



P.O. Box 150974 Cape Coral, FL 33915 (239) 995-3622

BUILDING ANALYSIS REPORT

Name : Mr. & Mrs. Large Home Buyer
 Address : 1234 1st
 City : Cape Coral
 State, Zip : FL 12345

Property Location
<u>123568 W 9th</u>
<u>Cape Coral</u>
<u>FL</u>

This is our report of a **VISUAL** inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the **PRE-INSPECTION AGREEMENT**, which is a part of this report and incorporated herein. Please read the **REMARKS** printed on each page and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

Date of inspection _____ Weather conditions Cloudy Outside temperature 70

PRE-INSPECTION AGREEMENT

Vision Technology, Inc. agrees to conduct an inspection for the purpose of alerting the customer to **major visual deficiencies** in the condition of the property. The inspection and report are performed and prepared for the sole and confidential and exclusive use and possession of the customer and Vision Technology, Inc. . The written report will include the following only:

- | | |
|--|--|
| structural condition | heating and cooling system |
| plumbing system | electrical system |
| kitchen & appliances | general interior (windows, ceilings, walls, doors) |
| attic, ventilation, insulation | Garage |
| general exterior (walls, doors, gutters) | grounds,sprinklers, seawalls, docks |
| roof system | pool equipment |

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Maintenance and other items may be discussed, but they are not part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, mold (unless noted), asbestos, formaldehyde, and toxic or flammable chemicals. Also excluded are inspections of and report on swimming pool structures, pool heating systems, plumbing shut off valves, timers of any type, wells, septic tanks, security systems and the presence of rodents, termites and other insects.

The parties agree that the Vision Technology, Inc., and its employees and agents, assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. **The inspection and report are not intended or to be used as a guarantee or warranty**, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. The cost of the inspection is agreed to be the maximum liability Vision Technology, Inc. will incur.

The parties acknowledge and understand that this Agreement will be entered into in duplicate originals to allow each party to retain an original. Further, to enable full execution of this Agreement to expedite the contracted-for inspection services, the parties also acknowledge and agree that each party may sign a facsimile copy of that executed page returned by facsimile to the other party will constitute and have the same effect as an "original" so as to fully bind that party as if the party had signed and returned a true original signature page to the other party. Finally, so long as each party to the Agreement executes the Agreement, the parties expressly agree that each party may countersign the Agreement, or a facsimile copy of the other party's signature page, such that each party's signature may be the sole "original" signature on a particular signature page although the parties agree that collectively all such executed signature pages, whether in original of facsimile form, will serve as a fully executed Agreement and legally binding contract.

Home Inspection Fee \$ _____ Home Inspection Number: 0702131
 Mold Testing Requested & Completed YES NO Fee \$ _____ Mold Inspection Number: _____

