

Advanced Home Inspections

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inspect32951@yahoo.com 321-724-9896
<http://advancedhomeinspections.us>

January 16, 2007

John Doe
Via Email

RE: 123 Easy St.
Melbourne, FL 32940

Dear John:

A visual inspection of the above referenced property was conducted on . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report.

No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection full report heading paragraphs.

REPORT SUMMARY

EXTERIOR - FOUNDATION

WALLS:

CONDITION:

Caulking gas pipe penetration, on right side wall, is recommended to prevent water penetration.

Paint touch up is need on left side wall plumbing penetrations.

COLUMNS/POSTS

LOCATION

Front Entry.

CONDITION

Columns have grout smears.

ROOF SYSTEM

ATTIC, VENTILATION AND INSULATION:

ATTIC:

Attic access ladder covers, in both garages, do not close properly. Covers will only partially close.

Inadequate clearance between the chimney's vent pipe and the blown in insulation. Based on information stamped on the chimney's flue pipe, there should be a minimum of 1" clearance between the vent pipe and any insulation material. Although, the insulation maybe fire resistance, the required clearance is actually a required air space. This allows dilution of the heated air and a rapid drop in temperature. When the insulation is placed against the chimney's vent pipe, the insulation captures the heat. This allows the temperature to increase and hold while traveling laterally to combustible materials that may or may not have been outside the minimum clearance. In time there maybe ignition of this material (other than the insulation).

CONDITION:

Insulation has been disturbed and good coverage is no longer present. Some areas are missing or have a small

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amount of insulation and no longer meet the required minimum R-19 insulation rating. This condition is noted in attic over butler's pantry.

Some sections of radiant barrier are no longer properly attached to underside of roof truss, recommend reattaching. This condition is noted over front guest bedroom hall and master bedroom attic areas.

ROOF:

ROOF COVERING CONDITION:

Tile roof installation not completed.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

LOCATION OF UNIT:

Garage, South Unit.

DUCT & FILTER SYSTEM:

TYPE DUCTS:

Return Plenum, framed box air handler sits above, this area is dirty recommend cleaning.

HEATING SYSTEM DESCRIPTION #2:

LOCATION OF UNIT:

Garage, North Unit.

DUCT & FILTER SYSTEM:

TYPE DUCTS:

Return Plenum, framed box air handler sits above, this area is dirty recommend cleaning.

ELECTRICAL SYSTEM

CEILING FANS:

Inoperative fan noted in, master bedroom.

SWITCHES & OUTLETS:

CONDITION:

Missing weather covers on summer outlets. All exterior outlets are required to be protected from weather elements.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

The door bumper, that prevents the door knob from damaging adjoining wall, is missing.

INTERIOR DOORS:

Both front guest bedroom entry doors have 1 hinge bumper, due to door's weight, too much pressure is concentrated on the small area these bumpers, causing damage to the door trim. Recommend adding additional bumpers.

The doors to the following areas rub, front guest bedroom hall linen closet, rear guest bedroom entry double door.

INTERIOR DOORS

Some doors need paint touch up and or additional sanding, these doors are marked with stickers or masking tape.

WINDOWS:

Adjustment needed on sash balancers, north garage 2 windows will not stay fully open.

Damaged window lock in noted on master bedroom window, south wall east window.

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Master bathroom fixed glass window screws are not flush with window frame.

INTERIOR WALLS:

MATERIAL & CONDITION:

Paint and caulk touch up noted with round stickers or masking tape.

KITCHEN - APPLIANCES - LAUNDRY

GARBAGE DISPOSER:

CONDITION:

Appears serviceable.

RANGE/COOK TOP AND OVEN:

CONDITION:

Water faucet is too close to range, control handle hits range's back guard.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counter tops are granite, Appear serviceable.

Cabinet finish touch up need in some areas.

BATHROOMS

BATHROOM AREA:

BATH LOCATION:

Front Hall.

CONDITION OF SINK:

Both sinks drain trim is not flush with bowl, this prevents proper water drainage.

TUB/SHOWER PLUMBING FIXTURES:

Tub Spout, is not properly secured to wall, this condition can allow water penetration.

BATHROOM AREA:

BATH LOCATION:

Rear Hall.

CONDITION OF SINK DRAIN:

Both sinks drain trim is not flush with bowl, this prevents proper water drainage.

CONDITION OF TOILET:

Toilet is installed too close to shower door, industry standards require a minimum clearance of 15" from center line of toilet to a wall, vanity, tub, or shower threshold. The existing installation has a 12" center line.

