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Web-Site www.accuratepropertyfl.com

9715 West Broward Blvd. # 204 Plantation FL. 33324

License # 329-0025918

PREPARED FOR:

LOCATION:

DATE:

STRUCTURE TYPE:

INSPECTOR:

WEATHER:

Fernandez

2007 S.W. Idaho Lane Port Saint Lucie, FL 34993

06-27-09,

Single Family Residence

Steven Hill, Senior Inspector, C.E.I.

Partly Cloudy / Sunny / Warm



This is a report made to the best of our ability and professional belief on the existing conditions of the components of the said address shown. As all areas of the components are not accessibly visible in some areas due to foliage, plaster or painting, the inspector cannot guarantee against hidden defects, structural damage or repairs. No inspection has been made for such structural defects as would require engineering skill practices.

I certify that I am authorized to sign this inspection on behalf of Accurate Property Inspections Of South Florida, Inc., and that by the signature hereinafter made, Accurate Property Inspections Of South Florida, Inc., is duly bound by the terms and conditions of the certification. This report expressed no guarantee on the components. I further certify that I have non interest, past or prospective, in the property, buyer, seller, broker, mortgage or other parties involved in the transaction. Only the condition of the system as of this date is warranted by this inspection.

Signature of Inspector : Steven Hill

Date: June 27, 2009



Thank You for Choosing Accurate Property Inspections of South Florida, Inc.

At your request an inspection of the above property was performed, Accurate Property Inspections is pleased to present the following report. This report is a professional opinion based on a visible inspection of the accessible components of the home. This report is not an exhaustive technical evaluation, nor does it include cosmetic defects, an evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we can not eliminate it, nor can we assume it. Even the most comprehensive inspection can not be expected to reveal every condition you may consider significant to ownership, including cosmetic defects. In addition to the improvements recommended in our report, we also further recommended that you budget for unexpected repairs. On average we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs. The last two pages of this report consist of a suggested maintenance guide to assist you in maintaining your new home.

Your attention is directed to your copy of the pre inspection agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. We adhere to The Standards of Practice and Code of Ethics of The American Society of Home Inspectors. (A.S.H.I.) We are not associated with any other party to the transaction of this property, except that may be disclosed to you.

Again Thank You for choosing Accurate Property Inspections, we appreciate the opportunity to be of service to you. Should you have any questions about the general condition of the house in the future we would be happy to answer these.

Sincerely
Steven Hill
Steven Hill
Senior Inspector, C.E.I.
Direct # 954-817-5537

INSPECTION SUMMARY PAGE 1

YOUR PROPERTY IN PERSPECTIVE

This is a one story single family residence, with an attached 2 car garage, constructed in approximately 2007 of good quality construction. Please keep in mind there is no such thing as a perfect home. Over all this home has been well maintained, and was found to be in good condition, with the original major components. The home was not occupied at the time of inspection. The last 2 pages of this report is a suggested maintenance guide to assist you in maintaining your home in good condition. Please feel free to contact this inspector at anytime you have a question about your new home.

The following recommendations that are made in this report should be assessed or completed before the close of escrow, by licensed specialists, as they may identify additional defects, or recommend up grades, including exact estimates, that could effect your evaluation of this property.

A-03-01 At the entry way side walk, there is a crack that will need to be properly sealed to prevent moisture from intruding and eroding the sidewalk. This area should be monitored in the future and the sealant maintain to prevent further damage. **ESTIMATE \$ 35.00**

A-12-01 The stucco cladding around the windows were observed with more then normal cracking, and splits. These areas will need to be repaired and sealed properly to prevent moisture intrusions to the interior walls. It should be noted that this inspector did check the interior areas of the windows and the walls, and these areas were found to be dry at the time if inspection. (Refer to Photos) **ESTIMATE \$ 150.00**

A-13-01 The roof inspection was completed by physically walking the roof. The roof coverings consist of a multi thickness raised asphalt shingle, and is considered an upgraded shingle, with an extended life expectancy, and as a higher wind rating. The roof coverings were found to be in very good condition, there was one lose tab observed near the front, (**Refer to Photo**) this tab will nee to be re attached . Consult a licensed roofing contractor. **ESTIMATE \$ 125.00**

D-01-01 The plumbing system was functioned as to flow and drainage as was found to be in good working condition. The tub caulk line in bathroom #2 will need to have the caulking cleaned and replaced, these areas were observed with mildew growth. **ESTIMATE \$ 35.00**

D-01-02 The garbage disposal failed to function as intended, this issue could just be matter of re setting the component, although replacement could be necessary. There was a burning smell that could be from the disposal. **Estimate \$ 285.00**

D-01-03 Both toilets failed to function has intended and will need minor repairs, master bath needs a new flow valve kit installed, as the fill valve was leaking. Bathroom # 2 toilet flush handle needs a new connection chain installed. **ESTIMATE \$ 65.00**

D-01-04 The dishwasher drain connection line was missing, and will need to be installed properly, for the Dishwasher to function as intended. The dishwasher also needs to be professionally installed and attached to the granite top. **ESTIMATE \$75.00**

E-01-01 The HVAC system is original from construction and was functioned for approximately one hour, the system was found to be in good working condition, with no issues to report. It is recommended that the buyer consider a annual service contract, to maintain the system as intended, and to ensure the system performs at it's maximum peak performance.

F-01-01 The electrical system consists of a 200 AMP copper wire system, and was found to be functioning as intended with no major issues to report. There were various missing fixtures thru out the homes interior and exterior that will need to be replaced.

GN: The kitchen appliances were functioned, it should be noted that the appliances are in used condition. The stove will need two new burners installed, dishwasher drain connection missing, garbage disposal not functioning, and the refrigerator had more then normal wear and tear issues, but still functioned. It should be noted that there was not a clothes washer and dryer present at the time of the inspection. The buyer will have to replace the missing clothes washer and dryer.

GN: A licensed professional termite inspection was completed by Costal Pest Control Services, and an all clear was indicated. A WDO report was provided to the buyer at the time of inspection, please refer to that report for more detailed information.