Inspected By

Customer signature, customer attended inspection: YES

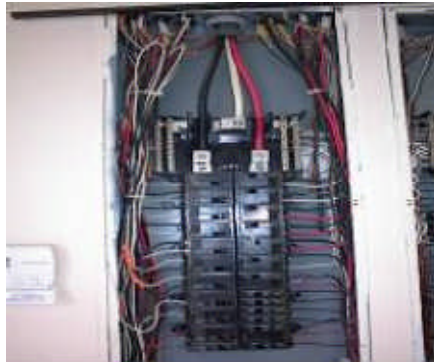


Photo # 1

Photo # 2 Left Panel

Photo # 3 Right Panel



Photo # 4 Auto Transfer Switch

Photo # 5 Clothes dryer

Photo # 6 AC condensor # 1



Photo # 7 AHU heat # 1

Photo # 8 AC condensor # 4

Photo # 9 AHU heat # 4

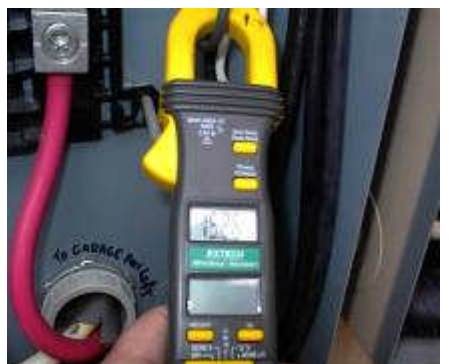


Photo # 10 AC condensor # 2

Photo # 11 AC condensor # 6

Photo # 12 AHU heat # 6



Photo # 13 AC condensor # 5



Photo # 14 AHU heat # 3



Photo # 15 AC condensor # 3



Photo # 16 Wine Cooler rm temp



Photo # 17 Cooling temp # 1



Photo # 18 Cooling temp # 2



Photo # 19 Cooling temp # 6



Photo # 20 Cooling temp # 4



Photo # 21 Cooling temp # 3



Photo # 22 Return air temp # 5



Photo # 23 Cooling temp # 5



Photo # 24 Not Used



Photo # 25



Photo # 26



Photo # 27



Photo # 28



Photo # 29



Photo # 30 AHU # 6



Photo # 31 A C condensers



Photo # 32 Pool Eq.



Photo # 33 Propane Tanks



Photo # 34 Electrical Service



Photo # 35 Main Disconnect



Photo # 36 Pool Sub Panel



Photo # 37 Generator

Photo # 38 Inside Gen.

Photo # 39 Inside Gen.



Photo # 40 Electrical Pnl @ meter

Photo # 41 Elev. Eq.

Photo # 42

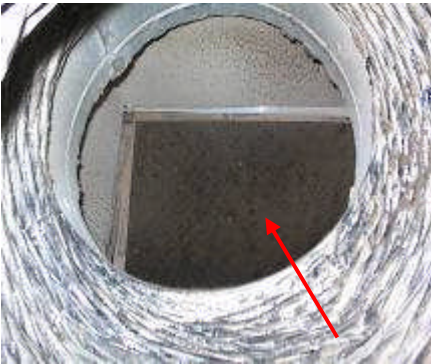


Photo # 43 Return air # 1

Photo # 44 Return air # 1

Photo # 45 Plumbing Water lines

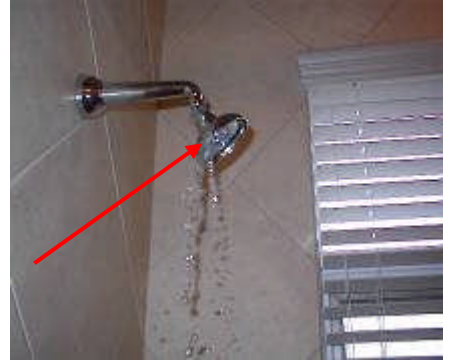


Photo # 46 Air handler # 1 attic

Photo # 47 Garage side door

Photo # 48 2nd fl SW bath



Photo # 49 2nd fl west sitting area



Photo # 50 2nd fl game rm SGD



Photo # 51 1st fl roof line SE



Photo # 52 1st fl roof line SW



Photo # 53 Wood beams 2nd fl East



Photo # 54 Wood beams 2nd fl East



Photo # 55 Wood beams 2nd fl west



Photo # 56



Photo # 57 Master bath bidet



Photo # 58 Master bath spa tub



Photo # 59 Front entry door



Photo # 60 Pool bath hall door



Photo # 62 Kitchen sink	Photo # 63	Photo #
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Photo #	Photo #	Photo #
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Photo #	Photo #	Photo #
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Photo #	Photo #	Photo #
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STRUCTURAL

Type of Building Single Duplex Condo Townhouse
 Other _____

Type of Structure Wood Frame Masonry Other _____

Type of Roof Gable Roof Hip Flat Shed Gambrel
 Other _____

Structure Referenced To Facing North

Foundation Wall: Poured Concrete Block
 Brick and Block Concrete Piers
 Other _____

Floor Framing: Concrete Slab 2nd Floor - Pre Cast Concrete

Roof Framing: Truss System

Structurally Signs of structural defects None visible
 Some minor structural defects visible
 Some moderate structural defects visible
 Some major structural defects visible