2004 Florida Building Code-405.3.1 Water closets, urinals, lavatories and bidets. A water closet, urinal, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition, vanity or other obstruction, or closer than 30 inches (762 mm) center-to-center between water closets, urinals or adjacent fixtures.

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

TUB/SHOWER AND WALLS:

Shower steam heater has damaged emergency drain pan, this condition could allow any water leaks to damage shower ceiling.

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GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

Garage door opener control button has been installed less than the required 5 feet above floor as required by opener manufacturer's installation instructions. This condition is noted in both garages.

Automatic reverse feature is not operational. Note: After 1993, all overhead doors should have 2 safety auto-reverse features, one is activated by the electronic light beam and the other is activated by a pressure sensor. The door's **pressure sensor** needs to be adjusted. This condition is noted on north garage double car door and south garage door.

During the construction of this building, inspections were made by a code inspector from the local building department. However, it is not unusual for some items, that do not meet code or industry standards, are not detected during their inspections. For this reason the building department routinely stamp, the approved building plan, 'Issuance of permit does not relieve contractor of code requirements'. Recommend receiving in writing from the contractor any disputed items.

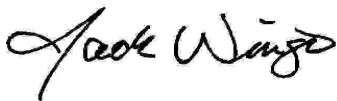
2007 FLORIDA BUILDING CODE
CHAPTER 1, ADMINISTRATION
SECTION 110
CERTIFICATES OF OCCUPANCY AND COMPLETION

110.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. **Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.**

Thank you for selecting me to do your new home inspection. If you have any questions regarding the inspection report or the home, please feel free to contact me.

Sincerely,

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JACK WINGO
FL License HI-1044
FABI Registered Professional Inspector
RPI 144
ASHI Associate 252722
Level 1 Certified Thermographer
Registered Professional Inspector
ICC Certified Residential Building Inspector 5307333-B1
Residential Plumbing Inspector 5307333-P1

enclosure

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 0700006.
DATE OF INSPECTION: January 16, 2007.
TIME OF INSPECTION: 11:00 AM.
CLIENT NAME: John Doe.
MAILING ADDRESS: Via Email.
CLIENT
CITY/STATE/ZIP:
INSPECTION SITE Melbourne, FL 32940.
CITY/STATE/ZIP:

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Damp.
APPROXIMATE
OUTSIDE
TEMPERATURE in F: 70-80.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: North.
ESTIMATED AGE OF
STRUCTURE: 2007.
STRUCTURE TYPE: 1 Family.
SPACE BELOW Ground Floor L/A.
GRADE:

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: Gas service off at time of inspection.

OTHER INFORMATION:

AREA: Suburb.
BUILDING OCCUPIED? No.
CLIENT PRESENT: Yes.
COMMENTS: This an inspection of a home that is being completed, roof and pool not completed at time of inspection. Punchlist items are included in inspection report.

PAYMENT INFORMATION:

PAID BY:

REPORT LIMITATIONS

The inspection services provided, during the monitoring of construction, are not intended to be code enforcement inspections as that is the responsibility of the local building official. The inspection service is not a substitute for the services provided by a professional engineer or architect. No structural testing is included. All conclusions made by the inspector are opinions and do not constitute a warranty, guarantee or policy of insurance, either implied or expressed, regarding the adequacy, performance of conditions of any item or system. Client agrees that the inspection report in no way lessens the risk or likelihood of repairs or replacements being required at any time in the future. Advanced Home

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Inspections assumes no liability or responsibility for the cost of repairing any defects or deficiencies, either current or arising in the future, including property damage, consequential damage or bodily injury of any nature.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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EXTERIOR - FOUNDATION

SLAB ON GRADE:

FOUNDATION:

Monolithic footing, poured as a thickened edge of the floor slab. The exterior walls are placed on the thickened edges.

CONDITION:

Appears serviceable.

WALLS:

MATERIAL:

Stucco over concrete block, Stucco over wood frame.

CONDITION:

Caulking gas pipe penetration, on right side wall, is recommended to prevent water penetration.

Paint touch up is needed on left side wall plumbing penetrations.



TRIM:

MATERIAL:

Metal Fascia, Composition Soffit.

CONDITION:

Appears serviceable.

COLUMNS/POSTS

LOCATION

Front Entry.

CONDITION

Columns have grout smears.

CHIMNEY:

MATERIAL:

Stucco.

