



Inspection Report

YOUR NAME HERE

Property Address:
1234 Main Street
City State Zip Code



US Building Inspectors, Inc.

Patrice "Patti" Neri, HI#2147, MRSA#1796, WMI#00464 HI2147
11199 Polo Club Road, #9,
Wellington, FL 33414



Table of Contents

<u>Cover Page.....</u>	<u>0</u>
<u>Table of Contents.....</u>	<u>0</u>
<u>Intro Page</u>	<u>0</u>
<u>1 ORIENTATION</u>	<u>5</u>
<u>2 PUBLIC UTILITIES / SERVICES.....</u>	<u>6</u>
<u>3 SHELL CONSTRUCTION.....</u>	<u>8</u>
<u>4 ROOF.....</u>	<u>16</u>
<u>5 GROUNDS.....</u>	<u>26</u>
<u>6 VEHICLE PARKING</u>	<u>28</u>
<u>7 SWIMMING POOL AND EQUIPMENT.....</u>	<u>32</u>
<u>8 KITCHEN</u>	<u>40</u>
<u>9 APPLIANCES / SYSTEMS.....</u>	<u>41</u>
<u>10 BATHROOM.....</u>	<u>47</u>
<u>11 ELECTRICAL.....</u>	<u>57</u>
<u>12 PLUMBING</u>	<u>60</u>
<u>13 WATER HEATER</u>	<u>65</u>
<u>14 HVAC SYSTEM</u>	<u>68</u>
<u>15 BEDROOMS.....</u>	<u>76</u>
<u>16 COMMON INTERIORS (Living Room, Hallway, Etc.).....</u>	<u>79</u>
<u>17 SAFETY SYSTEMS.....</u>	<u>91</u>
<u>18 ATTIC.....</u>	<u>92</u>
<u>19 FIREPLACES.....</u>	<u>97</u>
<u>General Summary.....</u>	<u>0</u>

Date: 0/00/0000	Time:	Report ID: 7988SampleReport
Property: 1234 Main Street City State Zip Code	Customer: Your Name Here	Real Estate Professional:

Remember, this Inspection Report is for the condition of the home or building at the time of inspection only. [This report is not a warranty or guarantee of any kind.](#) An optional warranty may be available from your realtor, or other company, if desired. Home warranties oftentimes have limitations and do not cover items that the Purchaser believes to be covered. Buyer beware! It is better to purchase an annual service agreement through a 3rd party company as a proactive measure. An item that may be performing properly today could fail at any time. Heavy rains can bring out new leaks not seen at an inspection. Power surges and lightning strikes can damage electrical appliances. Air conditioning systems can fail, etc. Homes require periodic maintenance. Systems of the home can and will fail without notice. This is a non-invasive inspection which means appliances and furniture is not moved and nothing is dismantled or opened up for inspection. Systems are tested from the normal operating controls only to make sure they are working at the time of inspection. This report simply gives the purchaser an idea of what the condition is as of the time of inspection only.

Furthermore, if a termite inspection was not ordered, or if the Buyer thought or assumed, in any way, that "the Inspector would determine, once the inspection was underway, that IF a termite inspection needs to/should be done, that the Inspector would bring it to the Buyer's attention", then the Buyer is incorrect.

A completely SEPARATE LICENSE is needed in the State of Florida to be able to determine if termites, or other wood-destroying organisms are present in the home. A home inspector is not licensed, taught, trained, or expected to see signs of termites or other wood-destroying organisms. Do not assume a home inspection should include a termite inspection! Do not assume a home inspection should include a mold inspection either! Again, it is a separate license in the State of Florida. Inspectors are not necessarily Mold Inspectors. Order the service if you would like the property inspected for termites, wood-destroying organisms, or mold. In South Florida, it is more than likely that any walls you open up to renovate or repair, will have some degree of mold spores present. Call our office for further information at once! 561-784-8811

NOTE: Whenever there is a fault reported for any items in this report, USBI recommends that a trade professional for that item be brought in for a full further evaluation, estimate to repair or replace that item. Qualified, licensed trade professionals should evaluate the entire system, not the just the item noted in the report. For example, a roofer should evaluate the entire roofing system when called out for an estimate of a deficiency or fault we noted.

Client Is Present: Yes	Age Of Home: Over 30 Years	Mold Screen - No Air Testing or Tape Lifts Not Requested
Weather: Cloudy	Temperature: Over 65	Rain in last 3 days: No
Pool Inspection: Requested	Termite Inspection: Not Requested	

1. ORIENTATION

This inspection was performed for the buyer who's intention it is to purchase this home, and was inspected according to standards and practices of NACHI (the National Association of Certified Home Inspectors). The comments made in this report are based **on the condition of the home at time of inspection**. There is no warranty from the inspection company. For a fee, US Building Inspectors can perform other inspections (i.e. termite, mold, collect air samples or tape lifts to determine if there is a mold contamination, or perform water quality tests), or we can hire a specialist, such as a structural engineer, plumber, electrician, or air conditioning and heating licensed trade professional to further evaluate the home you may elect to purchase, if desired. Different inspectors can find different things on the same home, depending on what area of specialization they have. Our inspection company is not responsible for any discoveries found or not found in the home. It is up to you, the Buyer/Purchaser to further investigate, have evaluated by a trade professional, or acquire an estimate for repair or replacement of the area affected. As this inspection report ages, the condition of this home and its components can and will change. Again, this report is for the time and day of the inspection only. It is not too late to hire a specific tradesman to further look into the home for a specific cause or reason. Call our office immediately at 561-784-8811 should you need to be directed to a specific licensed tradesman or other professional.

O
K FLT HZD MNT OBV COR

Styles & Materials

1.0	DIRECTIONAL REFERENCE	•					
-----	-----------------------	---	--	--	--	--	--

DWELLING TYPE:

Single Family Home

BUILDING TYPE:

2 Level
Residential

O
K FLT HZD MNT OBV COR

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

Comments:

1.0 < For purpose of this inspection the main entrance of this building is facing NORTH.



1.0 Picture 1

2. PUBLIC UTILITIES / SERVICES

<O> Note: In case this home has gas service, USBI does not inspect the gas service supply piping or pressure valves. We do test all gas appliances connected with the home and can tell if there are any leaks within the home at the time of inspection. For a more in depth testing of the gas pipes, both above ground and under ground, we recommend the hiring of a gas service company.

		O K	FLT	HZD	MNT	OBV	COR
2.0	PUBLIC ELECTRIC SERVICE	•					
2.1	PUBLIC WATER SERVICE	•					
2.2	PUBLIC SEWER SERVICE	•					

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Styles & Materials
ELECTRIC SERVICE

TYPE:
 Service Voltage = 110
 Service Voltage = 220
 Service Amperage = 200
 Service Conductor Type = Copper
 Service Entrance Type = Underground

Comments:

- 2.0 < Service / Utility is on at the time of inspection.
- > Electric main service panel is located at the exterior west wall.



2.0 Picture 1

2.1 < Service / Utility is on at the time of inspection.

> Water service main shut off valve is the handle operator located at the exterior east wall.

Pressure tank for water system is in need of repair. Calcification and is not working efficiently. (Picture 1)



2.1 Picture 1

2.2 If this property is on public sewer system, check with local municipality for sewer lines to be more invasively inspected, maintained, or cleaned out. USBI does not check sewer lines, however, we do perform plumbing inspection to ensure the tub is draining properly, and it was, at the time of inspection, as well as the toilet waste line draining properly.

3. SHELL CONSTRUCTION

Note: If you are concerned if any of the wood siding noted in this report are structural faults, you may have a structural engineer provide you with his/her professional opinion. It is necessary to remove T1-11 siding in order to better analyze the structural integrity of the home.

		O K	FLT	HZD	MNT	OBV	COR	Styles & Materials SHELL CONSTRUCTION TYPE: Foundation = Monolithic Poured Concrete Wall Structure = Wood Frame Covering = Wood Board MAIN ENTRY DOOR: Type = Double Door Materials = Wood Core = Foam Options = Double Side Windows SECONDARY ENTRY DOOR/S: Type = Double Door Materials = Wood Core = Foam Options = Window in Door WINDOW/S: Type = Awning Vent Materials = Aluminum Pane = Single
3.0	FOUNDATION	•						
3.1	SHELL WALL STRUCTURE					•		
3.2	SHELL WALL COVERING / TRIM		•					
3.3	EXTERIOR WINDOWS		•					
3.4	EXTERIOR ENTRY DOORS				•			
3.5	BALCONY / STAIRWAY		•					

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

Comments:

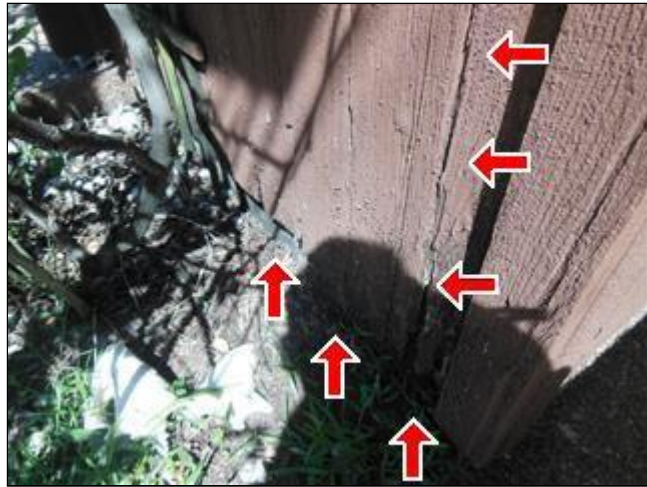
3.1 <> Recommend evaluation by a licensed structural engineer or licensed trade professional for structural integrity after purchase, and after removal of T1-11 siding and any other covering.

3.2 [] Shell construction siding and trim is in need of removal in order to determine structural integrity.

[] Some shell wall trim was evidenced with wood rot and some with other wood-destroying organisms. (Picture 6) (Picture 7)



3.2 Picture 1



3.2 Picture 2



3.2 Picture 3



3.2 Picture 4



3.2 Picture 5



3.2 Picture 6



3.2 Picture 7



3.2 Picture 8

3.3 [] A representative number of windows were tested for functionality. Fixed pane glass windows in all areas need repair (new seals as the ones in place have deteriorated). Also awning vent windows are in need of being re-sealed/re-grouted. Same goes for horizontal sliding glass windows by wet bar. (Picture 3)



3.3 Picture 1



3.3 Picture 2



3.3 Picture 3



3.3 Picture 4



3.3 Picture 5



3.3 Picture 6

3.4 Double front entry doors - wood delaminated at bottom of doors - stationary door needs bottom latch repair. Bottom latch does not adequately fit into hole to stabilize the door at front entry door.