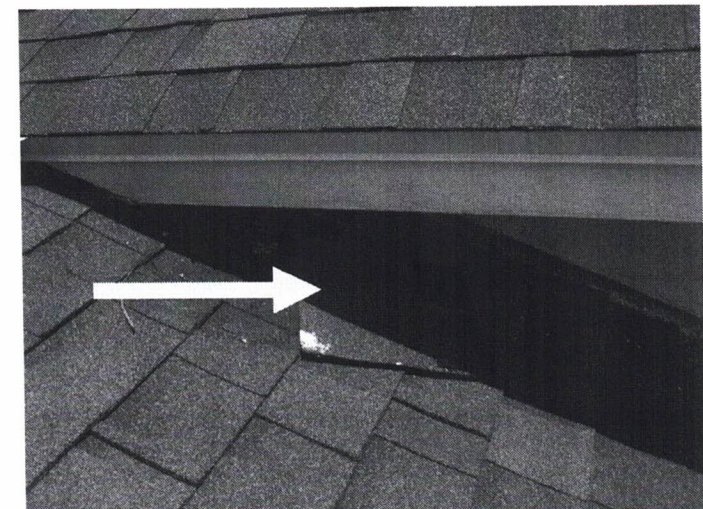
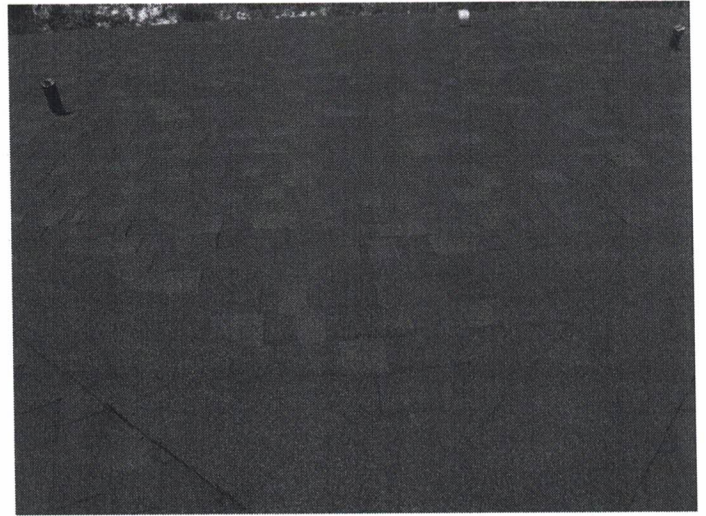
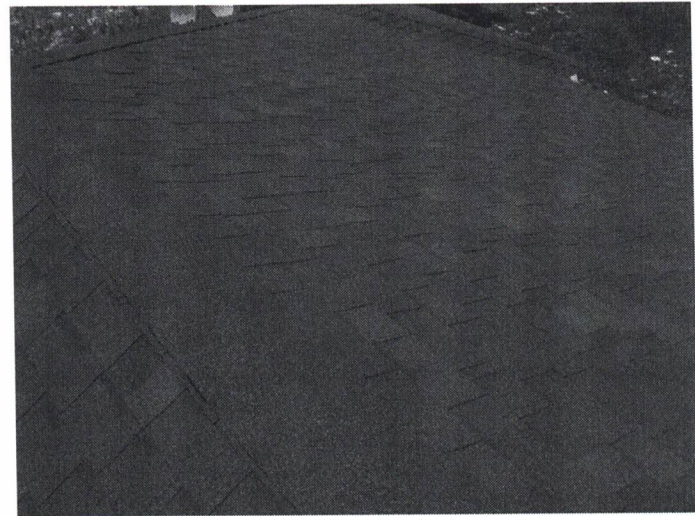
GN: The storm protection panels were in place, and located in the garage, to be used in the event of a hurricane, the buyer should become familiar with the installation of these panels, so that they can be installed efficiently when necessary. The buyer should insure that all necessary attachments are in place to be located when necessary.

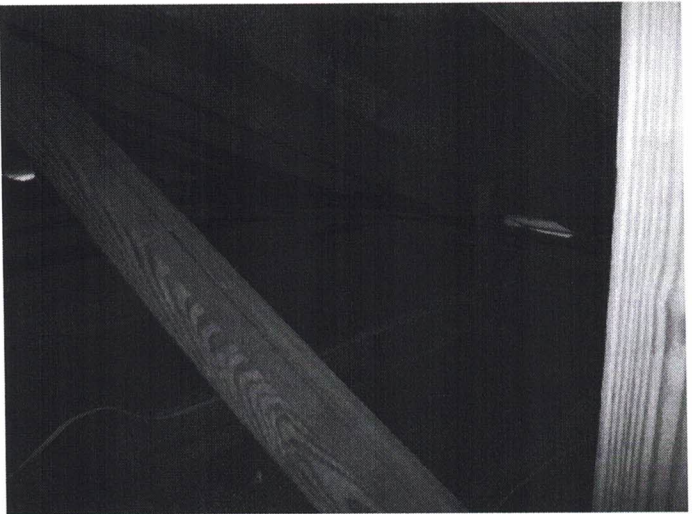
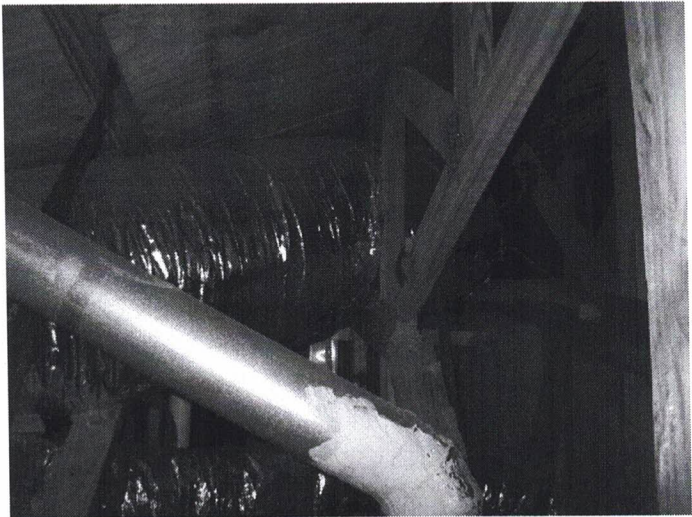
GN: Based on the inspection process of the industry standards and information pertaining to Chinese Drywall, this inspector found no evidence indicating at the time of inspection that the material known as " Chinese Drywall " has been used in the construction of this home. There is a test available in the industry to test the drywall, but at the time of inspection it was agreed that this testing was not necessary.

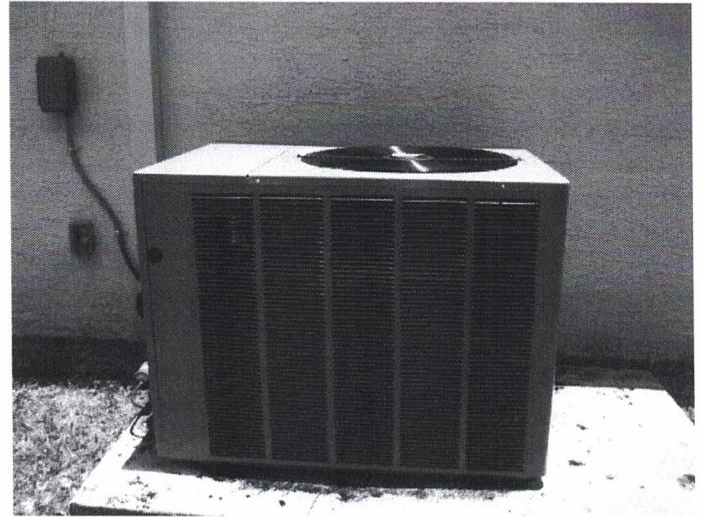
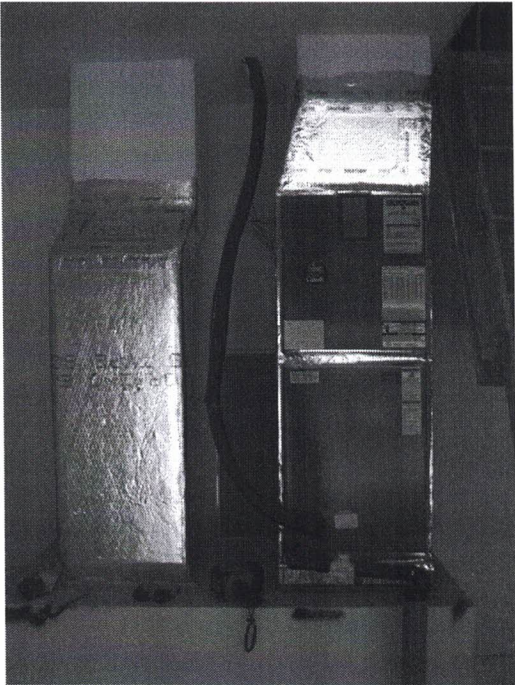
TOTAL ESTIMATES FOR REPAIRS AND REPLACEMENTS.....\$735.00