Crawl Space

Readily accessible Not readily accessible

Conditions observed Method _____
 Conditions not observed

Floor: Concrete Dirt Other _____

Clearance below joists: Ample Inadequate

Dampness: Some signs Extensive None noted

Crawl Space Has: Vapor barrier Insulation Ventilation

Satisfactory
 N/A
 See Notes **

HEATING AND COOLING SYSTEM

Cooling System Type: *Central Air* *Electric Compressor*

Unit Age: 4 years Capacity: 1 1/2 Ton Satisfactory
1 Master bed Tested Not Tested N/A
Temperature: In 71.9 Out 54.6 = 17.3 Degree Drop See Notes *

** A/C filter, unit #1 for Master bedroom, is disposable & completely blocked with dirt & dirt build up noted in air return in Master closet. (filter changed during inspection) See Photo 43 & 44*

** Note; the main Five AC systems are 12 Seer American Standard type systems (top quality units) FYI*

** AC compressor was drawing 5.78 AMPS, normal. See Photo 6 (FYI)*
 Cooling system appears to be in working condition

Heating System Type: *Electric* *Forced Air*

Unit Age: 4 years Capacity: 5 KW Satisfactory
1 Master bed Air Handler Location: Master Closet Scuttlehole N/A
Temperature: In 76 Out 96 = 20 Degree Rise See Notes *

** Heating system was drawing 21.2 AMPS, normal. See Photo 7 (FYI)*
 Heating system appears to be in working condition

Cooling System Type: *Central Air* *Electric Compressor*

Unit Age: 4 years Capacity: 2 1/2 Ton Satisfactory
2 kitchen Tested Not Tested N/A
Temperature: In 74.9 Out 56.4 = 18.5 Degree Drop See Notes *

** A/C Unit #2 is kitchen / family room*

** AC compressor was drawing 5.7 AMPS, normal. See Photo 1 (FYI)*
 Cooling system appears to be in working condition

Heating System Type: *Electric* *Forced Air*

Unit Age: 4 years Capacity: 8 KW Satisfactory
2-kitchen Air Handler Location: Laundry Ceiling Area N/A
Temperature: In 75 Out 75 = 0 Degree Rise See Notes *

** Unable to get the 8kw heating system to engage & operate at time of inspection. Only air handler would engage & run when unit #2 was put into its heating cycle. Unable to determine operation of 2nd thermostat in 1st floor Guest bedroom, no visible damper found in ductwork. Unknown purpose for thermostat, this room appears to be operating off of air conditioning system #2. Possible sequencer problem with heat strips. Unit had no amperage draw on heat during testing.*

Heating system appears to be in working condition

Air Distribution Ductwork air flow Radiators Satisfactory
 Convertors Ducts not visible N/A
 See Notes *

Filter Washable Disposable Electronic Satisfactory
 Should be cleaned or replaced N/A
** All filters are ready for replacement. Some filters were replaced during inspection.* See Notes *

Ceiling Fans All fans working properly Satisfactory
 N/A
 See Notes *

HEATING AND COOLING SYSTEM

Cooling System Type: *Central Air* *Electric Compressor*

Unit Age: 4 years Capacity: 2 Ton Satisfactory
3-2nd Fl E Tested Not Tested N/A
Temperature: In 72 Out 70 = 2 Degree Drop See Notes *

* *Unit # 3 2nd floor East*

* *A/C unit #3, is not cooling up to normal industry standards at time of inspection. Unit had only a 2 degree drop in temperature. Unit should have at least a 15 degree drop across the cooling coils. See Photo 3 (supply air temp) Customer should have fully inspected by a licensed A/C contractor.*

* *AC compressor was drawing 7.5 AMPS. See Photo 10 (FYI)*

Cooling system appears to be in working condition

Heating System Type: *Electric* *Forced Air*

Unit Age: 4 years Capacity: 5 KW Satisfactory
3-2nd Fl E Air Handler Location: 2nd Floor Attic N/A
Temperature: In 72 Out 92 = 20 Degree Rise See Notes *