Side bathroom door appears to have some water damage.

Double rear entry doors need to be further evaluated for bottom of door water damage as well.



3.4 Picture 1



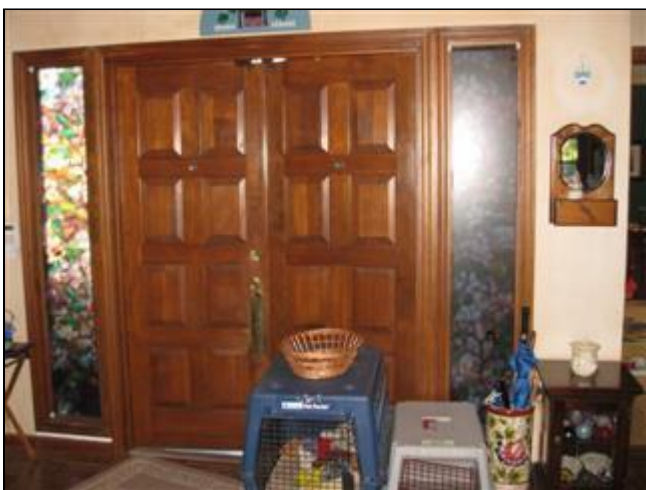
3.4 Picture 2



3.4 Picture 3



3.4 Picture 4



3.4 Picture 5

3.5 Rot present at front and rear balcony deck and railings.

> Recommend estimate/evaluations by a qualified building contractor.

Loose hardware present at the front and rear balconies.



3.5 Picture 1



3.5 Picture 2



3.5 Picture 3



3.5 Picture 4



3.5 Picture 5



3.5 Picture 6

4. ROOF

NOTE: Inspection of roofing system is performed from the exterior as well as the interior of the roofing structure. USBI does not walk on clay tile due to the extreme delicacy of the tile itself. In order to avoid breaking or cracking tiles, we inspect clay tile from a ladder at the sides of the roof. Otherwise, USBI will walk the roof to inspect it. A more invasive inspection of the roof may be performed by a licensed roofing contractor. If you would like to have a roofing contractor inspect your roof, you are welcome to call one. USBI, nor roofing contractors, perform "water tests" to determine if the roof is leaking. It can take 3 hours of a hard, pounding rain to properly check for roof leaks. Hairline cracks in concrete or clay roof tile are typical and do not affect the quality of the roof seal. Roof tile that are displaced, missing, or have more than one crack are reported in this Report.

O
K FLT HZD MNT OBV COR

		O K	FLT	HZD	MNT	OBV	COR
4.0	ROOF COVERING					•	
4.1	ROOF DECK		•				
4.2	ROOF STRUCTURE					•	
4.3	FLASHING				•		
4.4	DRIP EDGE				•		
4.5	SOFFIT, FASCIA, EAVES		•				
4.6	ROOF VENTILATION	•					
4.7	PLUMBING / VENTILATION PENETRATION	•					
4.8	RAIN GUTTER / DOWNSPOUT				•		
4.9	CHIMNEY		•				

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Styles & Materials

PITCHED ROOF

STRUCTURE:

Structure = Wood Truss System
Deck = Plywood
Covering = Asphalt Shingle

ROOF INSPECTION

METHOD:

Inspector present on roof.
Inspector present inside attic

ROOF-TYPE:

Hip
Flat

PITCHED ROOF

COVERING AGE:

9-12 Years

SOFFIT / FASCIA:

Soffit Type = Plywood
Soffit Ventillation = Continuous Vent
Fascia Type = Rough Board
Fascia Covering = Paint

CHIMNEY TYPE:

Structure = Framed Chase
Covering = Wood Board
Cap = Metal
Flu = Metal

Comments:

4.0 USBI is checking roof permit information - Listing agent stated that the roof covering was replaced in 2001. If this is so, the roof is 12 years of age. We will advise purchaser, even though he had a roofer inspect the roof, when the roof was permitted.

Evidence of subterranean and drywood termites present. Buyer or Seller should have wood-destroying organisms treated and affected wood structures replaced.



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3



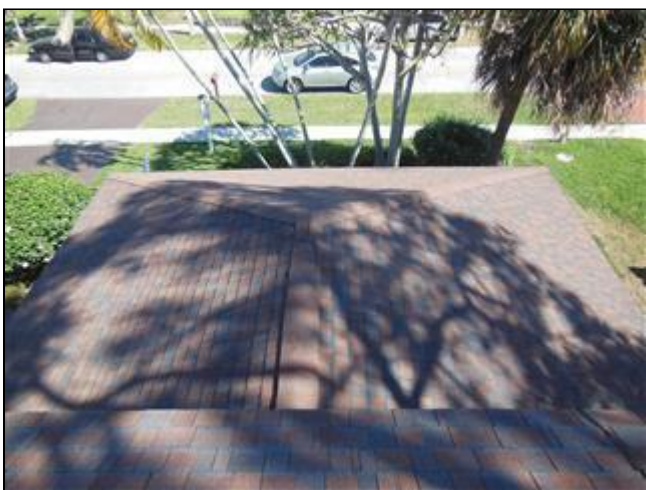
4.0 Picture 4



4.0 Picture 5



4.0 Picture 6



4.0 Picture 7



4.0 Picture 8



4.0 Picture 9



4.0 Picture 10

4.1 NOTE: The decking was not replaced when the roof covering was replaced. Unknown if the soffits and fascia were replaced when roof covering was. The decking inside the attic is the original decking when this roof was believed to have been covered with wood shake.

The decking should be replaced, soffits, and fascia, and the structure of the roof should be more invasively evaluated once termites have been treated.

A large number of former roof leaks are apparent inside attic space.



4.1 Picture 1



4.1 Picture 2



4.1 Picture 3



4.1 Picture 4



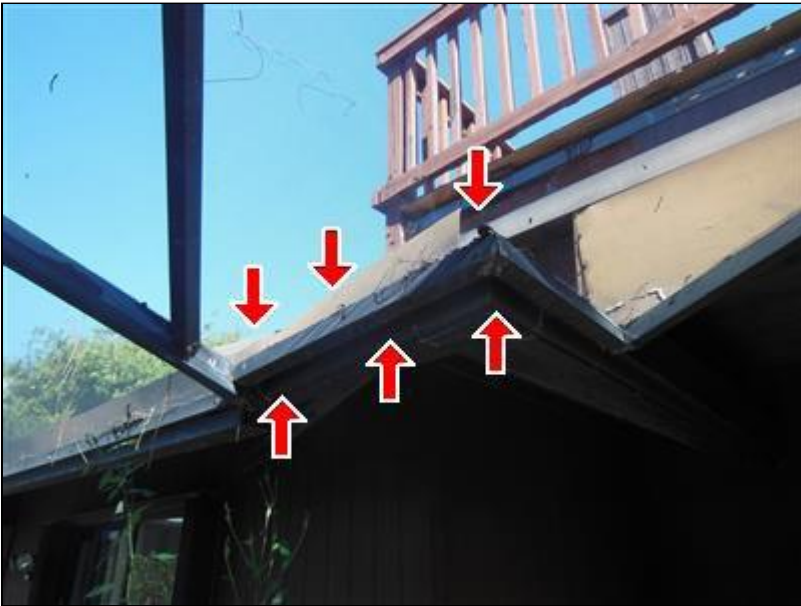
4.1 Picture 5



4.1 Picture 6

4.2 After wood-destroying organisms have been treated successfully to eliminate them, it would be wise to have the roof structure once again evaluated by a licensed roofing contractor.

4.3 [] Several areas of flashing repair were needed. (Picture 1)



4.3 Picture 1

4.4 [] Metal drip edge in need of repair at rear of home.

4.5 [] Many fascia boards are in need of replacement due to water intrusion, water damage, and wood-destroying organism damage. Pest control technician tested the wood fascia.

[] Some soffit areas were also affected by wood-destroying organisms and water damage. Wood-decaying fungi is a living organism, and where the soffits are damp or moist, they should be replaced with new wood.



4.5 Picture 1



4.5 Picture 2

4.6 [] Ridge vents appear to be in good condition.

[] Continuous soffit vents appear to be in good condition.

4.7 [] All plumbing and exhaust vent penetrations appear to be in good condition. A roofing contractor should inspect all facets of this roof on an annual basis and provide the homeowner with written documentation in the form of a report.



4.7 Picture 1



4.7 Picture 2



4.7 Picture 3



4.7 Picture 4

4.8 [] Gutters should be cleaned out thoroughly and trees, branches, should be cut back 2' to 4' away from house.

[] Minor gutter repair needed in limited areas. (Picture 1)



4.8 Picture 1

4.9 [] The chimney chase is frame and damaged by wood-destroying organisms and water damage. Wood rot is present, and all areas of affected wood should be treated, or replaced. Rust present. Recommend all components of the chimney, including the flue should be repaired.



4.9 Picture 1



4.9 Picture 2



4.9 Picture 3



4.9 Picture 4

Note: This report is for the condition of the roof at the time of inspection only. When we report evidence of damage, repairs, current or past leaks, it is then recommended that a qualified licensed roofing professional further evaluate the roof for the need of repairs, or find out from seller if the defect has been addressed. We can not foresee the future of roof leaks, or guarantee the roof in any way. We can not predict life expectancy of the roof. We try to determine the age of the roof to the best of our ability so that you can form an opinion as to approximate further life expectancy.

5. GROUNDS

Note: Hairline cracks in patio slabs are common and are not considered a structural fault. Recommend sealing.

		O K	FLT	HZD	MNT	OBV	COR
5.0	GRADE / CLOSE (Within 10 feet of the Building)	•					
5.1	GRADE / FAR (10 Feet and more from the Building)	•					
5.2	WALKWAY, DRIVEWAY, PARKING LOT				•		
5.3	FENCING				•		
5.4	VEGETATION (BUSHES/TREES/SHRUBS)				•		
5.5	EXTERIOR CLOSET					•	

Styles & Materials

DRIVEWAY:

Type = Poured Concrete

WALKWAY:

Type = Poured Concrete

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

5.2 Observed cracking at the exterior concrete poured slabs. Cracking does not appear to be a structural failure at inspection time is is considered to be typical of like, kind and age.



5.2 Picture 1



5.2 Picture 2

5.3 [] Fencing needs repair in various areas where there is wood fencing.

5.4 [] Vegetation overgrown too close to house - bushes, trees, branches, shrubs, and plants need to be cut back 2' to 4' from front of shell construction of home, or removed altogether.

* NOTE: Vegetation growing too close to house allows water/condensation/moisture/rain to enter into the walls through the windows where the seal is worn, old, deteriorated and also allows insects to enter freely into home. From a safety standpoint, overgrown trees and shrubs can allow a perpetrator to hide.