CONDITION:

Spark arrester noted at the exterior opening of the flue vent, to provide fire safety and prevent water entry. Appears serviceable.

ROOF SYSTEM

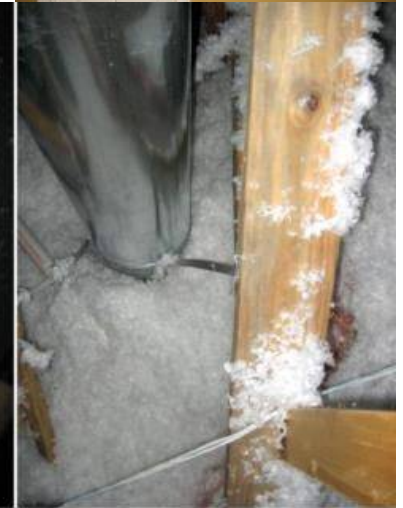
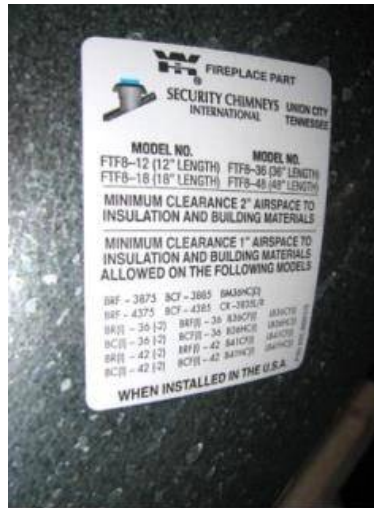
ATTIC, VENTILATION AND INSULATION:

ATTIC:

Attic access ladder covers, in both garages, do not close properly. Covers will only partially close.



Inadequate clearance between the chimney's vent pipe and the blown in insulation. Based on information stamped on the chimney's flue pipe, there should be a minimum of 1" clearance between the vent pipe and any insulation material. Although, the insulation maybe fire resistance, the required clearance is actually a required air space. This allows dilution of the heated air and a rapid drop in temperature. When the insulation is placed against the chimney's vent pipe, the insulation captures the heat. This allows the temperature to increase and hold while traveling laterally to combustible materials that may or may not have been outside the minimum clearance. In time there maybe ignition of this material (other than the insulation).



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**INSULATION TYPE
DEPTH AND
R-FACTOR:**

Fiberglass batts, Cellulose- Blown, 13 inches, R-30 Radiant Barrier: A radiant barrier generally consists of wide sheets of aluminum foil paper, attached loosely between roof rafters at the underside of roof sheathing in the attic area. The material reflects thermal radiation, which results in unwanted heat in the summer. In Florida, installation of a radiant barrier will typically cut annual cooling loads by 4 to 8% and peak cooling loads by 9%, depending on the amount of attic ventilation present.

CONDITION:

Insulation has been disturbed and good coverage is no longer present. Some areas are missing or have a small amount of insulation and no longer meet the required minimum R-19 insulation rating. This condition is noted in attic over butler's pantry.



Some sections of radiant barrier are no longer properly attached to underside of roof truss, recommend reattaching. This condition is noted over front guest bedroom hall and master bedroom attic areas.



ROOF:

STYLE:

Hip.

FRAMING:

2x4 Trusses, with plywood sheathing.

MATERIAL:

Sloped Roof-Concrete Tile-The roof is covered with concrete tiles with sealed underlayment using standard metal flashings. Tiles are applied with mechanically fastened direct to a waterproof deck. The membrane is the roof's primary water protection. The roof system will allow some water to penetrate beneath the roof tiles and drain through weep holes in the flashing located on the roof tiles along the roof's edges. When properly installed and with proper maintenance,, this type roof covering will normally have an economic life of 25 to 60 years.

ROOF ACCESS:

Walked on roof.

ROOF COVERING

Tile roof installation not completed.

CONDITION:

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EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal.

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PLUMBING

MAIN LINE:

MATERIAL: Copper.
CONDITION: Main water control valve is located left side exterior wall, Main Control valve is operational.

SUPPLY LINES:

MATERIAL: Copper.
CONDITION: Appears serviceable.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Appears serviceable.

HOSE FAUCETS:

OPERATION: Sample operated, appeared serviceable.

WATER HEATER:

LOCATION: North Garage.
TYPE: Gas.
SIZE: 50 Gallons.
MANUFACTURER: State.
MANUFACTURED DATE: 2006.
CONDITION: Appears serviceable, A water control valve is installed, Pressure relief valve noted, not tested.