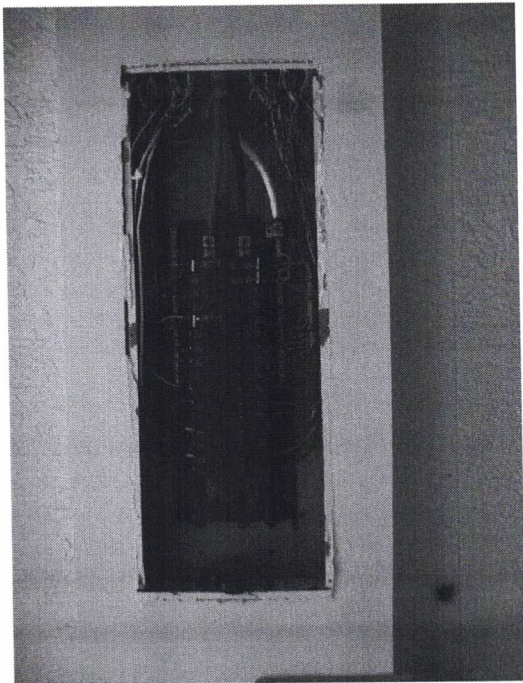
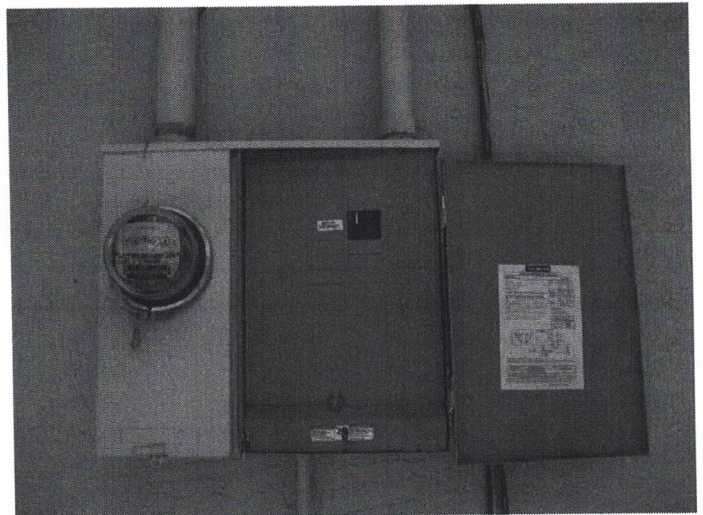
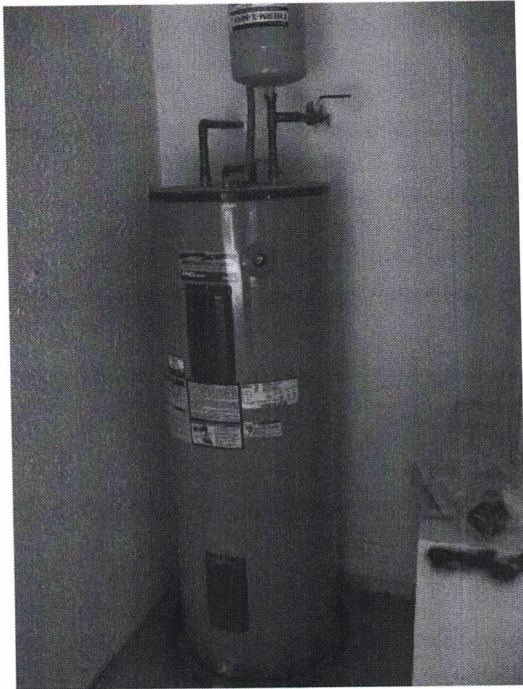
This report is made on the basis of what was visible and accessible at the time of inspection, and is not an opinion covering such areas as but not necessary limited to those that are enclosed or inaccessible, areas covered by wall coverings, floor coverings, furniture, equipment, stored articles, or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.

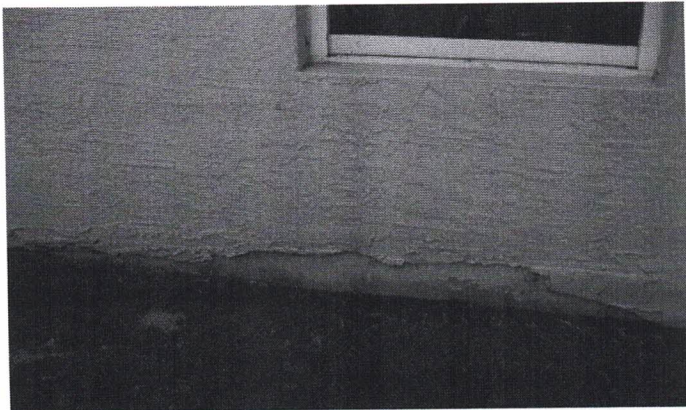




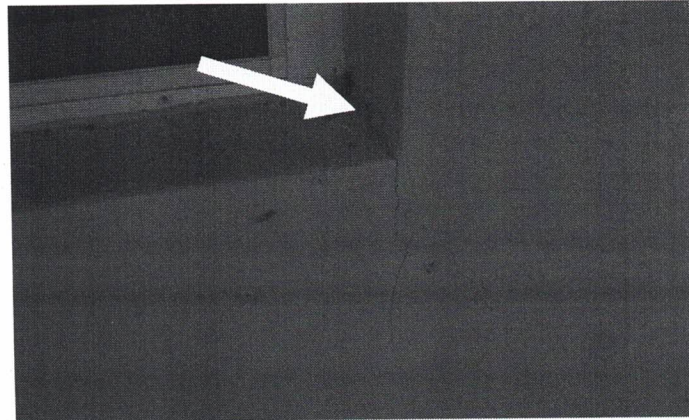




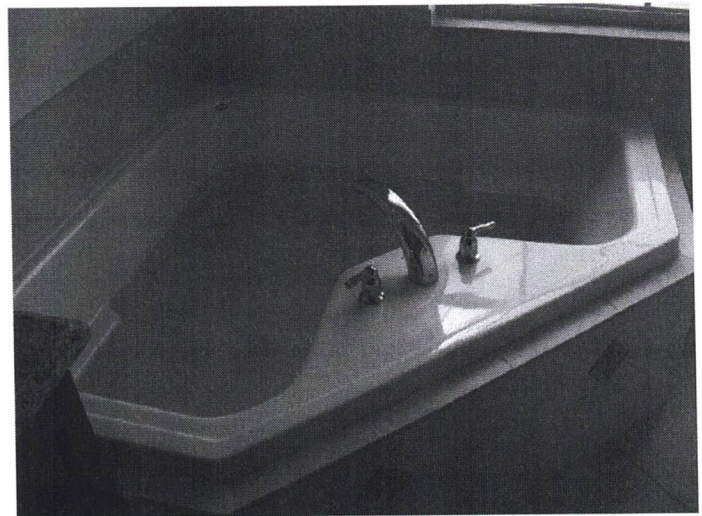
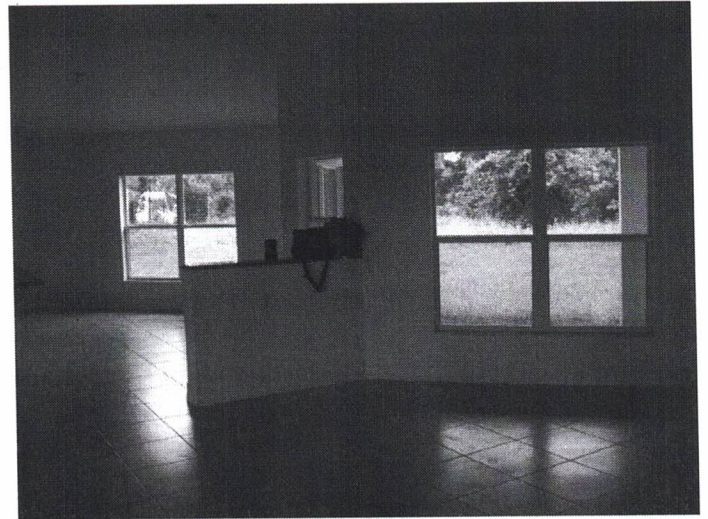