* ANOTHER NOTE: It has been proven that mulch and pine needles attract termites and ticks, among other pests and rodents. It is recommended to remove all areas of mulch and pine needles.



5.4 Picture 1



5.4 Picture 2

5.5 [] Unable to access exterior closet on west side of home.



5.5 Picture 1

6. VEHICLE PARKING

< Observed thermal expansion cracks present at the garage floor. Cracks do not appear to be a structural fault at the time of inspection. These cracks are typical in garages with slab on grade construction.

		O	FLT	HZD	MNT	OBV	COR	Styles & Materials
		K						TYPE OF PARKING
6.0	GARAGE DOOR	•						STRUCTURE: Attached Garage
6.1	CEILING		•					NUMBER OF VEHICLES: 2 Car
6.2	AUTOMATIC DOOR OPERATOR	•						GARAGE VEHICLE DOOR
6.3	FIRE WALL / DOOR		•					TYPE: Metal Panel
6.4	WALLS	•						GARAGE OPENER TYPE: BROTEN
6.5	FLOOR	•						
6.6	OTHER	•						

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

6.0 Garage door has necessary sensors in place, were tested, and were fully functional at the time of inspection - these sensors avoid children, pets, adults, and valuables from being injured, damaged, or worse yet, fatally wounded.



6.0 Picture 1

6.1 Portion of garage ceiling is evidence to have had water leaks. The water leaks may be active, or may be from the past; however, ceiling needs to be replaced in all affected areas. Repair work is substandard and should be redone by a licensed drywall professional.



6.1 Picture 1



6.1 Picture 2



6.1 Picture 3



6.1 Picture 4



6.1 Picture 5



6.1 Picture 6

6.2 Sensors are in place and will reverse the door.

Brand name garage door opener: Broten



6.2 Picture 1

6.3 [] Incorrect hardware, non fire rated door present at the interior to garage fire protection passage door This is a safety hazard.

6.5 Excessive personal item storage present at the garage floor. This item is not accessible and not inspected at this time.



6.5 Picture 1



6.5 Picture 2

6.6 [] Optional equipment discovered in garage (central vac) - testing this equipment is not part of a home inspection as it is an optional item. Too many items surrounding central vac. Unable to test it as a courtesy for the buyer.



6.6 Picture 1

7. SWIMMING POOL AND EQUIPMENT

Limitation: The following items are not included in this inspection: swimming pool bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; ozone generators; ultraviolet light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.

O
K FLT HZD MNT OBV COR

Styles & Materials

POOL TYPE:

In Ground

OPTIONS:

Screen Enclosure
Heater (Electric)

		O K	FLT	HZD	MNT	OBV	COR
7.0	POOL / SPA BOWL		•				
7.1	STEPS, LADDERS, HANDRAILS		•				
7.2	PUMPS& FILTER& EQUIPMENT		•				
7.3	POOL / PATIO DECK		•				
7.4	ENCLOSURE / FENCE		•				
7.5	POOL / SPA HEATERS		•				
7.6	POOL LIGHT		•				

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

7.0 Evidence of efflorescence present at the pool bowl wall in limited areas.

Recommend service/evaluation by a pool service contractor.

Pool coping - in relatively good condition

Pool surface - discoloration spots and is in need of service

Pool tiles - dirty but in good condition

Pool shell - in need of repair and resurfacing as there are many visible compromises and breaches (pitting/chipping) (Pictures 2-3)

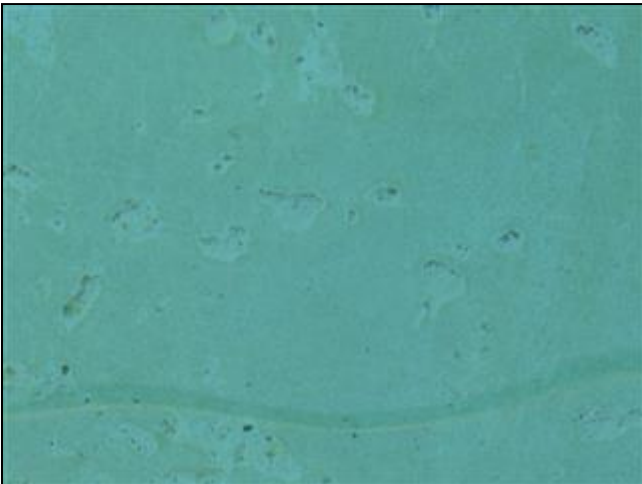
Recommend requesting estimates from several pool contractors - main drain cover appears to be properly secured (Picture 4)



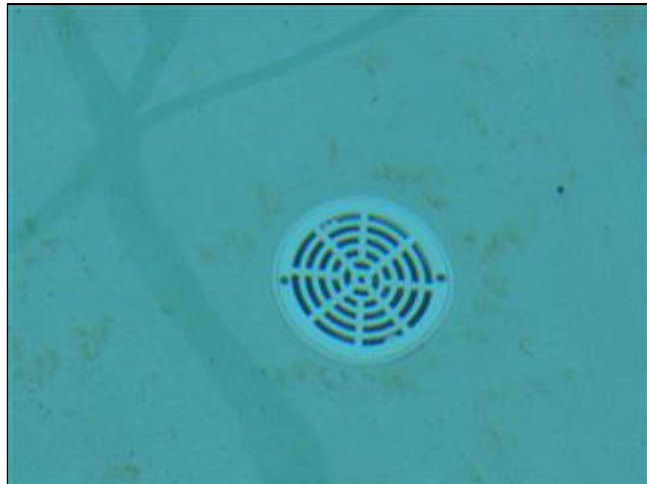
7.0 Picture 1



7.0 Picture 2



7.0 Picture 3



7.0 Picture 4

7.1 [] Pitting and chipping evidence at steps inside of pool. Steps in need of repair and resurfacing as there are many visible compromises and breaches (pitting/chipping) - recommend requesting estimates from several pool contractors.

7.2 Hayward C-750 Pool Filter - was found to be leaking but not consistently leaking - may require new O-ring (gasket) - recommend further evaluation of this and pool pump as it is an old pump (and is half submerged under ground and may need to be replaced in the near future). Pool equipment should be under shade to prolong the life expectancy.

Electrical - timer works, recommend wires be serviced.

The pool equipment is located at the inside the pool at extending to the side of the home where the pool equipment exists. Mechanical items can and will fail without notice.

The above was noted at the time of inspection. US Building Inspectors cannot be held responsible for items which fail after the time of our inspection. This is not a warranty or guarantee, but simply a snapshot of what was evident at the time of inspection.

Skimmer needs replacement basket and cover for skimmer; recommend having pool skimmer dye tested for leaks. (Picture 3)



7.2 Picture 1



7.2 Picture 2

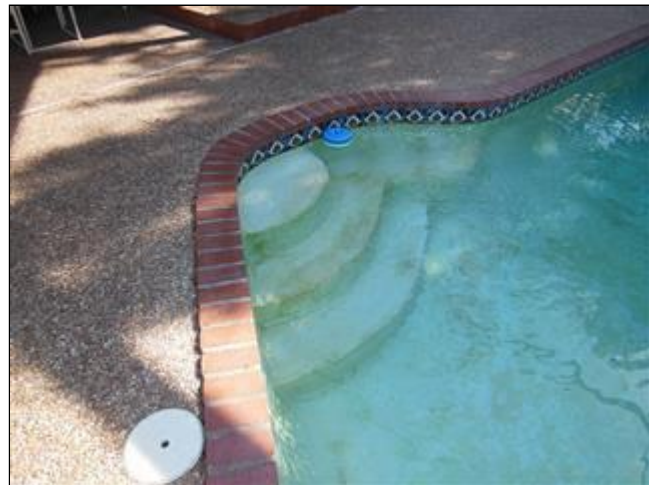


7.2 Picture 3

7.3 Pool deck - Chattanooga stone is small, fine pebbles mixed with epoxies to form a deck coating. Unfortunately, ultraviolet light attacks the epoxy which binds this system, and the product begins to deteriorate. The coating becomes porous and attracts bacteria, moisture and fine debris. Many cracks evidenced at the pool deck.



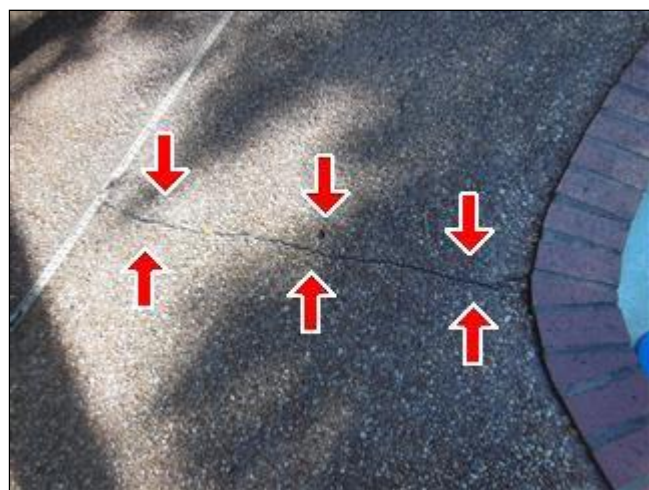
7.3 Picture 1



7.3 Picture 2



7.3 Picture 3



7.3 Picture 4

7.4 [] The pool enclosure is in need of some repair of screen and some re-splining.

[] More importantly, the overall pool enclosure structure is in poor condition in some areas. Some braces have rusted through and are in immediate need of repair or replacement. (Picture 2) Also some fascia boards in need of replacement of wood. (Picture 2 within square shape)

More photos showing need for repair in several areas, some wood trim, other aluminum bracing/supports. Rusted through bolt holes. (Picture 3)



7.4 Picture 1



7.4 Picture 2



7.4 Picture 3

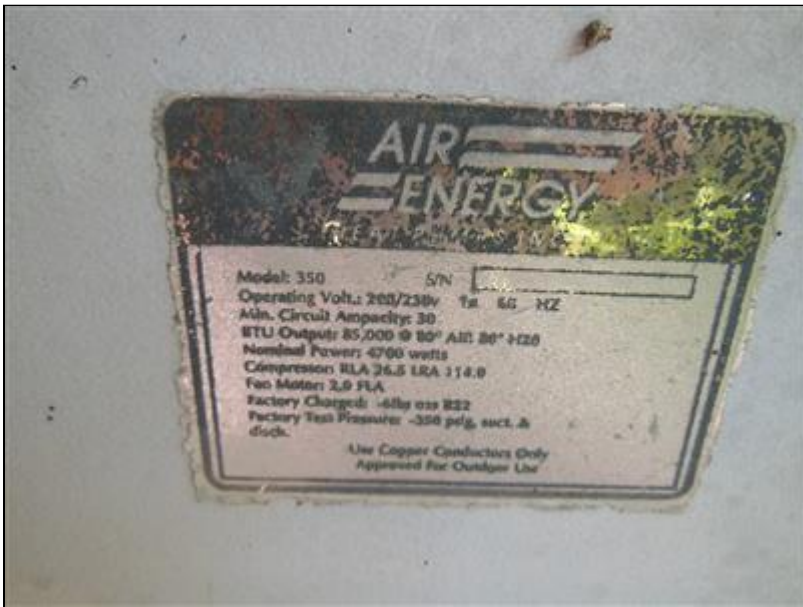
7.5 Pool heater not working.