WATER HEATER #2:

LOCATION: South Garage,
TYPE: Gas.
SIZE: 50 Gallons.
MANUFACTURER: State.
MANUFACTURED DATE: 2006.
CONDITION: Appears serviceable, A water control valve is installed, Pressure relief valve noted, not tested, Flue vent intact.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

LOCATION OF UNIT: Garage, South Unit.
MANUFACTURER: Bryant.
MANUFACTURED DATE: 2006.
SYSTEM TYPE: Forced Air.
FUEL TYPE AND NOTES: Natural Gas,
Gas, unit is not tested for gas leaks, recommend requesting gas supplier to leak test all gas appliances.
CAPACITY OF UNIT: 2 1/2 Ton.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Gas off at time of inspection, unable to test heating system.
PUMP/BLOWER FAN: Appears Serviceable.
COMBUSTION AIR: Appears serviceable.
VENTING: Appears serviceable.
NORMAL CONTROLS: Appear serviceable.

AIR CONDITIONING:

TYPE: Central Air, North Wall, West Unit.
MANUFACTURER: Bryant.
MANUFACTURED DATE: 2006.
POWER SOURCE: 220 Volt, Electrical disconnect present.
CAPACITY OF UNIT: 2 Ton.
SEASONAL ENERGY EFFICIENCY RATING (SEER): 13 SEER.
SYSTEM CONDITION: Appears serviceable.
EVAPORATING COIL: The evaporating coil is located in a cabinet above air handler and inside the supply plenum ductwork. Due to the coil's cabinet design, the coil's air intake side is not visible for inspection.
CONDENSATE LINE: Condensate line installed.
NORMAL CONTROLS: Appear serviceable.

DUCT & FILTER SYSTEM:

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TYPE DUCTS: Return Plenum, framed box air handler sits above, this area is dirty recommend cleaning.



FILTER: Location, Ceiling air intake, Recommend installing a Space Guard type filter system. This filter is one of the most effective filtration system currently available. The filter element is changed annually and is available through some HVAC contractors. This item will cost approximately \$690 installed.

HEATING SYSTEM DESCRIPTION #2:

LOCATION OF UNIT: Garage, North Unit.
MANUFACTURER: Bryant.
MANUFACTURED DATE: 2006.
SYSTEM TYPE: Forced Air.
FUEL TYPE AND NOTES: Natural Gas,
Gas, unit is not tested for gas leaks, recommend requesting gas supplier to leak test all gas appliances.
CAPACITY OF UNIT: 5 Ton.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Gas off at time of inspection, unable to test heating system.
PUMP/BLOWER FAN: Appears Serviceable.
COMBUSTION AIR: Appears serviceable.
VENTING: Appears serviceable.
NORMAL CONTROLS: Appear serviceable.

AIR CONDITIONING #2:

TYPE: Central Air, North Wall, East Unit.
MANUFACTURER: Bryant.
MANUFACTURED DATE: 2006.
POWER SOURCE: 220 Volt, Electrical disconnect present.

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CAPACITY OF UNIT: 5 Ton.
SEASONAL ENERGY EFFICIENCY RATING (SEER) 13 SEER.

SYSTEM CONDITION: Appears serviceable.
EVAPORATING COIL: The evaporating coil is located in a cabinet above air handler and inside the supply plenum ductwork. Due to the coil's cabinet design, the coil's air intake side is not visible for inspection.

CONDENSATE LINE: Condensate line installed.

NORMAL CONTROLS: Appear serviceable.

DUCT & FILTER SYSTEM:

TYPE DUCTS: Return Plenum, framed box air handler sits above, this area is dirty recommend cleaning.



FILTER: Location, Ceiling air intake, Recommend installing a Space Guard type filter system. This filter is one of the most effective filtration system currently available. The filter element is changed annually and is available through some HVAC contractors. This item will cost approximately \$690 installed.

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ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION: Underground, 110/220 Volt, Circuit breakers, Appears serviceable.

MAIN SERVICE DISCONNECT:

LOCATION: Meter.
SIZE: 200 Amps.
CONDITION: Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL Garage, north panel.
LOCATION:
PANEL RATING Maximum panel rating is 200 Amps.
MANUFACTURER: Square D Panel.
PANEL'S CONDITIONS Circuit and wire sizing correct so far as visible, Grounding system is present.
OF 110 VOLT CIRCUITS: 25.
OF 220 VOLT CIRCUITS: 6.