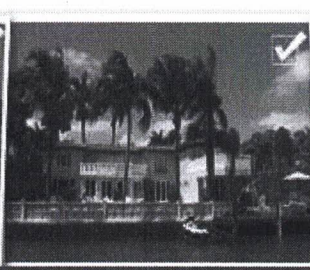


MISSING EXTERIOR STUCCO CLADDING



CRACKED DAMAGED STUCCO CLADDING





INSPECTION REPORT INDEX

E X T E R I O R

- A-01 Grading / Drainage
- A-02 Driveway
- A-03 Walkways
- A-04 Retaining Walls
- A-05 Fencing
- A-06 Sprinkler System
- A-07 Soffit / Fascia / Eaves
- A-08 Gutters & Downspouts
- A-09 Steps, Porches & Decks
- A-10 Windows - Exterior
- A-11 Doors - Exterior
- A-12 Exterior Walls
- A-13 Roof - Exterior
- A-14 Garage / Carport
- A-15 Pools / Screen Enclosures
- A-16 Plumbing - Exterior
- A-17 Electrical - Exterior
- A-18 Landscaping

S T R U C T U R A L

- B-01 Foundation
- B-02 First Floor
- B-03 Second Floor
- B-04 Ceiling
- B-05 Roof
- B-06 Interior Walls
- B-07 Miscellaneous

I N T E R I O R

- C-01 Floors, Walls & Ceilings
- C-02 Doors & Windows
- C-03 Kitchen & Bath Casework

P L U M B I N G

- D-01 Interior Plumbing

H E A T I N G & A / C

- E-01 Heating & Air Conditioning

E L E C T R I C A L

- F-01 Interior Electrical

H O M E M A I N T E N A N C E G U I D E

SPECIALIZED EQUIPMENT

If the property you are preparing to buy has any of the following items or equipment, you may want to consider having them inspected by a specialist in that field. These items are specifically excluded from the scope of a routine home inspection.

- SEA WALLS
- DOCKS AND EQUIPMENT
- SOLAR POOL EQUIPMENT / SOLAR HEATING EQUIPMENT
- DETACHED STRUCTURES (structures on the property not directly attached to the house such as detached garages, storage sheds, barns, landscaping and playground structures)
- WATER SOFTNER EQUIPMENT
- WATER PURIFICATION EQUIPMENT
- SECURITY SYSTEMS / LIGHTNING PROTECTION SYSTEMS
- RETAINING WALLS THAT DO NOT DIRECTLY AFFECT THE HOUSE
- WELLS / PUMPS
- WELL WATER
- SEPTIC SEWAGE SYSTEMS
- TELEPHONE, CABLE TV, SOUND AND INTERCOM EQUIPMENT, SMOKE DETECTORS
- WOOD DESTROYING ORGANISMS OR PESTS (including termites)
- FIREPLACES (the inspector does not light a fire in the fireplace)

If you have any questions about these items or equipment, you should contact your real estate representative. If you have questions regarding the risks of not having these items inspected, you may contact your Home Inspector.

NOTE: The above items may not be all inclusive of specialized equipment at the property you are preparing to purchase. Be sure to thoroughly examine your Inspection Report. Items indicated in the report are included in the inspection. Items not specifically indicated in the report are not included in the scope of the home inspection. We have included this page in the report as a courtesy to our clients as our goal is that you be as informed as possible.

Accurate Property Inspections of South Florida, Inc

LOT GRADING / DRAINAGE A-01

<input checked="" type="checkbox"/> Graded Away From House	<input type="checkbox"/> Graded Toward House	<input type="checkbox"/> Steep
<input type="checkbox"/> Level Grade	<input type="checkbox"/> Ravine Lot	<input type="checkbox"/> Other

DESCRIPTION	YES	NO	NA	See Note No:
1. Does the yard visually appear to drain water away from the house foundation?	X			
2. Is the site free of visible soil erosion problems in the areas of yard against the foundation?	X			

Note: The inspection does not include geological, soil conditions or underground items. Drainage around the house foundation is viewed by the eye only to see if water appears that it will be carried away from or around the house.

D R I V E W A Y A-02

<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Stone / Pavers	<input type="checkbox"/> Brick
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Gravel	<input type="checkbox"/> Other

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the surface free of major cracking other than normal shrinkage cracks?	X			
2. Is the surface free of abnormal deterioration?	X			
3. Does the driveway appear to slope away from the garage where it meets the door?	X			

W A L K W A Y S A-03

<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Brick /Stone
<input type="checkbox"/> Pavers	<input type="checkbox"/> Tile	<input type="checkbox"/> Other

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the surface free of major cracking other than normal shrinkage cracks?		X		A-03-01
2. Is the surface free of abnormal deterioration?	X			
3. Do the walkways slope away from house?	X			

Note: Only those sidewalks adjacent to the house are included in the inspection (does not include street-side sidewalks)

R E T A I N I N G W A L L S A-04

<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Stone	<input type="checkbox"/> Other_____
<input type="checkbox"/> Brick	<input type="checkbox"/> Poured Concrete	<input checked="" type="checkbox"/> None / Not Inspected

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the wall free of significant cracks?			X	
2. Is the wall free of visible settlement?			X	
3. Does the wall have weep holes?			X	

Note: Only those retaining walls that have a direct effect on the condition of the building are inspected. The inspection of retaining walls is general in nature and only those items above are reported. Future settlement and condition of wall is not warranted nor implied by this inspection, report, or verbally. Sea walls and docks are not included in the inspection and should be inspected by a specialist in this field.

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FENCING

A-05

- | | | |
|-------------------------------------|---|--|
| <input type="checkbox"/> Wood | <input type="checkbox"/> Masonry / Brick | <input type="checkbox"/> Other |
| <input type="checkbox"/> Chain Link | <input type="checkbox"/> Masonry / Stucco | <input checked="" type="checkbox"/> None / Not Inspected |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the fence free of signs of deterioration/rot or damage where it is adjacent to house?			X	
2. Does the fence appear to be reasonably plumb?			X	
3. If gates exist, do they function properly?			X	

Note: Fencing is inspected only where it is adjacent to the structure (approximately five feet to either side of the house).

SPRINKLER SYSTEM

A-06

- | | | |
|---|--|---|
| <input type="checkbox"/> Automatic Timers (Manually Tested) | <input type="checkbox"/> Timer Location Garage | <input type="checkbox"/> Number of Zones |
| <input type="checkbox"/> Manual System (Not Inspected) | <input type="checkbox"/> Valve Locations _____ | <input checked="" type="checkbox"/> Not Inspected |

DESCRIPTION	YES	NO	NA	See Note No:
1. Are valves free of obvious signs of leaks?			X	
2. Are all heads in place?			X	
3. Are all heads operational?			X	
4. Is spray directed away from Structure, Fences, etc.?			X	

Note: The inspection of the sprinkler system is limited and includes only the questions of this section.