7.5 Picture 1



7.5 Picture 2



7.5 Picture 3

7.6 Pool light- did not work, recommend dye test to check for leaks.



7.6 Picture 1

The pool inspection is the operational condition of the equipment at the time of inspection and the general condition of the pool itself. Leak detection is not a service that is included with this inspection. For leak detection, USBI recommends an invasive inspection by a licensed pool leak service contractor.

8. KITCHEN

		O K	FLT	HZD	MNT	OBV	COR
8.0	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•					
8.1	CEILING		•				

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

8.0 Photo shown as courtesy to buyer



8.0 Picture 1



8.0 Picture 2

8.1 Evidence of past or present leak. No evidence to substantiate present leak. Would advise buyer to watch this area after several hours of hard pounding rain.



8.1 Picture 1

9. APPLIANCES / SYSTEMS

Place service maintenance agreement on all appliances as a recommendation. Appliances can and will fail, regardless of their age, without notice, and/or require maintenance, and need to be replaced eventually. If you would like the name of a reputable company, please call us at 561-784-8811. USBI accepts no referral fees, kickbacks, or remuneration of any type from any tradesman or company.

		O K	FLT	HZD	MNT	OBV	COR	Styles & Materials
9.0	DISHWASHER	•						DISHWASHER: GENERAL ELECTRIC
9.1	OVEN	•						RANGE / COOK TOP: WHIRLPOOL
9.2	RANGE / COOK TOP	•						OVEN: GENERAL ELECTRIC
9.3	REFRIGERATOR	•						REFRIGERATOR: WHIRLPOOL
9.4	MICROWAVE	•						BUILT-IN MICROWAVE: GENERAL ELECTRIC
9.5	CLOTHES WASHER	•						OPTIONAL EQUIPMENT: Trash Compactor Central Vacuum
9.6	CLOTHES DRYER	•						CLOTHES WASHER: MAYTAG
9.7	SINK / FAUCET	•						
9.8	OPTIONAL EQUIPMENT					•		
9.9	MOP SINK	•						

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

9.0 Dishwasher Brand: GE Quietwater I

Model # GLD4160L00SS Serial # DL792567B

functioned through all cycles - did not leak

9.1 Oven Brand: GE built in oven underneath microwave manufactured 1/1982

Model # JKP65G005BG Serial # AL900903G

was found to be in good working order.



9.1 Picture 1

9.2 Range/Cook Top Brand: Whirlpool

was found to be in good working order.



9.2 Picture 1

9.3 Refrigerator Brand: Whirlpool Imperial manufactured 4/2005

Model # ED5LHAXMT10 Serial # SS1740231

icemaker is working properly as is refrigerator

USBI only checks refrigerator in kitchen - if any other refrigerators come with the residence, the purchaser can ensure if they are working or not.



9.3 Picture 1

9.4 Microwave Brand: GE

Built in along with same oven as built in conventional oven below microwave -

This is an original unit - still works



9.4 Picture 1

9.5 Clothes Washer Brand: Maytag Centennial

Model #: MVWC200XW2 Serial #: C21520733

was found to be in good working order.



9.5 Picture 1

9.6 Clothes Dryer

was found to be in good working order.



9.6 Picture 1

9.7 [] Wet bar sink photograph (Picture 1)



9.7 Picture 1

9.8 Photo shown as courtesy to buyer - did not test garbage disposal.



9.8 Picture 1

9.9 Photo shown as courtesy to buyer



9.9 Picture 1



9.9 Picture 2

Note: Appliances are checked to see if they are in operational condition at time of inspection. USBI does not predict life expectancy or guarantee appliances in any way.

10. BATHROOM

NOTE: When bathroom fixtures are inspected by homeowner annually, any open grout or deteriorating caulk seals evidenced should be re-sealed with an exterior heavy duty waterproof silicone sealant (can be found at West Marine).

O
K FLT HZD MNT OBV COR

Styles & Materials

BATH FIXTURES:

Vanity Sink
2 Piece Toilet
Built In Tub
Built In Shower Stall

OPTIONAL FIXTURES:

Bidet
Whirlpool / Spa / Jet Tub
Exhaust Fan

		O K	FLT	HZD	MNT	OBV	COR
10.0	CEILINGS		•				
10.1	WALLS		•				
10.2	WINDOWS		•				
10.3	CABINETS / COUNTER		•				
10.4	TOILET	•					
10.5	SINK				•		
10.6	TUB		•				
10.7	SHOWER		•				
10.8	OPTIONAL FIXTURES		•				

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

10.0 Many areas of the interior ceiling is evidence to have had water leaks. The water stains appear to be from the past; however, ceiling and walls near these water stains need to be replaced in all affected areas.

See Section 16.1 for further information.

All bathroom ceilings and walls have been affected by water intrusion, thus is inhibiting mold.

Rule of Thumb: Where water intrusion was active, it takes only 24 hours for mold to begin growing on a porous substance (i.e. sheetrock, padding underneath a carpet, baseboards, window treatments). It is important to know that once water intrusion has affected a porous area, that it may seem the mold is gone or dormant; however, once the area has been opened up via renovating or remodeling the affected area, it is no longer encapsulated in the ceilings or walls or wood flooring, but is actively being breathed by all whom enter the property structure.

Microbial spores are microscopic and can enter the body via the eyes, ears, nose, and mouth. Proper personal protective equipment (PPE) is necessary when opening up these ceilings, walls, and wood flooring, or flooring where carpet is present, and/or wallpaper is removed.

10.1 See Section 15.1 for important information concerning walls in the bathrooms.

Wallpaper harbors mold and moisture. Where there is moisture amongst drywall, there will also be mold behind any wallpaper in a moist or humid environment, i.e. bathrooms and kitchens and laundry rooms. It is recommended that no wallpaper be installed once renovations have occurred.

10.2 [] A number of windows in bathrooms were tested for functionality. Fixed pane glass windows in all areas need repair (new seals as the ones in place have deteriorated), same goes for awning vent windows in bathrooms. New seals are necessary.



10.2 Picture 1



10.2 Picture 2

10.3 [] Cabinetry in all bathrooms appears to be original. All cabinetry in all bathrooms should be removed and discarded.



10.3 Picture 1



10.3 Picture 2



10.3 Picture 3

10.4 [] Photos shown as courtesy to purchasers



10.4 Picture 1



10.4 Picture 2



10.4 Picture 3

10.5 No evidence of plumbing leaks in any of the bathrooms under the sink vanity cabinets, or toilet plumbing valves. But there is evidence of leaks at the handle fixture on several sinks. (Picture 5)

Sink in the master bathroom to the right of incomplete shower has a crack in the bowl of the sink. (Picture 3) Does not appear to be leaking at time of inspection. May wish to replace sink, or seal it and stain it.



10.5 Picture 1



10.5 Picture 2



10.5 Picture 3



10.5 Picture 4



10.5 Picture 5

10.6 [] All tubs should be regouted to prevent water from entering into the walls or floors. Some areas outside of the tub at the base (bottom) should be re-sealed.

[] Spa tub in master bathroom was unable to be tested. Tried to fill it with water to fill over the jets; however, due to bottom of tub having a severe crack (Picture 8), the tub did not fill with water. Emptied tub of water and was unable to test spa tub motor. (Picture 5)

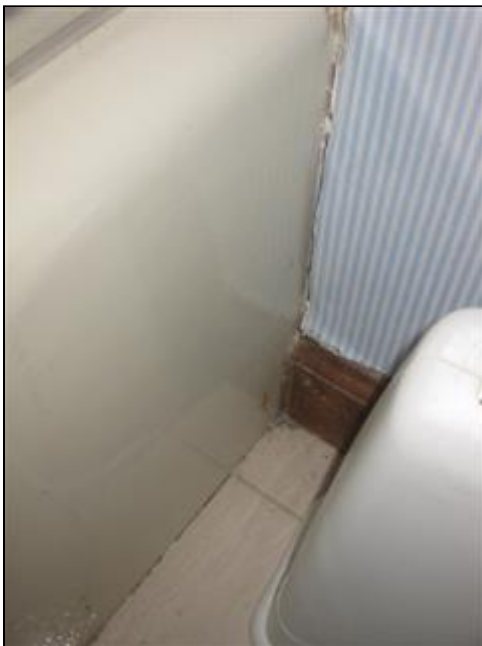
Unable to access motor for spa tub due to it being sealed in an encasement in the master bathroom. (Pictures 6-7)



10.6 Picture 1



10.6 Picture 2



10.6 Picture 3



10.6 Picture 4



10.6 Picture 5



10.6 Picture 6



10.6 Picture 7



10.6 Picture 8

10.7 [] Shower in the master bathroom is at an incomplete construction state. Recommend this area be finished. (Pictures 3-4)

[] Other showers throughout the house should be re-grouted both inside and outside of the shower.



10.7 Picture 1



10.7 Picture 2



10.7 Picture 3



10.7 Picture 4

10.8 [] Bidet in the master bathroom needs new hardware. Water is distributing properly, but when spray through diverter is activated, water is not able to spray through the diverter due to calcification having occurred.



10.8 Picture 1

11. ELECTRICAL

NOTE: Inspection of electrical system is performed at readily accessible receptacles, switches, fixtures and panels. Invasive inspection of wiring and removal of panel cover should be performed by a licensed electrician. If you would like to have an electrician inspect the breaker panel(s)/distribution panel(s) on the home you are purchasing, it would be wise to do so while still in your inspection period noted in your contract. This should be done to ensure breakers are not "double tapped" and that there are no hazardous conditions which exist. Issues discovered by an electrician can allow you to negotiate with the seller or bank, (regardless if this is an "AS IS" contract, or not), or assist in your decision to purchase the property. Electrical issues found out after you purchase the home could be costly.