ELECTRICAL PANELS #2:

MAIN PANEL Garage, south panel.
LOCATION:
PANEL RATING Maximum panel rating is 200 Amps.
MANUFACTURER: Square D Panel.
OF 110 VOLT CIRCUITS: 27.
OF 220 VOLT CIRCUITS: 2.

CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.
BRANCH WIRING: Copper, non-metallic sheathed cable (Romex), Appears serviceable.

ELECTRICAL FIXTURES:

LIGHT FIXTURES: Appears serviceable.

CEILING FANS:

Inoperative fan noted in, master bedroom.

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SWITCHES & OUTLETS:

CONDITION:

Missing weather covers on summer outlets. All exterior outlets are required to be protected from weather elements.



RECOMMEND:

GFCI, Ground Fault Circuit Interrupters, which is an electrical safety device, have been phased into various located outlets in different years beginning in 1971. Depending on the year this home was built, the electrical code may not have required their installation. It is recommended GFCI outlets to be installed at exterior, bathroom, whirlpool tub pump, garage, outbuilding, kitchen outlets within 6' of sink, wet bar and counter top outlets in laundry room with counter sink, but excluding washer outlet. Homes built after 1999 code requires all kitchen counter top outlets to be GFCI protected. GFCI outlets are installed at the following locations, exterior, bathrooms, all kitchen counter top wall outlets, wet bar, laundry room excluding washer outlet, garage, whirlpool tub pump. Arc-Fault Circuit Interrupter protection, which is an electrical safety device, that is intended to provide protection from the effects of arcing faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc-fault is detected. An AFCI is designed to make a distinction between an unwanted, potentially damaging arc, and a condition necessary for continuation of power, such as the arc created when unplugging an appliance under load. Effective January 1, 2002, newly constructed dwelling units are required to have all bedroom 15 and 20 ampere circuits AFCI protected. All bedroom circuits were tested for power after AFCI breaker was tripped. AFCI Breaker(s) appears serviceable.

AFCI-ARC FAULT CIRCUIT INTERRUPTERS

SMOKE DETECTORS:

Smoke detectors noted but not tested.

CENTRAL VACUUM:

Condition

Appears to be serviceable.

CARBON MONOXIDE DETECTOR: These detectors are beneficial when a home has gas appliances and/or air handlers located in the garage.

Recommend one detector per 1,000 square feet of living area and one per floor in homes with gas appliances and/or attached garage. The preferred detectors have digital readouts.

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INTERIOR

DOORS:

MAIN ENTRY DOOR: The door bumper, that prevents the door knob from damaging adjoining wall, is missing.

GARAGE PEDESTRIAN DOOR Appears serviceable.

DOOR

OTHER EXTERIOR DOORS: Appears serviceable.

DOORS:

INTERIOR DOORS: Both front guest bedroom entry doors have 1 hinge bumper, due to door's weight, too much pressure is concentrated on the small area these bumpers, causing damage to the door trim. Recommend adding additional bumpers.

The doors to the following areas rub, front guest bedroom hall linen closet, rear guest bedroom entry double door.

INTERIOR DOORS

Some doors need paint touch up and or additional sanding, these doors are marked with stickers or masking tape.

WINDOWS:

TYPE & CONDITION: Aluminum, Single hung.

Adjustment needed on sash balancers, north garage 2 windows will not stay fully open.

Damaged window lock in noted on master bedroom window, south wall east window.

Master bathroom fixed glass window screws are not flush with window frame.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, Paint and caulk touch up noted with round stickers or masking tape.

CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION: Carpet, Tile, General condition appears serviceable.

FIREPLACE/WOOD BURNING DEVICES:

TYPE - CONDITION: Prefabricated metal, Damper is operational.

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KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears serviceable. Faucet is serviceable, Hand held sprayer is serviceable, Valves under sink are serviceable.

GARBAGE DISPOSER:

CONDITION: Appears serviceable.

WET BAR

Faucet is serviceable, Drain is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE: Gas Freestanding Unit,

CONDITION: Water faucet is too close to range, control handle hits range's back guard.

VENTILATION:

TYPE AND CONDITION: External exhaust, Fan/Hood operational.

MICROWAVE OVEN:

CONDITION: Appears serviceable.

DISHWASHER:

CONDITION: Appears serviceable.

OTHER BUILT-INS:

ICE MAKER: Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND Counter tops are granite, Appear serviceable.

CABINETS:

Cabinet finish touch up need in some areas.

WALLS/CEILINGS/FLO Walls and ceilings appear serviceable, Floor covering is tile, Appears serviceable.