SOFFIT / FASCIA / EAVES

A-07

- | | | |
|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Wood (fascia - soffit) | <input type="checkbox"/> Aluminum (fascia - soffit) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Open Rafters | <input type="checkbox"/> Vinyl (fascia - soffit) | <input type="checkbox"/> _____ |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the surface free of visible rot/deterioration?	X			
2. Is the surface free of vermin entry?	X			
3. Is the surface free of water stains?	X			
4. Do materials appear to be secure?	X			

GUTTERS & DOWNSPOUTS

A-08

- | | | |
|---------------------------------------|---|--|
| <input type="checkbox"/> Aluminum | Galvanized Metal <input type="checkbox"/> | <input checked="" type="checkbox"/> None / Not Inspected |
| <input type="checkbox"/> Pre-Finished | Painted <input type="checkbox"/> | <input type="checkbox"/> Other _____ |

DESCRIPTION	YES	NO	NA	See Note No:
1. Are the gutters and downspouts firm?			X	
2. Are downspouts attached to the gutters?			X	
3. Do downspouts direct water away from the foundation?			X	

Note: Gutters and downspouts are not inspected for leakage

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S T E P S , P O R C H E S , A N D D E C K S

A-09

Covered Porch

Deck

Railings

Patio

Steps

None / Not Inspected

DESCRIPTION	YES	NO	NA	See Note No:
STEPS & RAILINGS Concrete Wood Tile Metal			X	
1. Are steps free of visible rot/deterioration?			X	
2. Are steps railings free of visible rot/deterioration?			X	
3. If railings exist, do they appear to be firm?			X	
COVERED PORCH Rear Right Side Left Side Front				
<u>Floor</u> - Concrete Wood Pavers <u>Ceiling</u> - Drywall Metal Wood Vinyl				
<u>Type of Structure</u> - Aluminum X Extension of House Wood Screened				
4. Is the porch free of visible signs of settlement?			X	
5. Is the floor surface free of visible rot and/or deterioration?			X	
6. If supported by posts, do they appear to be in good condition?			X	
7. If screened, is screen material generally in satisfactory condition?			X	
8. Is ceiling generally in satisfactory condition?			X	
DECK / PATIO / UNCOVERED PORCH Concrete Wood Tile				
9. Is the surface free of visible deterioration/damage?			X	
10. Are floor joists/beams free of visible rot/deterioration?			X	
11. Do support posts appear well supported and free of rot?			X	
OTHER _____			X	

W I N D O W S - E X T E R I O R

A-10

Metal

Wood

Vinyl

Other

Insulated Glass System

Storm Window System

Single Hung

Sliding

Casement

Awning

Jalousie

DESCRIPTION	YES	NO	NA	See Note No:
1. Are windows free of broken glass?	X			
2. Are screens present at all windows (where necessary) ?	X			
3. Are the frames in satisfactory condition?	X			
4. Are sills in satisfactory condition?	X			
5. Is caulking in satisfactory condition?	X			
6. If windows are thermal pane (insulated), are they sealed?			X	

DOORS - EXTERIOR			A-11
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Other _____	
<input type="checkbox"/> French / Swinging	<input checked="" type="checkbox"/> Sliding	<input type="checkbox"/> Storm Door(s)	

DESCRIPTION	YES	NO	NA	See Note No:
1. Are doors in satisfactory condition?	X			
2. Are frames in satisfactory condition?	X			
3. If doors have glass, is glass in satisfactory condition?	X			
5. Do doors have weatherstripping?	X			
6. If doors have screens, are they free of damage?	X			

EXTERIOR WALLS			A-12
<input type="checkbox"/> Wood Frame	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Other _____	
<input type="checkbox"/> Vinyl Siding			
<input type="checkbox"/> Wood Siding	<input checked="" type="checkbox"/> Stucco	<input type="checkbox"/> Asbestos Siding	
<input type="checkbox"/> Plywood/T-111	<input type="checkbox"/> Brick Veneer	<input type="checkbox"/> Wood Shingle	
<input type="checkbox"/> Hardboard Siding	<input type="checkbox"/> Stone	<input type="checkbox"/> Asphalt Shingle	
<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Artificial Stone	<input type="checkbox"/> Other _____	

DESCRIPTION	YES	NO	NA	See Note No:
SIDING / WOOD TRIM			X	
1. Overall, does the siding/trim appear to be firm?			X	
2. Does the siding/ trim appear to be free of localized rot?			X	
3. Is substrate fully covered by the siding?			X	

Observations are made of exterior wood siding and trim to try and assess the extent of damage (if any) from wood decay and/or termites. It is not within the scope of the inspection to detect *all* damage which would require extensive, and time prohibitive probing. Therefore, sampling by probing is employed at various random areas/locations, at visually suspicious areas of wood, and in areas where probability is higher for damage. The inspection does not guarantee that other areas of damage may exist undiscovered.

DESCRIPTION	YES	NO	NA	See Note No:
BRICK/BLOCK/STONE				
4. Is the surface free of major cracks (hairline cracks excluded)?			X	
5. Is the surface free of abnormal damage?			X	
6. Does the mortar appear to be in satisfactory condition?			X	

DESCRIPTION	YES	NO	NA	See Note No:
STUCCO				
7. Is the surface free of major cracks (hairline cracks excluded)?		X		A-12-01
8. Is the surface free of abnormal damage?	X			
9. Does the stucco appear to be firm?	X			

Shrinkage cracks in masonry joints and stucco surfaces are common and are usually normal and arise from shrinkage and/or minor settlement. This type of crack is not reported by the inspector. However, a settlement crack or other structural crack often begin, in their appearance, as a shrinkage crack and then change over the course of time (short or long period of time). The crack may widen, increase, develop a surface differential on either side of the crack, etc. The inspection does not warrant against shrinkage (hairline) cracks that are the beginning manifestations of settlement/structural cracks. Additionally, stucco thickness is not determined.

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ROOF - EXTERIOR

A-13

Gable Hipped Gambrel Mansard Flat
 Shingle Tile Wood Shake Slate Other _____
 ROOF PITCH Flat Low (1/12 to 2/12) Moderate (3/12 to 5/12) Steep (6/12 +)

*ESTIMATED AGE OF ROOFING: 2 YRS PLUS

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the roofing material generally in satisfactory condition?	X			
2. Is the roofing free of visible deterioration/damage?	X			
3. Do flashings appear to be in satisfactory condition?	X			
4. Are the stackpipes free of obvious problems?	X			
5. Is the roof free of visible leaks?	X			
6. Does the surface appear to be firm?	X			

*Note: The "Estimated Age of Roofing" are approximations only and are not warranted to be accurate. The Client assumes all risk and responsibilities related to the use of this information.

AVERAGE LIFE EXPECTANCIES OF ROOFING

The following information is provided for the convenience of the Client. The information contained herein is believed to be accurate but is not warranted as such. The client assumes all risk and responsibilities related to the use of this information.

	ROOFING TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
	ASPHALT SHINGLES	12-14 Years	Used on nearly 80% of all residential roofs; requires little maintenance. Not recommended for low slope roofs.
X	ASPHALT MULTI-THICKNESS SHINGLES	20-30 Years	Heavier and more durable than regular asphalt shingles. Not recommended for low slope roofs.
	ASPHALT INTERLOCKING SHINGLES	15-25 Years	Especially good in high-wind areas. Not recommended for low slope roofs.
	ASPHALT ROLLS	10 Years	Used on low slope roofs
	BUILT-UP ROOFING	10-20 Years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
	WOOD SHINGLES	10-40 Years	Treat with preservative every 5 years to prevent decay
	CLAY TILES	20+ Years	Durable, fire-resistant, but not watertight, requiring a good subsurface base (which is not visible).
	CEMENT TILES	20+ Years	Durable, fire-resistant, but not watertight, requiring a good subsurface base (which is not visible).
	SLATE SHINGLES	30-100 Years	Extremely durable, but brittle and expensive
	ASBESTOS CEMENT SHINGLES	30-75 Years	Durable, but brittle and difficult to repair
	METAL ROOFING	15-40+ Years	Comes in sheets and shingles; should be well grounded for protection from lightning; certain metals must be painted
	SINGLE PLY MEMBRANE	15-25 Years (manufacturers claim)	New material; has not yet passed the test of time

GARAGE / CARPORT

A-14

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Attached / Enclosed | <input type="checkbox"/> Attached / Open | <input type="checkbox"/> None / Not Inspected |
| <input type="checkbox"/> Car Port | <input type="checkbox"/> | <input type="checkbox"/> |

DESCRIPTION	YES	NO	NA	See Note No:
WALL & CEILING FINISHES				
1. Are the walls in satisfactory condition?	X			
2. Is the ceiling in satisfactory condition?	X			

FLOOR

3. If attached, is the floor of the garage lower than the house?	X			
4. Is the floor free of major cracks (normal shrinkage cracks not reported) ?	X			

GARAGE DOOR 16' Overhead Door 8' Overhead Door Other

<input checked="" type="checkbox"/> Aluminum / Uninsulated	<input type="checkbox"/> Aluminum / Insulated	<input type="checkbox"/> Steel / Insulated
<input type="checkbox"/> Wood	<input type="checkbox"/> Fiberglass / Uninsulated	<input type="checkbox"/> Hurricane Approved

5. Is the Garage Door(s) in satisfactory condition?	X			
6. Does the Door have weatherstripping at the base of door?	X			
7. Does the Door have an Automatic Opener and does it operate?	X			

8. Does the Auto Reverse (safety) work? Light Beam Pressure Sensitive* None X

Note: Pressure sensitive reversing action is not tested for operation as this may damage the door opener.