* *Heating system was drawing 20.8 AMPS, normal. See Photo 14 (FYI)*

Heating system appears to be in working condition

Cooling System Type: *Central Air* *Electric Compressor*

Unit Age: 4 years Capacity: 4 Ton Satisfactory
#4 center Tested Not Tested N/A
Temperature: In 71.8 Out 51.6 = 20.2 Degree Drop See Notes *

* *Unit #4 is center A/C - 1st floor.*

* *AC compressor was drawing 11.6 AMPS, normal. See Photo 8 (FYI)*

Cooling system appears to be in working condition

Heating System Type: *Electric* *Forced Air*

Unit Age: 4 years Capacity: 8 KW Satisfactory
4 Air Handler Location: 2nd Floor West Attic Area N/A
Temperature: In 73 Out 95 = 22 Degree Rise See Notes *

* *Heating system was drawing 34.8 AMPS, normal. See Photo 9 (FYI)*

Heating system appears to be in working condition

Air Distribution Ductwork air flow Radiators Satisfactory
 Convertors Ducts not visible N/A
 See Notes *

Filter Washable Disposable Electronic Satisfactory
 Should be cleaned or replaced N/A
* *All filters are ready for replacement. Some filters were replaced during inspection.* See Notes *

HEATING AND COOLING SYSTEM

Cooling System Type: *Central Air* *Electric Compressor*

Unit Age: 4 years Capacity: 1 1/2 Ton Satisfactory
 5-2nd Fl W Tested Not Tested N/A
 Temperature: In 72 Out 61 = 11 Degree Drop See Notes *

** Unit # 5 is 2nd floor West*
** Unit should have at least a 15 degree drop in temperature across the cooling coils. Temperatures were taken at several locations & 11 degrees was the best temperature drop found. Appears that this unit may be in need of service. Customer should have unit fully inspected by a licensed A/C contractor. See Photo 22 return temp and photo 23 Supply temp.*
** AC compressor was drawing 4.1 AMPS. See Photo 13 (FYI)*
 Cooling system appears to be in working condition

Heating System Type: *Electric* *Forced Air*

Unit Age: 4 years Capacity: 5 KW Satisfactory
 5-2nd Fl W Air Handler Location: 2nd Floor West Attic Area N/A
 Temperature: In 72 Out 72 = 0 Degree Rise See Notes *

** Air flow thru air handler #5 appears to be irratic. Air flow sounds as if its surging thru the air supply duct system. Customer should have unit inspected by a licensed AC contractor.*
** Unable to get the heating system to operate at all at time of inspection. Thermostat was set to heat and blower nor heat strips would operate. Air handler had no amperage draw and no air movement. possible control problem at thermostat.*
 Heating system appears to be in working condition

Cooling System Type: *Central Air* *Electric Compressor*

Unit Age: 1 year Capacity: 3 Ton Satisfactory
 6-Garage Tested Not Tested N/A
 Temperature: In 66.9 Out 47.8 = 19.1 Degree Drop See Notes *

** AC compressor was drawing 10.9 AMPS, normal. See Photo 11 (FYI)*
 Cooling system appears to be in working condition

Heating System Type: *Electric* *Forced Air*

Unit Age: 1 year Capacity: 10 KW Satisfactory
 6-Garage Air Handler Location: Garage Attic N/A
 Temperature: In 68 Out 78 = 10 Degree Rise See Notes *

** Unit is labeled as a 10kw air handler, however appears that only a small part of the heat strips are engaging & operating at time of inspection. Unit during heating operation was only drawing 15.2 amps (See Photo 6) & should draw approx. 42amps during normal 10kw heat operation. Appears that not all the heat strips are engaged or may not be connected in air handler due to unit being operated in garage.*
** The A/C compressor gas line chase next to the electrical meter is not properly foam filled & sealed to prevent rodents from entering into the attic. See Photo 42*
 Heating system appears to be in working condition