ORS:

SWITCHES/FIXTURES/ Appear serviceable.

OUTLETS:

SUMMER KITCHEN:

SINK Porcelain.

COOKTOP Gas.

LAUNDRY FACILITIES:

LOCATION: Laundry room.

CONDITION: Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided, Laundry sink is provided.

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BATHROOMS

BATHROOM AREA:

BATH LOCATION: Front Hall.
CONDITION OF SINK: Both sinks drain trim is not flush with bowl, this prevents proper water drainage.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Tub Spout, is not properly secured to wall, this condition can allow water penetration.
SHOWER HEAD & DRAIN CONDITION: Shower head appears serviceable, Drain appears serviceable.
TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable.
BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Rear Hall.
CONDITION OF SINK: Faucet appears serviceable.
CONDITION OF SINK DRAIN: Both sinks drain trim is not flush with bowl, this prevents proper water drainage.

CONDITION OF TOILET:

Toilet is installed too close to shower door, industry standards require a minimum clearance of 15" from center line of toilet to a wall, vanity, tub, or shower threshold. The existing installation has a 12" center line.

2004 Florida Building Code-405.3.1 Water closets, urinals, lavatories and bidets. A water closet, urinal, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition, vanity or other obstruction, or closer than 30 inches (762



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mm) center-to-center
between water
closets, urinals or
adjacent fixtures.
Appears serviceable.

**TUB/SHOWER
PLUMBING FIXTURES:
SHOWER HEAD &
DRAIN CONDITION:
TUB/SHOWER AND
WALLS:
SHOWER/TUB
ENCLOSURE
BATH VENTILATION:**

Shower head appears serviceable, Drain appears serviceable.
Shower walls appear serviceable.
Enclosure appears serviceable.
Appears serviceable.

BATHROOM AREA:

**BATH LOCATION:
CONDITION OF SINK:
CONDITION OF SINK
DRAIN:
CONDITION OF MAIN
VALVES
CONDITION OF
TOILET:
TUB/SHOWER
PLUMBING FIXTURES:
SHOWER HEAD &
DRAIN CONDITION:
TUB/SHOWER AND
WALLS:
SHOWER/TUB
ENCLOSURE
BATH VENTILATION:**

Pool area.
Faucet appears serviceable.
Drain appear serviceable.
Main valves under sink appear serviceable.
Appears serviceable.
Appears serviceable.
Shower head appears serviceable, Drain appears serviceable.
Shower walls appear serviceable.
Enclosure appears serviceable.
Appears serviceable.

BATHROOM AREA:

**BATH LOCATION:
CONDITION OF SINK:
CONDITION OF SINK
DRAIN:
CONDITION OF MAIN
VALVES
CONDITION OF
TOILET:
TUB/SHOWER
PLUMBING FIXTURES:**

Master bedroom.
Faucet appears serviceable, Counters/cabinets appear serviceable.
Drain appear serviceable.
Main valves under sink appear serviceable.
Appears serviceable.
Appears serviceable.

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**SHOWER HEAD &
DRAIN CONDITION:
TUB/SHOWER AND
WALLS:**

Shower head appears serviceable.

Shower's steam heater has damaged emergency drain pan, this condition could allow any water leaks to damage shower ceiling.



**SHOWER/TUB
ENCLOSURE
WHIRLPOOL/GARDEN
TUB
BATH VENTILATION:**

Enclosure appears serviceable.

Appears Serviceable.

Appears serviceable.

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GARAGE - CARPORT

TYPE:

LOCATION: Attached four car.

FLOOR:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Garage door opener control button has been installed less than the required 5 feet above floor as required by opener manufacturer's installation instructions. This condition is noted in both garages.

Automatic reverse feature is not operational. Note: After 1993, all overhead doors should have 2 safety auto-reverse features, one is activated by the electronic light beam and the other is activated by a pressure sensor. The door's **pressure sensor** needs to be adjusted. This condition is noted on north garage double car door and south garage door.



POOL/HOT TUB & EQUIPMENT

TANK SURFACE:

TYPE:

Pool not completed.

LAWN SPRINKLER SYSTEM

WATER SOURCE:

Municipal supply.

Advanced Home Inspections

GROUNDS

DRIVEWAY:

TYPE Pavers.
CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

SITE: Flat site.
CONDITION: Grade at foundation appears serviceable.

COVERED PORCH :

TYPE: Same as structure.
CONDITION: Appears serviceable.