SWIMMING POOL & SPA / SCREEN ENCLOSURES A-15

- | | | |
|--|---|--|
| <input type="checkbox"/> In-ground | <input type="checkbox"/> Above-ground | <input checked="" type="checkbox"/> None / Not Inspected |
| <input type="checkbox"/> Yes <input type="checkbox"/> No Screen Enclosure | <input type="checkbox"/> Yes <input type="checkbox"/> No Fence Enclosure | <input type="checkbox"/> Spa |

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the pool pump working and free of obvious leakage?			X	
2. Is the pool filter free of obvious leakage?			X	
3. Is the pool surface in generally good condition?			X	
4. Is deck topping in generally good condition?			X	
5. If there is a pool/spa heater, is it operational? Electric <input type="checkbox"/> Gas <input type="checkbox"/>			X	
6. If an underwater pool light exists, does it operate?			X	
7. Are screen enclosure panels secured?			X	
8. Are screen enclosure panels in satisfactory condition (minor holes & tears excluded)?			X	
9. Are screen doors in satisfactory condition?			X	

Note: Swimming pools and spas are inspected for their general operation only and the scope of the inspection includes only those questions indicated in this section. It is recommended that a pool specialist inspect the pool or spa if the Client has any concerns as to its condition and operation. Solar pool heating equipment is not included in this inspection and should be inspected by a solar heating specialist. Pools without a barrier such as fence or screen enclosure are a liability.

Accurate Property Inspections of South Florida, Inc

PLUMBING - EXTERIOR

A-16

- Public Water Supply Private Well Supply Irrigation Pump
 Public Sewer System Septic Tank Sewer System Other _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Are hose bibbs operational and firmly secured to structure?	X			
2. Are hose bibbs free of obvious leaks?	X			
3. Is there a main water shut-off valve?	X			
4. If septic tank system, is it free of strong odors in tank area?			X	
5. Is the septic tank area free of standing water?			X	
6. If there is a well and/or pump, does it (they) work?			X	

Items not included are wells, septic systems (other than the questions noted), water testing, underground and concealed plumbing and electric lines, water softeners, solar systems. Water from wells should be tested by a specialist prior to use.

ELECTRICAL - EXTERIOR

A-17

- Overhead Service Underground Service Other _____
 Exterior Outlets Other Exterior Electrical _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Is entrance conduit free of obvious damage?	X			
2. If service is overhead type, is there a drip loop?	X			
3. If service is overhead type, does the mast appear stable?	X			
4. If service is overhead type, are wires free of obstructions?	X			
5. Do visible entrance wires appear undamaged?	X			
6. Is there a main disconnect switch at the exterior?	X			
7. Is there a grounding rod visible (often buried beneath sod or mulch)?	X			
8. Are exterior outlets operational & free of obvious damage?	X			
9. Do exterior outlets have GFI devices	X			
10. Do exterior outlets have weatherproof covers?	X			
11. Are exterior light fixtures operational (fixtures controlled by photocell excluded)?		X		F-01-01
12. Do exterior light fixtures appear to be in acceptable condition?		X		F-01-01

LANDSCAPING

A-18

- Grass Trees Shrubs
 Flower/Planting Beds Elevated Planting Beds Other _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Are shrubs & plantings away from the exterior surface of the house?	X			
2. Are trees away from the roof such that they do not come into contact with its surface?	X			

Accurate Property Inspections of South Florida, Inc

STRUCTURAL - FOUNDATION

B-01

- Concrete Block Poured Concrete Footings Other _____
 Crawl Space w/ Piers Other _____ Other _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Are visible foundation walls free of cracks (minor hairline cracks excluded)?	X			
2. Are visible foundation walls straight?	X			
3. If crawl space, was it accessible to the inspector?			X	
4. If crawl space, is there a vapor barrier?			X	
5. If crawl space, is there ventilation?			X	
6. Does the crawl space have a sump pump, and does it work?			X	

STRUCTURAL - FIRST FLOOR

B-02

- Slab-On-Grade Wood Joists w/ Crawl Space Other _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the floor free of obvious sagging or sloping?	X			
2. Does the floor feel firm?	X			
3. If crawl space, is the floor structure free of visible signs of water damage?	X			

STRUCTURAL - SECOND FLOOR

B-03

- Wood Joists Poured Concrete Not Applicable

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the floor free of obvious sagging or sloping?			X	
2. Does the floor feel firm?			X	
3. Is the floor free of obvious signs of deterioration/damage where it is visible?			X	

STRUCTURAL - CEILING

B-04

- Wood Trusses No Attic Space Attic above w/ limited storage
 Wood Joists Attic Above w/ no Storage Attic above w/ Finished Space

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the ceiling free of obvious sagging or sloping?	X			
2. Are visible ceiling joists free of signs of water penetration	X			
3. Are finished ceilings free of visible water stains?	X			

S T R U C T U R A L - R O O F S T R U C T U R E

B-05

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Pre-Engineered Trusses | <input type="checkbox"/> Stick Frame | <input checked="" type="checkbox"/> Wood Sheathing |
| <input checked="" type="checkbox"/> Insulated | <input checked="" type="checkbox"/> Ventilated | <input type="checkbox"/> Skylights |
| <input checked="" type="checkbox"/> Sloped / Pitched Roof | <input type="checkbox"/> Flat Roof | <input type="checkbox"/> Other _____ |

DESCRIPTION	YE	NO	NA	See Note No:
1. Was the attic space accessible to the inspector?	X			
2. Are roof framing members free of visible water penetration?	X			
3. Are roof framing members free of obvious sagging?	X			
4. Is roof sheathing free of visible signs of water penetration?	X			
5. Is roof sheathing free of obvious sagging.	X			
6. Is the attic space insulated?	X			
7. Is insulation uniform and provide coverage throughout?	X			
8. Is the attic space ventilated? <input type="checkbox"/> Gable Vents <input type="checkbox"/> Roof Vents <input type="checkbox"/> Ridge Vents <input type="checkbox"/> Power Vents			X	
9. If electric power vents exist, are they operational?			X	
10. If skylights exist, do they appear to be in good condition?			X	
11. Are other roof penetrations free of visible signs of water penetration?	X			

Observations are made to reveal roof leakage. However, this inspection does not guarantee against roof leakage. Conditions concealed underneath attic insulation and in smaller attic areas are excluded. During warm weather attic spaces can become very hot. The inspector will use his personal judgement as to whether the attic is too hot to safely traverse. Additionally, hot attic spaces limit the amount of time the inspector can spend making observations in these areas. The Client is advised that hot attic spaces impose observation restrictions on the inspector and his ability to detect all possible defects or damage.