		O K	FLT	HZD	MNT	OBV	COR
11.0	MAIN / DISTRIBUTION PANEL	•					
11.1	DISTRIBUTION SUB PANEL	•					
11.2	CIRCUIT BREAKERS	•					
11.3	INTERIOR FIXTURES / SYSTEMS		•	•			
11.4	EXTERIOR FIXTURES / SYSTEMS	•					
11.5	GFCI (Ground Fault Circuit Interrupters)		•	•			
11.6	DOORBELL	•					

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Styles & Materials

PANEL CAPACITY:

1 Supply Circuit at:
Ampere Capacity = 200
AMP

DISTRIBUTION

PROTECTION TYPE:

Circuit Breaker

INTERIOR DISTRIBUTION

WIRING (15 / 20 Ampere

Circuits):

Installation Type = Romex
Conductor Materials =
Copper

ELEC. PANEL

MANUFACTURER:

CUTLER HAMMER

Comments:

11.0 Main distribution panel located in garage on south wall.

Main electrical shut off it outside on East wall next to the main service panel, 200 amp main.



11.0 Picture 1



11.0 Picture 2

11.1 Distribution sub panel near main service panel also.

11.3 [] Metal receptacle electrical box in attic in need of cover.

[] Hot electrical receptacle in the master bathroom vanity sink area - informed seller's daughter of arcing present. Critical that a licensed electrician should repair this immediately to prevent fire. (Picture 2)

[] Fluorescent light bulb in need of replacement in garage.



11.3 Picture 1



11.3 Picture 2

11.4 See Section 11.5 for exterior GFCI receptacles at the exterior of the home not working. In need of some new GFCI receptacles.



11.4 Picture 1

11.5 3 GFCI's not working - (1) at exterior of front of home (1) exterior rear of home near pool and (1) inside garage not working - recommend licensed electrician replace these GFCI's for safety - this is a safety hazard. Death can result if not in working order in all wet receptacle areas.

GFCI recommended to be installed in laundry room due to mop sink being present near washer and dryer

Note: Consult a licensed electrical contractor prior to purchasing your home, and when adding or changing electrical components in the home. To save money and do-it-yourself can cause injury or death to you, or a loved one. If GFCI's are not installed, or are installed by a friend or family member, it may be installed improperly and not work in time of need.

12. PLUMBING

NOTE: Inspection of plumbing system is performed at readily accessible fixtures. A more invasive inspection of water pressure, plumbing lines, and exterior distribution or waste lines should be performed by a licensed plumbing contractor. If you would like to have a plumber test the water pressure, check the plumbing lines more invasively on the home you are purchasing, it would be wise to do so while still in your inspection period noted in your contract. This should be done to ensure that hundreds or thousands of dollars to repair or replace plumbing lines are not discovered after the inspection period. A building's plumbing lines, electrical, and heating/air conditioning systems are, for the most part, hidden within the walls, in the attic, and/or under the floor, or house, or foundation (depending on its age). What you see is not always what you get. USBI inspects the plumbing at the fixtures, appliances, and exposed plumbing lines, however these items connect to the drain lines, and running these lines requires running the largest amount of water possible to check for blockages. USBI can inspect for leaks and drips; however, a licensed plumbing contractor can check for blockages unbeknown to a home inspector.

Deeper inspections of the drain pipes and sewer or septic lines can then be accomplished with high resolution micro-camera equipment not had by inspectors. This inspection equipment can diagnose plumbing problems inside the drain and sewer/septic lines through optic cables and TV monitors. The whole operation can be recorded in digital format for later review.

If the home you are purchasing is an older home (more than 8 years of age), you would be wise to consider hiring a licensed plumbing contractor to perform a more invasive inspection.

Issues discovered by a licensed plumbing contractor can allow you to negotiate with the seller or bank, (regardless if this is an "AS IS" contract, or not), or assist in your decision to purchase the property. Plumbing issues found out after you purchase the home could be costly.

O
K FLT HZD MNT OBV COR

		O K	FLT	HZD	MNT	OBV	COR
12.0	INTERIOR DISTRIBUTION SYSTEMS	•					
12.1	EXTERIOR DISTRIBUTION SYSTEMS	•					
12.2	INTERIOR DRAIN / WASTE SYSTEMS	•					
12.3	FUNCTIONAL FLOW (water pressure and volume)	•					

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Styles & Materials

INTERIOR WATER

DISTRIBUTION TYPE:

Distribution = Copper

INTERIOR WASTE / DRAIN

LINES:

Drain Materials = PVC

Drain Materials =

Galvanized Steel

Soil Stack Materials = PVC

Comments:

12.0 Photo(s) shown as courtesy to buyer



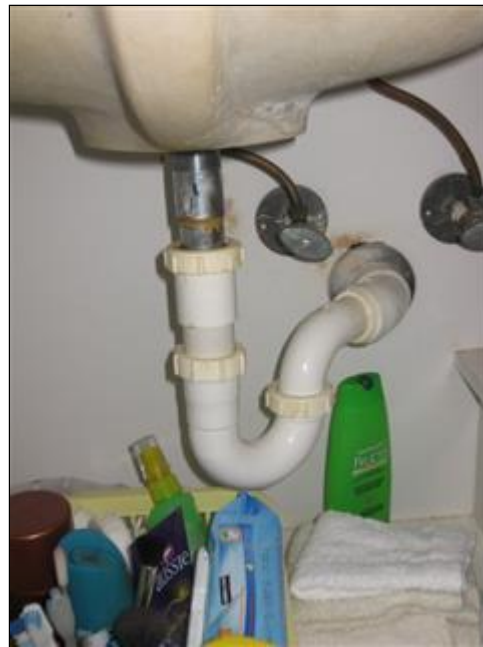
12.0 Picture 1



12.0 Picture 2



12.0 Picture 3



12.0 Picture 4



12.0 Picture 5



12.0 Picture 6



12.0 Picture 7



12.0 Picture 8



12.0 Picture 9



12.0 Picture 10



12.0 Picture 11



12.0 Picture 12

12.1 [] Irrigation (sprinkler) system pump in need of further evaluation. Did not show evidence of leaking (Picture 1)



12.1 Picture 1

13. WATER HEATER

Place service maintenance agreement on all appliances as a recommendation. Appliances can and will fail, regardless of their age, without notice, and/or require maintenance, and need to be replaced eventually. If you would like the name of a reputable company, please call us at 561-784-8811. USBI accepts no referral fees, kickbacks, or remuneration of any type from any tradesman or company.

O
K FLT HZD MNT OBV COR

Styles & Materials

WATER HEATER:

Energy Type = Electric
Capacity = 50 Gallons

13.0	WATER HEATER				•		
13.1	WATER HEATER WIRING	•					
13.2	WATER HEATER PRESSURE RELIEF VALVE	•					

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

13.0 Water Heater Brand: Rheem Manufactured 1/2006

Model # 82V5-2 Serial # RH0106B41271 # of Gallons: 50

Hard wired for safety? yes

[] Water heater has many personal stored items surrounding it. This is a safety hazard. Nothing should be close to the water heater or stored around it. Water heater should have drain pan.



13.0 Picture 1



13.0 Picture 2



13.0 Picture 3

13.2 Photo shown as courtesy to buyer



13.2 Picture 1

14. HVAC SYSTEM

Note: HVAC systems should be cleaned and serviced at least once a year. Condensation drain lines tend to get clogged up over time and should be cleaned out. Coils need to be cleaned and sanitized. Filters may not have been changed out by the seller or tenant regularly which can allow the system to become dirty and unhealthy for occupants. USBI can not always tell when a unit was serviced last, or if freon/refrigerant was added to the system prior to our inspection, so we recommend evaluation and service by a qualified HVAC contractor as soon as possible, if not prior to, moving into the home.

		O K	FLT	HZD	MNT	OBV	COR
14.0	THERMOSTAT	•					
14.1	A/C CONDENSER / SYSTEM		•				
14.2	DISTRIBUTION		•				
14.3	CONDENSATE DRAIN LINE / PUMP				•		
14.4	A/C AIR HANDLER / SYSTEM		•				

Styles & Materials

HVAC SYSTEM TYPE:

Type = Split System

AIR HANDLER BRAND:

AMERICAN STANDARD
JANITROL
RHEEM

CONDENSER BRAND:

GENERAL ELECTRIC

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

14.0 3 thermostats - 1 in the master bedroom, 1 in the family room which is next to the garage, and 1 upstairs in the hallway



14.0 Picture 1

14.1 Condenser Brand: GE manuf 1980 33 years old

Located on West side of home

Condenser Brand: GE manuf 1980

Located on East side of home

Condenser Brand: GE missing label but is most likely 1980 also

Located on East side of home

> Age / Date code places this unit near the end of the manufacturers intended design life. Budget for future replacement.



14.1 Picture 1



14.1 Picture 2



14.1 Picture 3



14.1 Picture 4



14.1 Picture 5



14.1 Picture 6

14.2 Evidence of past leak by registers/vents and intake/return.

Intakes and registers are filthy with dust and allergens. Duct work loaded with dust, wet moist mold-like substances, and in need of thorough cleaning and sanitizing.



14.2 Picture 1



14.2 Picture 2



14.2 Picture 3



14.2 Picture 4

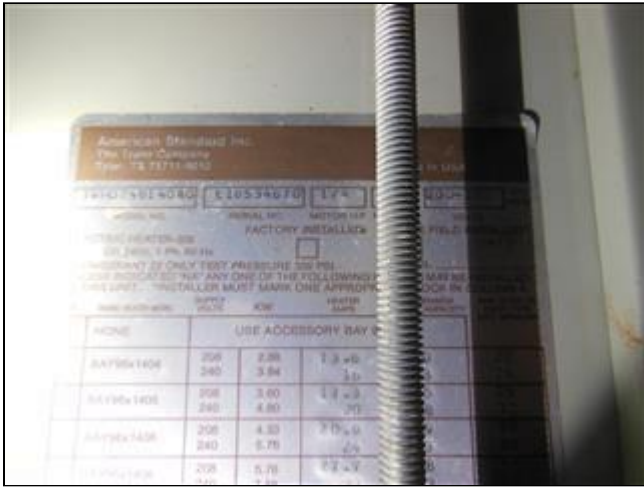


14.2 Picture 5



14.2 Picture 6

14.3 [] Condensate line should be included in the service by the HVAC trade professional.



14.4 Picture 5



14.4 Picture 6



14.4 Picture 7

Note: During a home inspection, the HVAC system is put through a basic functionality check from the thermostat to determine if the system is operating at the time of inspection. This is a basic non-invasive inspection of the system. We also do not determine BTU ratings, or sizing; this is done by engineers and architects when the plans are drawn for the home prior to being built. For a more invasive inspection, USBI recommends using an HVAC contractor.

