurate Inspections of NWFL, LLC

(3) Leak observed at pool pump. I was unable to determine source of leak. I recommend further inspection by a qualified licensed pool tech to repair or replace as necessary.



12.0 Item 3(Picture)

**12.4** Ground wire for pool pump and boost pump is missing. This is a safety issue that needs to be corrected. I recommend further inspection by a qualified licensed electrician to correct as necessary for safety.



12.4 Item 1(Picture)



12.4 Item 2(Picture)

## Accurate Inspections of NWFL, LLC

**12.7** Electrical outlets at pool are not GFCI protected. I recommend further inspection by a qualified licensed electrician to correct as necessary.

**12.10** I recommend a shepherd's hook and/or throw ring be available at all times on pool deck for safety. This is a safety item in for your information.

**12.19** Electric pool light is loose. I recommend further inspection by a qualified licensed electrician to correct as necessary.



12.19 Item 1(Picture)

**12.20** Water level is low. I recommend add water for proper operation.



12.20 Item 1(Picture)

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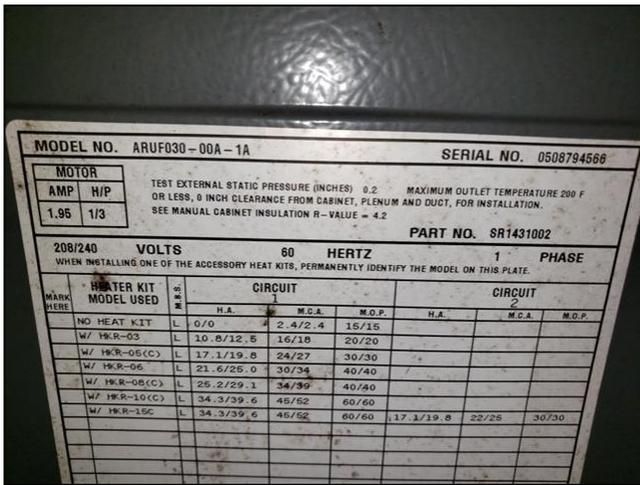
Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Out Building