S T R U C T U R A L - I N T E R I O R W A L L S

B-06

- | | | |
|-------------------------------------|---|---|
| <input type="checkbox"/> Wood Frame | <input type="checkbox"/> Concrete Block | <input checked="" type="checkbox"/> Metal |
|-------------------------------------|---|---|

DESCRIPTION	YES	NO	NA	See Note No:
1. Are interior walls free of unusual bows, and moisture intrusions?	X			
2. Are interior walls free of separation cracks where they intersect the ceiling?	X			
3. Are interior walls plumb?	X			
4. Do doorway openings appear to be plumb and level?	X			

General Note:

This inspection does not include disassembly of any item or portion of building nor performing any procedure which may damage the property. A crawlspace with less than 36" clearance or where other dangerous or adverse conditions exist is not traversed or checked. Items below grade are not inspected nor included. Engineering, soils testing, presence of hazardous substances, presence of wood destroying organisms or pests, and governmental codes compliance are excluded.

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S T R U C T U R A L - M I S C E L L A N E O U S

B-07

- | | | |
|---|--------------------------------------|---|
| <input type="checkbox"/> Stairway | <input type="checkbox"/> Fireplace | <input type="checkbox"/> 2nd Floor Guardrails |
| <input type="checkbox"/> Interior Columns | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |

DESCRIPTION

YES NO NA See Note No:

Stairway None One Two Three

1. Do the stairs feel solid under foot (do not bounce/squeak)?

2. Are risers generally uniform?

3. Are treads generally uniform?

4. Does each stairway have a handrail?

5. Are stair handrails firm?

Fireplace None One Two Three
 Masonry Prefabricated Other

6. Does the damper fit tight and operate easily?

7. Are firebrick firm?

8. Does grout in firebox appear to be in satisfactory condition?

9. If exterior of fireplace is brick, stone, tile, does it appear to be in satisfactory condition?

10. Is the hearth generally in satisfactory condition?

11. Is the mantle generally in satisfactory condition?

12. If a lintel exists, is it free of sagging?

13. Does fireplace have a gas log starter?

14. Does gas log starter operate?

15. Is chimney coping/cap in satisfactory condition?

16. Does fireplace have an electric recirculating fan?

Note: Fireplace flues and chimneys should be cleaned and inspected periodically by a chimney specialist. This inspection does not include lighting a fire in the fireplace to check for proper operation. It is recommended that the flue be inspected and cleaned by a chimney specialist prior to use.

Second Floor/Balcony Guardrails

18. Are guardrails firm?

19. Are guardrails generally in satisfactory condition?

Accurate Property Inspections of South Florida, Inc

INTERIOR - DOORS & WINDOWS

C-01

DESCRIPTION	YES	NO	NA	See Note No:
1. Do interior doors and hardware operate properly?	X			
2. Are doors generally in satisfactory condition?	X			
3. Is door hardware generally in satisfactory condition?	X			
4. Is door trim in satisfactory condition?	X			
5. Do windows operate?	X			
6. Are windows generally in satisfactory condition?	X			
7. Do window locks operate satisfactory?	X			
8. Is window trim in satisfactory condition?	X			

At least one window per room is checked if it is accessible. Each room should have at least one window or exterior door that is operational to provide a means for emergency exit directly to the exterior. Refer to "Exterior", sections 13 & 14, for more information about windows and doors. See also "Exterior", section 15, for information about garage overhead door(s).

INTERIOR - KITCHEN / BATH / OTHER CASEWORK

C-02

Kitchen Cabinets

- Wood
- Plastic Laminate
- Other _____

Countertops

- Plastic Laminate
- Tile / Corian / Synthetic Marble
- Other__GRANTE_____

Bathroom Cabinets

- Wood
- Plastic Laminate
- Other _____

Countertops

- Plastic Laminate
- Tile / Corian / Synthetic Marble
- Other__GRANTE_____

Other Built-In Casework

- Wood
- Plastic Laminate
- Other _____

Top

- Plastic Laminate
- Wood
- Other _____

DESCRIPTION	YES	NO	NA	See Note No:
1. Are Kitchen cabinets in satisfactory condition?	X			
2. Are Kitchen countertops in satisfactory condition?	X			
3. Are Bathroom cabinets in satisfactory condition?	X			
4. Are Bathroom countertops in satisfactory condition?	X			
5. Is Other "Built-In" casework in satisfactory condition?			X	

Kitchen and Bathroom cabinets are inspected for basic function, operation, and major deficiencies. Normal wear and tear and minor "cosmetic" flaws are not included in the scope of this inspection. For water leakage and related damage to bottom of base cabinet, refer to "Part D - Plumbing" of this report.

Accurate Property Inspections of South Florida, Inc

PLUMBING - INTERIOR

D-01

Water Supply Lines		Drain / Waste Lines		Water Heater	
<input checked="" type="checkbox"/>	Copper (where visible)	<input checked="" type="checkbox"/>	Plastic	<input checked="" type="checkbox"/>	Electric
<input type="checkbox"/>	Galvanized Metal (where visible)	<input type="checkbox"/>	Cast Iron	<input type="checkbox"/>	Gas
<input type="checkbox"/>	Polybutylene Plastic	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	Oil
<input type="checkbox"/>	CPVC	<input type="checkbox"/>	Not Visible		

DESCRIPTION (Main Residence)	YES	NO	NA	See Note No:
1. Are exposed pipes free of visible signs of leakage and/or deterioration?	X			
2. Does water heater work and appear to be in satisfactory condition ?	X			
3. Hot water temperature at kitchen sink: _____ 118 _____ °F 110°F minimum required to kill microbes. 130-140°F maximum to prevent scalding.	X			
4. Are faucets in satisfactory condition and free of leaks?	X			
5. Are areas under sinks free of signs of leaks or water damage?	X			
6. Are sinks in satisfactory condition?	X			
7. Are commodes in satisfactory condition and operate properly?		X		
8. Are tubs and shower units in satisfactory condition?	X			
9. Do tubs, showers, sinks, and commodes drain properly?	X			
10. Do tubs have whirlpool operation?	X			
11. Does whirlpool operate?	X			
12. Do all plumbing fixtures have a shut-off valve?	X			
13. Does kitchen sink have a vegetable sprayer?	X			
14. Does vegetable sprayer operate properly?	X			

xItems excluded are wells, water testing, items concealed in walls and underground lines, septic systems, water softeners, solar systems, hot tubs. Leakage is checked throughout the house where accessible. However, a guarantee against leakage is not provided. Pressure relief valves are not manually tested as this may permanently damage the valve. A certain amount of damage is expected at the bottom of the cabinet beneath Kitchen and Bathroom sinks as a result of prior water leakage. If the inspector finds that the bottom of the cabinet is not abnormally deteriorated and/or if this area of the cabinet remains in functional condition,

Water Heater		
Capacity	50 GALS	Manufactures Date: 2006
Manufactured by:	<u>AMERICAN</u>	Model # <u>E6250H045D</u> Serial # <u>0637138293</u>
Location:	GARAGE	

Accurate Property Inspections of South Florida, Inc

HEATING & AIR CONDITIONING

E-01

Heating

Central Forced Air (electric / gas)

Heat Pump

Baseboard

Other _____

Air Conditioning

Central Forced Air

Heat Pump

Room AC

Other _____

Fuel Type

Electric

Gas

Oil

Capacity: _____ gallons

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the thermostat operational?	X			
2. Do all living spaces have supply vents?	X			
3. Are supply vents adjustable?	X			
4. Is the air conditioner mode operating?	X			
5. Is air flow detected at all supply vents?	X			
6. Does the air feel adequately cool in the cooling mode? Temperature differential ___18___ (14-22 is normal range).	X			
7. Is the heat mode operating? NOTE: emergency electrical back-up strips are not inspected/tested	X			
8. Does the air feel adequately warm in the heating mode?	X			
9. Is return air provided and equipped with a filtering device?	X			
10. Is the blower fan free of excessive noise or vibration?	X			
11. Does the condensate pan provide drainage and is it clean (if visible)?	X			
12. Is exposed ductwork in attic insulated?	X			
13. Is the condensing unit free of excessive noise/vibration?	X			
14. Is there a clear area around the condensing unit (12-16")?	X			
15. Do bathroom exhaust fans operate normally?	X			

The inspection of air conditioning and heating equipment is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Refrigerant levels/leaks are not tested. Any system requiring ignition of an open flame is not operated or tested. Adequacy of systems design is excluded from this report.