15. BEDROOMS

		O K	FLT	HZD	MNT	OBV	COR
15.0	CEILINGS		•				
15.1	WALLS		•				
15.2	FLOORS	•					
15.3	DOORS (Representative number)	•					
15.4	WINDOWS (Representative number)		•				
15.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS		•	•			

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

15.0 Many areas of the interior ceiling is evidence to have had water leaks. The water stains appear to be from the past; however, ceiling and walls near these water stains need to be replaced in all affected areas.

See Section 16.1 for further information.

[] All floors with carpeting and padding should be removed of these items entirely.

[] Ceiling patch in master bedroom was said to have recently been leaking, but repaired at the exterior, and patched at the interior. If this leak has indeed been repaired at the exterior roof flashing, it would be wise to allow time for many days of hard pounding rain prior to replacing ceiling drywall in master bedroom in this area.



15.0 Picture 1



15.0 Picture 2



15.0 Picture 3

15.1 [] Many areas of the 2nd level was leaking for a long period of time evidence by the amount of water having drained down to the 1st level ceilings, floors, and walls.

The 1st level walls in every room of the house have been affected by water damage.

Irregardless if the walls do not appear to be water damaged, and fungal elements being present, they most certainly are, and this is a health issue for those breathing in the microbial spores from such a large amount of water intrusion, thus mold, having been encapsulated in the walls for such a long period of time.

The water stains appear to be from the past; however, ceiling and walls near these water stains need to be replaced in all affected areas.

The water leaks appeared to have been going on for a long period of time evidenced by the large amount of ceiling water damage and wall water damage.

15.4 [] The sliding glass doors in all of the upstairs bedrooms were unable to be opened. Once unsecuring all of the safety devices, it was noted that the sliding glass doors were bolted shut. The sliding glass doors were unable to be opened/tested for functionality.

15.5 [] The balcony and decking on the 2nd level were deemed unsafe structures due to the fact that the structure integrity is not solid or safe. A complete renovation of these areas is in order and required. Not just recommended.

16. COMMON INTERIORS (Living Room, Hallway, Etc.)

Whether "USBI" was hired to do a mold assessment, or not, there is a strong possibility of some percentage of mold being present inside the walls. If the walls are opened up due to renovations, repairs, or otherwise, a certain degree of mold may very well be present. This does not mean USBI "missed" something during the inspection.

Mold simply needs food and water in order to exist. Water can enter the walls from the humidity, condensation, or rain from outside, and enter the walls through stress cracks, seals in the exterior windows, doors, sliding glass doors, or even through the frame if wood frame, or CBS through the concrete block openings. Food would be anything porous, i.e. drywall (sheetrock, wallboard), padding underneath carpeting, etc.

Therefore, if a certain amount of a mold-like substance is found in the walls or baseboards or underneath flooring, remember, a home inspection is a non-invasive inspection of the home. Furthermore, the mold-like substance is encapsulated in the walls and is not in the breathable, ambient air that you are breathing when it is encapsulated in the walls. The buyer does not "own" the home yet, therefore, we are unable to put a scope in the walls or take up flooring to investigate.

		O K	FLT	HZD	MNT	OBV	COR
16.0	CEILINGS		•				
16.1	WALLS		•				
16.2	FLOORS					•	
16.3	DOORS (Representative number of interior doors)				•		
16.4	WINDOWS (Representative number)		•				
16.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				•	
16.6	CLOSETS	•					

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

16.0 Many areas of the interior ceiling is evidence to have had water leaks. The water stains appear to be from the past; however, ceiling and walls near these water stains need to be replaced in all affected areas.

The water leaks appeared to have been going on for a long period of time evidenced by the large amount of ceiling water damage and wall water damage.

It is recommended in areas where it is uncertain if certain walls or ceilings need to be removed to do a test cut in the area of the drywall. If the back of the drywall shows spots or black mold-like substance, the area surrounding it 2' up and 2' out from any affected area should be cut out, and another test cut should be performed.

USBI is licensed and insured in the State of Florida to do in-wall air sampling to find out which walls are most affected.

Refer to Section 10.0 for additional important information

Ceiling inside of front entry is most likely from past leak in roof, but ceiling wood structure was never replaced. This area must be properly remediated and areas of wood replaced where most affected if wood is not capable of being salvaged.



16.0 Picture 1



16.0 Picture 2



16.0 Picture 3



16.0 Picture 4



16.0 Picture 5



16.0 Picture 6

16.1 See Section 15.1 for important information concerning walls in the home.



16.1 Picture 1



16.1 Picture 2



16.1 Picture 3



16.1 Picture 4



16.1 Picture 5



16.1 Picture 6



16.1 Picture 7



16.1 Picture 8

16.2 [] All floors with carpeting and padding should be removed of these items entirely.



16.2 Picture 1



16.2 Picture 2

16.3 [] Double wood entry and egress doors have been affected by water damage from the past and are showing signs of delaminating.



16.3 Picture 1



16.3 Picture 2



16.3 Picture 3



16.3 Picture 4



16.3 Picture 5

16.4 [] A representative number of windows in common areas of the home, bedrooms, bathrooms, were tested for functionality. Fixed pane glass windows in all areas need repair (new seals as the ones in place have deteriorated).

The two fixed pane bay glass windows side-by-side looking out the front of the house - both bay windows are in need of new seals.

The four fixed pane glass windows in the living room (the room where the fireplace is) also are in need of window seals. (Picture 3) Rain is allowing water or condensation inside the wall.

Several other windows in the home need repair.

[] Due to water damage (intrusion) having infiltrated 1st floor bedroom and master bathroom windows from sprinklers, it is important to know that the moisture, condensation, or rainwater seeps in through window seals (which have long been breached).

The windows in this home have not been properly maintained. The windows, especially on the first floor have water damage, but inside the walls, which have then flowed into/onto the floors, as well as the baseboards/trim.

These windows, walls, baseboards will all have to be removed of drywall and insulation down to the studs, and remediated for mold.

This also pertains not only to the awning vent windows, but also to the horizontal sliding window near the wet bar, and surrounding drywall outside of the window frames.

[] Due to roof leaks, the 2nd floor windows (water damage/water intrusion) has occurred not only at the window areas, but also in the walls, baseboard, and in some of the closet areas where moisture levels with the moisture meter was very high.

ALL windows need to be re-sealed and wiped down and sterilized prior to any build back being done (after mold remediation has been completed and air tests determine there is an "all clear" inside the home).

It is recommended to use a heavy duty marine sealant, not available at home improvement stores. Other heavy duty sealants are acceptable - one is typically used for roofing sealant, and is not made for windows. This is also a good choice.



16.4 Picture 1



16.4 Picture 2



16.4 Picture 3



16.4 Picture 4



16.4 Picture 5

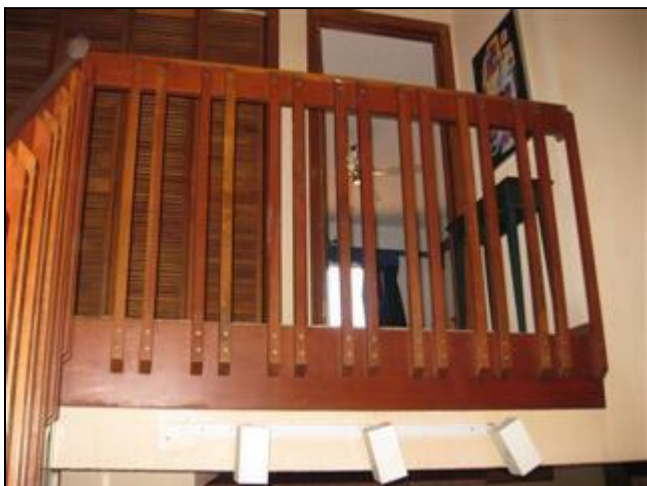
16.5 [] Carpeting and padding needs to be removed from stairs. The handrails appear to be in good condition and are secure. Handrails should be reinspected quarterly by the homeowner.



16.5 Picture 1



16.5 Picture 2



16.5 Picture 3

17. SAFETY SYSTEMS

Adequate smoke detectors and carbon monoxide detectors should be installed, where they are absent in this residence. Check with your contractor to ensure you are placing them in the correct places, and have enough of them installed. You need to have carbon monoxide detectors EVEN IF YOU DO NOT HAVE GAS appliances in your residence.

		O	FLT	HZD	MNT	OBV	COR
		K					
17.0	SMOKE DETECTORS		.	.			
O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected		O	FLT	HZD	MNT	OBV	COR
		K					

Comments:

17.0 <> Recommend replacing all smoke and carbon monoxide detectors age 5 years and older as they lose their sensitivity.

[] Defective / not operating smoke detectors in limited areas.

[] Carbon monoxide detectors missing.



17.0 Picture 1

Smoke detectors should be tested every 6 months. All batteries should be replaced when buying a home and then yearly thereafter.

18. ATTIC

The attic is a strange, yet useful, space within every home. In the old days, attics could breathe freely through large gable vents, and heating of the air in the attic was not the problem it is today. With today's tighter built buildings, the problem of super-heated air - air that can be as much as 50 of 80 degrees hotter than the outside air temperature - is a huge problem. This heat, if not kept in check, will eventually make its way into the conditioned living space, placing further load on your air conditioner.

To make an attic more efficient, you need to take a three-pronged approach to fixing the problem. First, the attic should never be sealed to the outside - it must breathe and exchange air with the outside. Secondly, radiant heat into the attic should be minimized. The less radiant heat you have in the attic, the less heat there is to transfer through the ceiling and into the living space. Finally, a strong thermal barrier should separate the attic from the living space, regardless of what the temperature is in the attic.

O
K FLT HZD MNT OBV COR

18.0	ATTIC ACCESS	•					
18.1	ATTIC STRUCTURE	•					
18.2	ATTIC INSULATION		•				
18.3	ATTIC / ROOF VENTILATION	•					

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Styles & Materials

ATTIC ACCESS:

Type = Pull Down Stair
Type = Scuttle Hole
And

ATTIC INSPECTION

METHOD:

Inspector Present in the Attic.
Access to limited areas only.

ATTIC INSULATION:

Type = Batt
Material = Fiberglass
Installation = Attic Floor
"R" Value = 18-20

ATTIC VENTILATION:

Type = Soffit Vent
Type = Ridge Vent

Comments:

18.0 (1) Pull down stairs in garage

(2) Scuttle hole in little boys bedroom closet upstairs

(3) Master bedroom closet on the right hand side has scuttle hole.



18.0 Picture 1



18.0 Picture 2



18.0 Picture 3

18.1 [] It should be noted that some evidence of drywood termites and subterranean termites was present both inside the home and outside the home on trim and fascia.