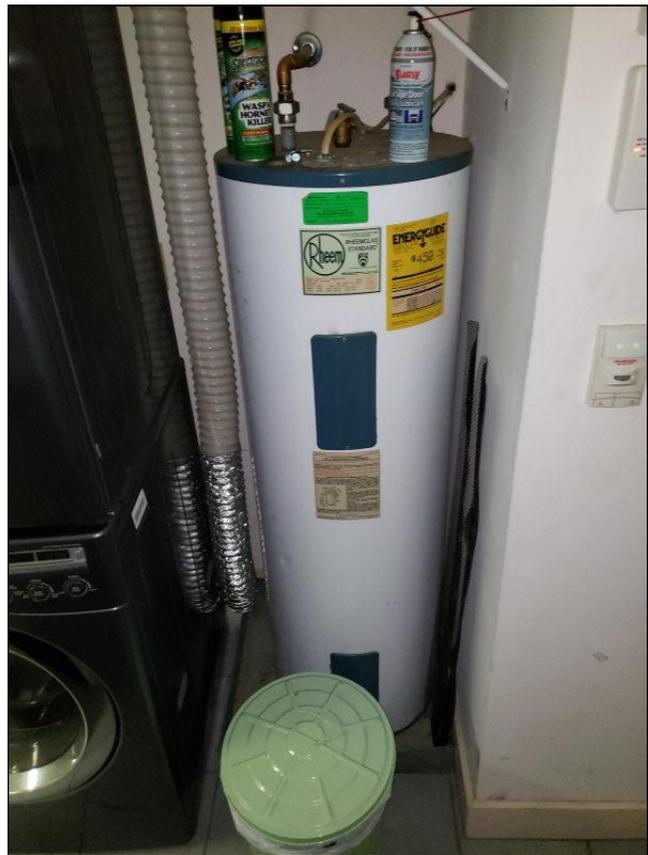


garage closet - air handler

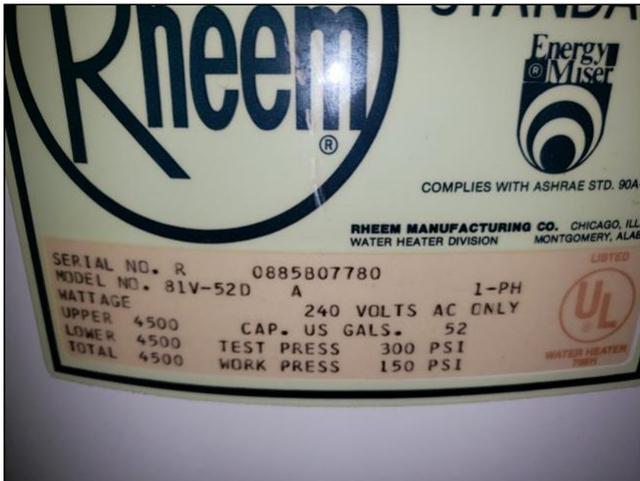
# Accurate Inspections of NWFL, LLC



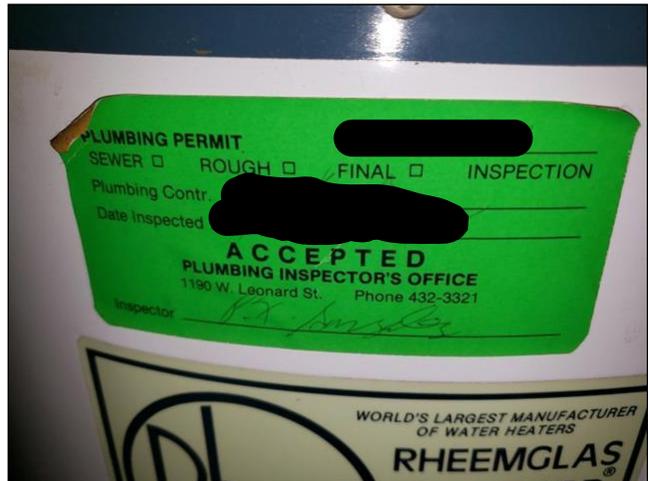
manufactured 2005



garage - water heater



manufactured 1985



# Accurate Inspections of NWFL, LLC

		IN	NI	NP	RR
13.0	FOUNDATIONS (If all crawlspace areas are not inspected, provide an explanation. An opinion on performance is necessary)	•			
13.1	GRADING and DRAINAGE	•			
13.2	ROOF COVERING (If the roof is inaccessible, report the method used to inspect)				•
13.3	ROOF STRUCTURE AND ATTIC (If the attic is inaccessible, report the method used to inspect)				•
13.4	WALLS (interior and Exterior)				•
13.5	CEILING and FLOORS	•			
13.6	DOORS (Interior and Exterior)				•
13.7	WINDOWS	•			
13.8	FIREPLACE/CHIMNEY	•			
13.9	PORCHES, DECKS AND CARPORTS (Attached)	•			
13.10	SERVICE ENTRANCE AND PANELS	•			
13.11	BRANCH CIRCUITS-CONNECTED DEVICES AND FIXTURES (Report as in need of repair the lack of ground fault circuit protection where required.)				•
13.12	SMOKE DETECTORS	•			
13.13	HEATING EQUIPMENT	•			
13.14	COOLING EQUIPMENT				•
13.15	DUCTS AND VENTS	•			
13.16	WATER SUPPLY SYSTEM AND FIXTURES				•
13.17	DRAINS, WASTES, VENTS	•			
13.18	WATER HEATER EQUIPMENT	•			
13.19	DISHWASHER	•			
13.20	FOOD WASTE DISPOSER	•			
13.21	RANGE HOOD	•			
13.22	RANGES/OVENS/COOKTOPS	•			
13.23	MICROWAVE COOKING EQUIPMENT	•			
13.24	TRASH COMPACTOR	•			
13.25	BATHROOM EXHAUST FANS AND/OR HEATERS	•			
13.26	GARAGE DOOR OPERATORS				•
13.27	DRYER VENTS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

## Accurate Inspections of NWFL, LLC

**13.2** Several tiles are cracked and damaged. I recommend further inspection by a qualified licensed roofing contractor to repair or replace as necessary.



13.2 Item 1(Picture)



13.2 Item 2(Picture)

**13.3** Wood rot and organic growth observed at the roof sheathing over garage. I recommend further inspection by a qualified licensed contractor to find source of leak and repair or replace as necessary.



13.3 Item 1(Picture) over garage



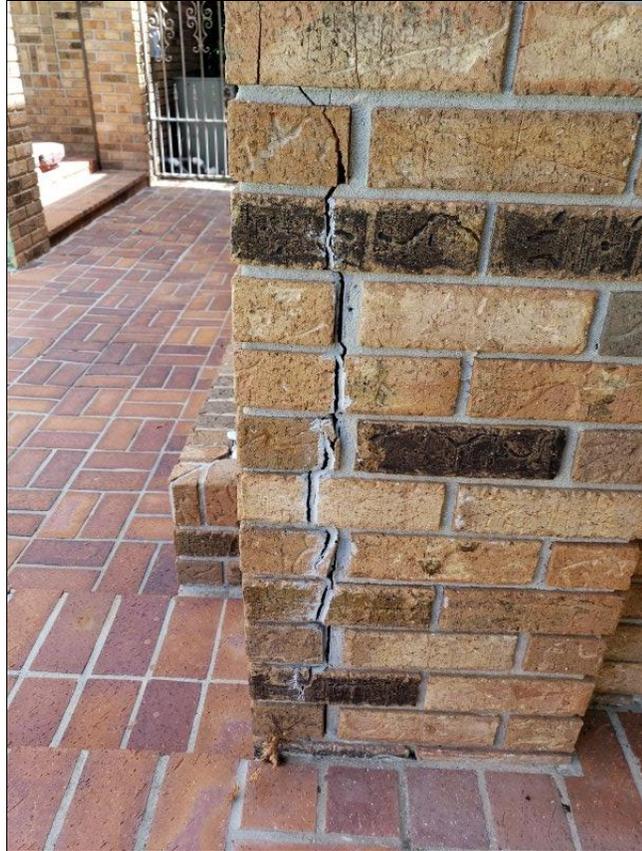
13.3 Item 2(Picture) over garage

## Accurate Inspections of NWFL, LLC

**13.4** Brick is cracked and damaged at the front of guest house (facing pool). I recommend further inspection by a qualified licensed contractor to repair or replace as necessary.