Air Handler #1

Manufactured by : RHEEM
Model Number: RHSAHM4221JA
Mfd. Date: 2006

Air Handler #2

Manufactured by:
Model Number:
Mfd. Date:

Condensing #1

Manufactured By : RHEEM
Model Number: RPNE042JAZ
Mfd. Date: 2006

Condensing #2

Manufactured by:
Model Number:
Mfd. Date:

The average life expectancy of A/C and Heating equipment is approximately 10-15 years.

ELECTRICAL - INTERIOR

F-01

Service Entrance

Distribution Panel

Branch Wiring Type

- Three wire 240V
- Two wire 120V

- Circuit Breaker Panel
- Fused Panel

- Copper
- Aluminum (solid)
- Aluminum (multistrand)
- Other

DESCRIPTION	YES	NO	NA	See Note No:
1. Do all breakers operate (turn off and on)?	X			
2. Do breakers / fuses feel cool to the touch?	X			
3. Is distribution panel in an accessible location?	X			
4. Is distribution panel secured to structure?	X			
5. Is distribution panel in satisfactory condition?	X			
6. Are breaker slot covers present?	X			
7. Is there a main disconnect switch or breaker?	X			
8. Are outlets operational?	X			
9. Are outlets three hole type?	X			
10. Are there any ground fault circuit interrupters, (GFCI)? (see below for more information)	X			
11. Are all switch and outlet covers present (where visible)?	X			
12. Are switches operational?	X			
13. Are permanently mounted light fixtures operational?	X			
14. Are these light fixtures free of obvious damage?	X			

The inspection of electrical items is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Adequacy of system design is excluded from this report. Telephone and television wiring and outlets, security systems, smoke detectors, carbon monoxide detectors, central vacuum systems, intercoms, timing devices, and low voltage items are excluded. Receptacles, switches, and light fixtures are randomly checked. Ceiling fan and light fixture mountings are not inspected.

SMOKE DETECTORS: generally speaking, it is recommended that a smoke detector be located inside of each Bedroom and one outside of Bedrooms. The Buyer is strongly encouraged to check smoke detector locations and operation and can contact the local fire department for more information. Inspection of smoke detector locations and operation are not included in this home inspection.

G.F.C.I DEVICES
(Ground Fault Circuit Interrupters)

GFCI's are devices that greatly enhance shock protection at outlet locations and are required by code in newer homes. Older homes constructed before the newer code may not have these devices and it is not required by code that older homes be upgraded to provide these devices. However, our company recommends that if your home does not have GFCI devices, that you consider having this protection installed at all outlets within 6 feet of a water source such as kitchens, bathrooms, laundry rooms. GFCI's are also recommended at garages and all exterior outlets.

Your home has: GFCI's at all recommended locations No GFCI protection
 Limited GFCI protection. **2007 CODE**



Maintaining your Home!

HOME CARE SUGGESTIONS

NOW	PERIODICALLY	SPRING	FALL	YEARLY	MAINTENANCE ITEM
					GRADING / DRAINAGE
				✓	Check soils at perimeter of foundations for positive drainage away from house.
				✓	Check for soil erosion at downspout locations and below roof valleys.
					DRIVEWAYS / SIDEWALKS / PATIO SLABS
				✓	Check for settlement cracks, heaving, and surface deterioration. Caulk/patch as needed.
					RETAINING WALLS
				✓	Check for tilting and settlement cracks.
					FENCING
				✓	Check masonry fencing for tilting and settlement cracks. Check for decay at wood fences. Periodically lubricate and adjust hardware and level/plumb.
					SPRINKLER SYSTEM
	✓				Check and adjust heads to assure that water is not spraying against the house or related equipment. Check valves for leakage. Check timer back-up battery and clock setting.
					SOFFIT / FASCIA / EAVES
				✓	Check for decay, insect/rodent access locations, staining on soffit (indicating possible roof leakage). Check for damaged soffit vent screen and at gable vents.
					GUTTERS & DOWNSPOUTS
		✓	✓		Clean-out gutters and downspouts. Check slope at gutters. Check for leakage.
					DOORS AND WINDOWS
				✓	Check for decay and insect damage at door jambs, door edges, and window trim. Check for window trim for decay. Seal any cracks in window sills and check caulking.
	✓				Check operation of windows making sure that one window per bedroom is operational.
	✓				Lubricate overhead Garage door, track, and opener (rail, guide, chain, etc).
	✓				Check operation of auto-reverse safety device on garage door openers.
					EXTERIOR WALLS
		✓			Check siding and trim for damage, looseness, warping and decay. Caulk siding where nail heads have penetrated surface and at joints where caulking has pulled loose.
		✓			Check exterior masonry walls for cracks, looseness, missing or broken mortar.
	✓				Check stucco for cracks. Caulk to prevent water penetration.
		✓			Check painted surface for paint flaking or paint failure.

HOME CARE SUGGESTIONS

	NOW	PERIODICALLY	SPRING	FALL	YEARLY	
						MAINTENANCE ITEM
						ROOFING
					✓	Check for damaged, loose or missing shingles, blisters.
					✓	Check flashings around roof stacks, vents, skylights, chimneys, etc. as sources of leakage.
						Do not close-off roofing vents. The attic space needs to ventilate year round.
					✓	Check roof sheathing water stains, mildew/mold growth, dampness, etc. Give particular attention to areas where roof surface is penetrated and at overhang edges.
					✓	Thoroughly check for water stains on ceilings (which can often be difficult to see).
						PLUMBING
	✓					Inspect faucets, hose bibbs and shut-off valves, under sinks for leakage and operation.
					✓	If you have well water, test water for bacterial contamination at least once per year.
					✓	Check operation of main water shut-off valve which can become stuck in the open position.
✓						Have septic tank cleaned and inspected every 2-3 years.
✓						Familiarize yourself with the location of the main water shut-off valve.
						HEATING AND AIR CONDITIONING
✓						Change or clean return air filters monthly.
			✓	✓		Clean outside cooling equipment. Trim vegetation away from equipment (disconnect power).
✓						Check condensate drain line monthly to be sure that the line is free of obstructions.
✓						Air conditioning / heating equipment should be serviced/inspected twice per year.
	✓					Have coils cleaned every 3-4 years.
						ELECTRICAL
✓						Make sure breakers are labeled. Don't assume old labeling to be correct.
	✓					Test trip/reset buttons at ground fault circuit interrupters (G.F.C.I.) monthly.
	✓					Check exposed electrical wiring for wear or damage (do not touch ... call electrician).
						If breakers trip frequently, contact a licensed electrician.
✓						Familiarize yourself with the location of the electrical main disconnect/breaker.
						LANDSCAPING
			✓			Trim tree branches from making contact with roof surface and building surfaces.
						Cut back and trim shrubbery away from walls to allow ventilation.
						OTHER
						Visit the Michigan State University website for home maintenance. This is a great resource for home care and how-to information. Website = http://www.msue.msu.edu/msue/imp/mod02/

The Maintaining Your Home list of suggested home care items is not intended to be complete and is provided as a helpful guide. The use of this form is at the sole discretion of the user (Home Owner / Home Buyer) and is not warranted in any way by the home inspector or home inspection company or employees of home inspection company and shall be held harmless in any incident arising from the use of this form and the information contained herein.