18.1 Picture 1



18.1 Picture 2



18.1 Picture 3

18.2 [] Loose / displaced insulation at the attic floor in limited areas throughout.

< Insulation was adequate at the time of construction.

< Additional insulation can be an energy efficient investment.

All new insulation in attic should be installed. Present insulation should be removed and discarded.

< Recommend a free energy survey be performed by FP&L for possible upgrade credit.



18.2 Picture 1



18.2 Picture 2



18.2 Picture 3



18.2 Picture 4

19. FIREPLACES

		O K	FLT	HZD	MNT	OBV	COR
19.0	CLEARANCE TO COMBUSTIBLES	•					
19.1	HEARTH, MANTLE AND WALL	•					
19.2	FLUE AND LINER		•				

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

Styles & Materials

NUMBER OF

FIREPLACES:

ONE

FIREPLACE TYPE:

Type = Free Standing

Metal Prefabricated

Flu = Metal in Chase

Fuel = Wood Burning

Comments:

19.1 Recommend evaluation by a qualified licensed trade professional.



19.1 Picture 1

19.2 Recommend evaluation by a qualified licensed trade professional.

General Summary



US Building Inspectors, Inc.

**11199 Polo Club Road, #9,
Wellington, FL 33414**

Customer
Your Name Here

Address of Home Inspection:
1234 Main Street
City State Zip Code

3. SHELL CONSTRUCTION

3.1 SHELL WALL STRUCTURE

Observation

<> Recommend evaluation by a licensed structural engineer or licensed trade professional for structural integrity after purchase, and after removal of T1-11 siding and any other covering.

3.2 SHELL WALL COVERING / TRIM

Fault Present

3. SHELL CONSTRUCTION

Shell construction siding and trim is in need of removal in order to determine structural integrity.

Some shell wall trim was evidenced with wood rot and some with other wood-destroying organisms. (Picture 6) (Picture 7)

3.3 EXTERIOR WINDOWS

Fault Present

A representative number of windows were tested for functionality. Fixed pane glass windows in all areas need repair (new seals as the ones in place have deteriorated). Also awning vent windows are in need of being re-sealed/re-grouted. Same goes for horizontal sliding glass windows by wet bar. (Picture 3)

3.4 EXTERIOR ENTRY DOORS

Maintenance

Double front entry doors - wood delaminated at bottom of doors - stationary door needs bottom latch repair. Bottom latch does not adequately fit into hole to stabilize the door at front entry door.

Side bathroom door appears to have some water damage.

Double rear entry doors need to be further evaluated for bottom of door water damage as well.

3.5 BALCONY / STAIRWAY

Fault Present

Rot present at front and rear balcony deck and railings.

> Recommend estimate/evaluations by a qualified building contractor.

Loose hardware present at the front and rear balconies.

4. ROOF

4.0 ROOF COVERING

Observation

USBI is checking roof permit information - Listing agent stated that the roof covering was replaced in 2001. If this is so, the roof is 12 years of age. We will advise purchaser, even though he had a roofer inspect the roof, when the roof was permitted.

Evidence of subterranean and drywood termites present. Buyer or Seller should have wood-destroying organisms treated and affected wood structures replaced.

4.1 ROOF DECK

Fault Present

NOTE: The decking was not replaced when the roof covering was replaced. Unknown if the soffits and fascia were replaced when roof covering was. The decking inside the attic is the original decking when this roof was believed to have been covered with wood shake.

The decking should be replaced, soffits, and fascia, and the structure of the roof should be more invasively evaluated once termites have been treated.

4. ROOF

A large number of former roof leaks are apparent inside attic space.

4.2 ROOF STRUCTURE

Observation

After wood-destroying organisms have been treated successfully to eliminate them, it would be wise to have the roof structure once again evaluated by a licensed roofing contractor.

4.3 FLASHING

Maintenance

Several areas of flashing repair were needed. (Picture 1)

4.4 DRIP EDGE

Maintenance

Metal drip edge in need of repair at rear of home.

4.5 SOFFIT, FASCIA, EAVES

Fault Present

Many fascia boards are in need of replacement due to water intrusion, water damage, and wood-destroying organism damage. Pest control technician tested the wood fascia.

Some soffit areas were also affected by wood-destroying organisms and water damage. Wood-decaying fungi is a living organism, and where the soffits are damp or moist, they should be replaced with new wood.

4.8 RAIN GUTTER / DOWNSPOUT

Maintenance

Gutters should be cleaned out thoroughly and trees, branches, should be cut back 2' to 4' away from house.

Minor gutter repair needed in limited areas. (Picture 1)

4.9 CHIMNEY

Fault Present

The chimney chase is frame and damaged by wood-destroying organisms and water damage. Wood rot is present, and all areas of affected wood should be treated, or replaced. Rust present. Recommend all components of the chimney, including the flue should be repaired.

5. GROUNDS

5.2 WALKWAY, DRIVEWAY, PARKING LOT

Maintenance

Observed cracking at the exterior concrete poured slabs. Cracking does not appear to be a structural failure at inspection time is is considered to be typical of like, kind and age.

5.3 FENCING

Maintenance

Fencing needs repair in various areas where there is wood fencing.

5.4 VEGETATION (BUSHES/TREES/SHRUBS)

Maintenance

Vegetation overgrown too close to house - bushes, trees, branches, shrubs, and plants need to be cut back 2' to 4' from front of shell construction of home, or removed altogether.

5. GROUNDS

* NOTE: Vegetation growing too close to house allows water/condensation/moisture/rain to enter into the walls through the windows where the seal is worn, old, deteriorated and also allows insects to enter freely into home. From a safety standpoint, overgrown trees and shrubs can allow a perpetrator to hide.

* ANOTHER NOTE: It has been proven that mulch and pine needles attract termites and ticks, among other pests and rodents. It is recommended to remove all areas of mulch and pine needles.

5.5 EXTERIOR CLOSET

Observation

[] Unable to access exterior closet on west side of home.

6. VEHICLE PARKING

6.1 CEILING

Fault Present

Portion of garage ceiling is evidence to have had water leaks. The water leaks may be active, or may be from the past; however, ceiling needs to be replaced in all affected areas. Repair work is substandard and should be redone by a licensed drywall professional.

6.3 FIRE WALL / DOOR

Fault Present

[] Incorrect hardware, non fire rated door present at the interior to garage fire protection passage door This is a safety hazard.

7. SWIMMING POOL AND EQUIPMENT

7.0 POOL / SPA BOWL

Fault Present

Evidence of efflorescence present at the pool bowl wall in limited areas.

Recommend service/evaluation by a pool service contractor.

Pool coping - in relatively good condition

Pool surface - discoloration spots and is in need of service

Pool tiles - dirty but in good condition

Pool shell - in need of repair and resurfacing as there are many visible compromises and breaches (pitting/chipping) (Pictures 2-3)

Recommend requesting estimates from several pool contractors - main drain cover appears to be properly secured (Picture 4)

7.1 STEPS, LADDERS, HANDRAILS

Fault Present

[] Pitting and chipping evidence at steps inside of pool. Steps in need of repair and resurfacing as there are many visible compromises and breaches (pitting/chipping) - recommend requesting estimates from several pool contractors.

7.2 PUMPS& FILTER& EQUIPMENT

Fault Present

7. SWIMMING POOL AND EQUIPMENT

Hayward C-750 Pool Filter - was found to be leaking but not consistently leaking - may require new O-ring (gasket) - recommend further evaluation of this and pool pump as it is an old pump (and is half submerged under ground and may need to be replaced in the near future). Pool equipment should be under shade to prolong the life expectancy.

Electrical - timer works, recommend wires be serviced.

The pool equipment is located at the inside the pool at extending to the side of the home where the pool equipment exists. Mechanical items can and will fail without notice.

The above was noted at the time of inspection. US Building Inspectors cannot be held responsible for items which fail after the time of our inspection. This is not a warranty or guarantee, but simply a snapshot of what was evident at the time of inspection.

Skimmer needs replacement basket and cover for skimmer; recommend having pool skimmer dye tested for leaks. (Picture 3)

7.3 POOL / PATIO DECK

Fault Present

Pool deck - Chattahoochee stone is small, fine pebbles mixed with epoxies to form a deck coating. Unfortunately, ultraviolet light attacks the epoxy which binds this system, and the product begins to deteriorate. The coating becomes porous and attracts bacteria, moisture and fine debris. Many cracks evidenced at the pool deck.

7.4 ENCLOSURE / FENCE

Fault Present

[] The pool enclosure is in need of some repair of screen and some re-splining.

[] More importantly, the overall pool enclosure structure is in poor condition in some areas. Some braces have rusted through and are in immediate need of repair or replacement. (Picture 2) Also some fascia boards in need of replacement of wood. (Picture 2 within square shape)

More photos showing need for repair in several areas, some wood trim, other aluminum bracing/supports. Rusted through bolt holes. (Picture 3)

7.5 POOL / SPA HEATERS

Fault Present

Pool heater not working.

7.6 POOL LIGHT

Fault Present

Pool light- did not work, recommend dye test to check for leaks.

8. KITCHEN

8.1 CEILING

Fault Present

Evidence of past or present leak. No evidence to substantiate present leak. Would advise buyer to watch this area after several hours of hard pounding rain.

9. APPLIANCES / SYSTEMS

9.8 OPTIONAL EQUIPMENT

9. APPLIANCES / SYSTEMS

Observation

Photo shown as courtesy to buyer - did not test garbage disposal.

10. BATHROOM

10.0 CEILINGS

Fault Present

Many areas of the interior ceiling is evidence to have had water leaks. The water stains appear to be from the past; however, ceiling and walls near these water stains need to be replaced in all affected areas.

See Section 16.1 for further information.

All bathroom ceilings and walls have been affected by water intrusion, thus is inhibiting mold.

Rule of Thumb: Where water intrusion was active, it takes only 24 hours for mold to begin growing on a porous substance (i.e. sheetrock, padding underneath a carpet, baseboards, window treatments). It is important to know that once water intrusion has affected a porous area, that it may seem the mold is gone or dormant; however, once the area has been opened up via renovating or remodeling the affected area, it is no longer encapsulated in the ceilings or walls or wood flooring, but is actively being breathed by all whom enter the property structure.

Microbial spores are microscopic and can enter the body via the eyes, ears, nose, and mouth. Proper personal protective equipment (PPE) is necessary when opening up these ceilings, walls, and wood flooring, or flooring where carpet is present, and/or wallpaper is removed.

10.1 WALLS

Fault Present

See Section 15.1 for important information concerning walls in the bathrooms.