13.4 Item 1(Picture) front



13.4 Item 2(Picture) front

**13.5** The sheetrock on the ceiling reveals a water stain indicating a leak did or still exists at the garage. The FLIR IR thermal imaging camera and moisture meter were used and meter did not indicate an active leak. I recommend monitor and repair as needed.



13.5 Item 1(Picture) guest house garage

## Accurate Inspections of NWFL, LLC

**13.6** Door knobs for exterior doors at the living room do not lock properly. I recommend repair or replace as needed.



13.6 Item 1(Picture)

**13.11** (1) Several light fixtures at the interior and exterior are inoperable. I recommend replacing bulbs. If replacing bulbs does not work a qualified licensed electrician should correct as needed.

(2) Electrical outlet in the floor at the living room is loose. Several wall outlets are loose in wall. Loose wiring is considered a hazard until repaired. I recommend further inspection by a qualified licensed electrician to correct as necessary.



13.11 Item 1(Picture) guest house



13.11 Item 2(Picture) guest house

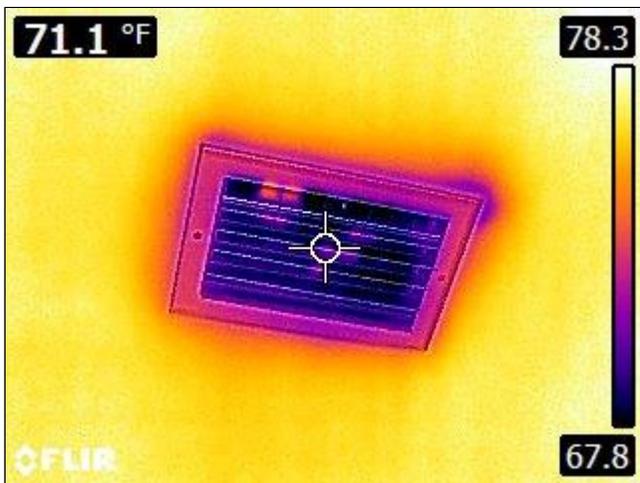
## Accurate Inspections of NWFL, LLC

**13.14** The ambient air test was performed by using thermometers (IR thermal imaging camera) on the air handler of heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 71 degrees, and the return air temperature was 77 degrees. This indicates that the unit is **NOT** cooling properly and a qualified licensed Heat/Air contractor should inspect for cause or problem.



13.14 Item 1(Picture) return temp - 77F

13.14 Item 2(Picture) return temp - 77F



13.14 Item 3(Picture) A/C supply temp - 71F

13.14 Item 4(Picture) A/C supply temp - 71F

13.16 Shower doors do not work properly. I recommend repair or replace as needed.



13.16 Item 1(Picture) guest house bathroom

13.26 The automatic opener for garage door at the front of home has electronic sensors located higher than six inches off floor which is not installed according to accepted safety standards. This is considered unsafe and needs correcting. I recommend repair as necessary for safety.



13.26 Item 1(Picture) guest house garage - door safety sensor

DOOR OPERATOR & ELECTRONICS DIVISION

**DASMA TECHNICAL DATA SHEET**  
Door & Access Systems  
Manufacturers Association  
International

**#364**

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**Installation Location of Photoelectric Sensors**

**Introduction**

Garage door operators labeled and listed to UL 325 must be designed and manufactured with features that aid in the prevention of an individual from becoming entrapped beneath a closing garage door. One way to achieve this entrapment protection is the incorporation of an external entrapment protection device. This can consist of a photoelectric sensor, an edge sensor, or any other system that meets the protection requirements tested in accordance with UL 325.

Additional information about federal and state legislation related to garage door operators can be found in DASMA TDS-351, *Federal and State Garage Door Operator Legislation Guidelines for Dealers and Installers*.

**Photoelectric Sensor**

A photoelectric sensor consists of a photoelectric beam that extends across the garage door opening. This sensor is designed to detect an obstruction while the door is closing and to send a signal to the garage door operator to reverse the door movement, thus avoiding a potential entrapment situation.

**⚠WARNING** - To reduce the risk of severe injury or death, it is essential that photoelectric sensors be installed properly according to manufacturer's instructions.

**Installation Height and Horizontal Location**

The top of each photoelectric eye lens is to be installed no higher than six (6) inches above the garage floor. If installation is above six (6) inches, the photoelectric eyes may not detect what they are intended to protect, an individual lying down on the garage floor under the descending door.

13.26 Item 2(Picture)