Wallpaper harbors mold and moisture. Where there is moisture amongst drywall, there will also be mold behind any wallpaper in a moist or humid environment, i.e. bathrooms and kitchens and laundry rooms. It is recommended that no wallpaper be installed once renovations have occurred.

10.2 WINDOWS

Fault Present

[] A number of windows in bathrooms were tested for functionality. Fixed pane glass windows in all areas need repair (new seals as the ones in place have deteriorated), same goes for awning vent windows in bathrooms. New seals are necessary.

10.3 CABINETRY / COUNTER

Fault Present

[] Cabinetry in all bathrooms appears to be original. All cabinetry in all bathrooms should be removed and discarded.

10.5 SINK

Maintenance

[] No evidence of plumbing leaks in any of the bathrooms under the sink vanity cabinets, or toilet plumbing valves. But there is evidence of leaks at the handle fixture on several sinks. (Picture 5)

10. BATHROOM

Sink in the master bathroom to the right of incomplete shower has a crack in the bowl of the sink. (Picture 3)
Does not appear to be leaking at time of inspection. May wish to replace sink, or seal it and stain it.

10.6 TUB

Fault Present

All tubs should be regouted to prevent water from entering into the walls or floors. Some areas outside of the tub at the base (bottom) should be re-sealed.

Spa tub in master bathroom was unable to be tested. Tried to fill it with water to fill over the jets; however, due to bottom of tub having a severe crack (Picture 8), the tub did not fill with water. Emptied tub of water and was unable to test spa tub motor. (Picture 5)

Unable to access motor for spa tub due to it being sealed in an encasement in the master bathroom. (Pictures 6-7)

10.7 SHOWER

Fault Present

Shower in the master bathroom is at an incomplete construction state. Recommend this area be finished. (Pictures 3-4)

Other showers throughout the house should be re-grouted both inside and outside of the shower.

10.8 OPTIONAL FIXTURES

Fault Present

Bidet in the master bathroom needs new hardware. Water is distributing properly, but when spray through diverter is activated, water is not able to spray through the diverter due to calcification having occurred.

11. ELECTRICAL

11.3 INTERIOR FIXTURES / SYSTEMS

Fault Present, Safety Hazard

Metal receptacle electrical box in attic in need of cover.

Hot electrical receptacle in the master bathroom vanity sink area - informed seller's daughter of arcing present. Critical that a licensed electrician should repair this immediately to prevent fire. (Picture 2)

Fluorescent light bulb in need of replacement in garage.

11.4 EXTERIOR FIXTURES / SYSTEMS

Satisfactory

See Section 11.5 for exterior GFCI receptacles at the exterior of the home not working. In need of some new GFCI receptacles.

11.5 GFCI (Ground Fault Circuit Interrupters)

Fault Present, Safety Hazard

3 GFCI's not working - (1) at exterior of front of home (1) exterior rear of home near pool and (1) inside garage not working - recommend licensed electrician replace these GFCI's for safety - this is a safety hazard. Death can result if not in working order in all wet receptacle areas.

GFCI recommended to be installed in laundry room due to mop sink being present near washer and dryer

13. WATER HEATER

13.0 WATER HEATER

Observation

Water Heater Brand: Rheem Manufactured 1/2006

Model # 82V5-2 Serial # RH0106B41271 # of Gallons: 50

Hard wired for safety? yes

[] Water heater has many personal stored items surrounding it. This is a safety hazard. Nothing should be close to the water heater or stored around it. Water heater should have drain pan.

14. HVAC SYSTEM

14.1 A/C CONDENSER / SYSTEM

Fault Present

Condenser Brand: GE manuf 1980 33 years old

Located on West side of home

Condenser Brand: GE manuf 1980

Located on East side of home

Condenser Brand: GE missing label but is most likely 1980 also

Located on East side of home

> Age / Date code places this unit near the end of the manufacturers intended design life. Budget for future replacement.

14.2 DISTRIBUTION

Fault Present

[] Evidence of past leak by registers/vents and intake/return.

[] Intakes and registers are filthy with dust and allergens. Duct work loaded with dust, wet moist mold-like substances, and in need of thorough cleaning and sanitizing.

14.3 CONDENSATE DRAIN LINE / PUMP

Maintenance

[] Condensate line should be included in the service by the HVAC trade professional.

14.4 A/C AIR HANDLER / SYSTEM

Fault Present

1st Air Handler 2.5 ton Janitrol Manufactured 5/1999

Located in attic suspended properly but is sitting on an abandoned air handler which should be removed. Janitrol has rusted out drain pan which needs to be replaced.

2nd Air Handler 2 ton American Std/Trane Manufactured 4/1990

14. HVAC SYSTEM

Located in attic

3rd Air Handler did not record name brand or manuf date

Located in attic

> Age / Date code places these units near the end of the manufacturers intended design life. Budget for future replacement.

Air handlers appear not to have been serviced regularly, or in a long time. The coils appear to be dirty and laden with dirt. Recommend licensed HVAC trade professional to further evaluate these system.

15. BEDROOMS

15.0 CEILINGS

Fault Present

Many areas of the interior ceiling is evidence to have had water leaks. The water stains appear to be from the past; however, ceiling and walls near these water stains need to be replaced in all affected areas.

See Section 16.1 for further information.

[] All floors with carpeting and padding should be removed of these items entirely.

[] Ceiling patch in master bedroom was said to have recently been leaking, but repaired at the exterior, and patched at the interior. If this leak has indeed been repaired at the exterior roof flashing, it would be wise to allow time for many days of hard pounding rain prior to replacing ceiling drywall in master bedroom in this area.

15.1 WALLS

Fault Present

[] Many areas of the 2nd level was leaking for a long period of time evidence by the amount of water having drained down to the 1st level ceilings, floors, and walls.

The 1st level walls in every room of the house have been affected by water damage.

Irregardless if the walls do not appear to be water damaged, and fungal elements being present, they most certainly are, and this is a health issue for those breathing in the microbial spores from such a large amount of water intrusion, thus mold, having been encapsulated in the walls for such a long period of time.

The water stains appear to be from the past; however, ceiling and walls near these water stains need to be replaced in all affected areas.

The water leaks appeared to have been going on for a long period of time evidenced by the large amount of ceiling water damage and wall water damage.

15. BEDROOMS

15.4 WINDOWS (Representative number)

Fault Present

[] The sliding glass doors in all of the upstairs bedrooms were unable to be opened. Once unsecuring all of the safety devices, it was noted that the sliding glass doors were bolted shut. The sliding glass doors were unable to be opened/tested for functionality.

15.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Fault Present, Safety Hazard

[] The balcony and decking on the 2nd level were deemed unsafe structures due to the fact that the structure integrity is not solid or safe. A complete renovation of these areas is in order and required. Not just recommended.

16. COMMON INTERIORS (Living Room, Hallway, Etc.)

16.0 CEILINGS

Fault Present

Many areas of the interior ceiling is evidence to have had water leaks. The water stains appear to be from the past; however, ceiling and walls near these water stains need to be replaced in all affected areas.

The water leaks appeared to have been going on for a long period of time evidenced by the large amount of ceiling water damage and wall water damage.

It is recommended in areas where it is uncertain if certain walls or ceilings need to be removed to do a test cut in the area of the drywall. If the back of the drywall shows spots or black mold-like substance, the area surrounding it 2' up and 2' out from any affected area should be cut out, and another test cut should be performed.

USBI is licensed and insured in the State of Florida to do in-wall air sampling to find out which walls are most affected.

Refer to Section 10.0 for additional important information

Ceiling inside of front entry is most likely from past leak in roof, but ceiling wood structure was never replaced. This area must be properly remediated and areas of wood replaced where most affected if wood is not capable of being salvaged.

16.1 WALLS

Fault Present

See Section 15.1 for important information concerning walls in the home.

16.2 FLOORS

Observation

[] All floors with carpeting and padding should be removed of these items entirely.

16.3 DOORS (Representative number of interior doors)

Maintenance

[] Double wood entry and egress doors have been affected by water damage from the past and are showing signs of delaminating.

16.4 WINDOWS (Representative number)

Fault Present

[] A representative number of windows in common areas of the home, bedrooms, bathrooms, were tested for functionality. Fixed pane glass windows in all areas need repair (new seals as the ones in place have deteriorated).

16. COMMON INTERIORS (Living Room, Hallway, Etc.)

The two fixed pane bay glass windows side-by-side looking out the front of the house - both bay windows are in need of new seals.

The four fixed pane glass windows in the living room (the room where the fireplace is) also are in need of window seals. (Picture 3) Rain is allowing water or condensation inside the wall.

Several other windows in the home need repair.

[] Due to water damage (intrusion) having infiltrated 1st floor bedroom and master bathroom windows from sprinklers, it is important to know that the moisture, condensation, or rainwater seeps in through window seals (which have long been breached).

The windows in this home have not been properly maintained. The windows, especially on the first floor have water damage, but inside the walls, which have then flowed into/onto the floors, as well as the baseboards/trim.

These windows, walls, baseboards will all have to be removed of drywall and insulation down to the studs, and remediated for mold.

This also pertains not only to the awning vent windows, but also to the horizontal sliding window near the wet bar, and surrounding drywall outside of the window frames.

[] Due to roof leaks, the 2nd floor windows (water damage/water intrusion) has occurred not only at the window areas, but also in the walls, baseboard, and in some of the closet areas where moisture levels with the moisture meter was very high.

ALL windows need to be re-sealed and wiped down and sterilized prior to any build back being done (after mold remediation has been completed and air tests determine there is an "all clear" inside the home).

It is recommended to use a heavy duty marine sealant, not available at home improvement stores. Other heavy duty sealants are acceptable - one is typically used for roofing sealant, and is not made for windows. This is also a good choice.

16.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Satisfactory, Observation

[] Carpeting and padding needs to be removed from stairs. The handrails appear to be in good condition and are secure. Handrails should be reinspected quarterly by the homeowner.

17. SAFETY SYSTEMS

17.0 SMOKE DETECTORS

Fault Present, Safety Hazard

<> Recommend replacing all smoke and carbon monoxide detectors age 5 years and older as they lose their sensitivity.

[] Defective / not operating smoke detectors in limited areas.

[] Carbon monoxide detectors missing.

18. ATTIC

18.2 ATTIC INSULATION

18. ATTIC

Fault Present

[] Loose / displaced insulation at the attic floor in limited areas throughout.

< Insulation was adequate at the time of construction.

< Additional insulation can be an energy efficient investment.

All new insulation in attic should be installed. Present insulation should be removed and discarded.

< Recommend a free energy survey be performed by FP&L for possible upgrade credit.

19. FIREPLACES

19.2 FLUE AND LINER

Fault Present

Recommend evaluation by a qualified licensed trade professional.