Air Distribution Ductwork air flow Radiators Satisfactory
 Convertors Ducts not visible N/A
 See Notes *

Filter Washable Disposable Electronic Satisfactory
 Should be cleaned or replaced N/A
** All filters are ready for replacement. * Filter in garage pulled up into air return.* See Notes *

PLUMBING SYSTEM

Water Service Type of service: Public Water System Satisfactory
 Type of pipe: Plastic Main shut off operated properly: Yes No See Notes *
 Water Press. 68 Lbs. Movement noted in water meter when all fixtures off Yes No

** Main water shut-off valve is located on the East side of the house. (FYI)*

Interior Pipes & Additional Fixtures Type of pipes: Plastic Satisfactory
 ** The kitchen sink has lost its seal & bond to the underside of the granite countertop. See Photo 62* See Notes *
 ** House is piped in red & blue polybutylene type plastic. See Photo 45 (FYI)*

Hose Bibbs Operating Not Operating Not Tested Satisfactory
 N/A
 See Notes *

Waste Discharge Waste Pipes: Plastic Satisfactory
 Slow Drain
 See Notes *

Hot Water Heater Type of unit: Electric Satisfactory
 Capacity: 66.66 Gal. Ample for 8 people See Notes *
 Age: 4 yrs /4 yrs Approx. Temp. 123

** Home has two 66 Gal hot water heaters (FYI)*

Bathroom No. 1 **MASTER BATH** _____

Tub Ceramic tile surround in In mortar In mastic Satisfactory
 Other: . N/A
 Shower Ceramic tile surround in In mortar In mastic See Notes *
 Other: .

Plumbing Fixtures Toilet: Satisfactory Sink: Satisfactory Mixing Valves: Satisfactory Spa: Satisfactory

** Appears that the bidet stopper system is frozen. See Photo 57*

** Spa filled & operated properly at time of inspection. (FYI) See Photo 58*

Bathroom No. 2 **GUEST BATH** (2nd Floor Guest Bath)

Tub Shower Satisfactory
 Ceramic tile surround in In mortar In mastic N/A
 Other: . See Notes *

Plumbing Fixtures Toilet: Satisfactory Sink: Satisfactory Mixing Valves: Satisfactory

ADDITIONAL BATHS

Bathroom Location : [\(2nd Floor SW Bedroom Bath\)](#)

<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	<input type="checkbox"/> Satisfactory
<input checked="" type="checkbox"/> Ceramic tile surround in	<input type="checkbox"/> In mortar	<input type="checkbox"/> N/A
<input type="checkbox"/> Other: .	<input checked="" type="checkbox"/> In mastic	<input checked="" type="checkbox"/> See Notes *

Plumbing Toile: [Satisfactory](#) Sink: [Satisfactory](#) Mixing Valves: [Satisfactory](#) .
 Fixtures

** No hot water flow noted thru shower head & cold water flow is weak during operation. See Photo 48*

Bathroom Location : [\(2nd Floor NW Bathroom\)](#)

<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	<input checked="" type="checkbox"/> Satisfactory
<input checked="" type="checkbox"/> Ceramic tile surround in	<input type="checkbox"/> In mortar	<input type="checkbox"/> N/A
<input type="checkbox"/> Other: .	<input checked="" type="checkbox"/> In mastic	<input type="checkbox"/> See Notes *

Plumbing Toile: [Satisfactory](#) Sink: [Satisfactory](#) Mixing Valves: [Satisfactory](#) .
 Fixtures

Bathroom Location : [\(Laundry Room 1/2 Bath\)](#)

<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	<input checked="" type="checkbox"/> Satisfactory
<input type="checkbox"/> Ceramic tile surround in	<input type="checkbox"/> In mortar	<input type="checkbox"/> N/A
<input type="checkbox"/> Other: .	<input type="checkbox"/> In mastic	<input type="checkbox"/> See Notes *

Plumbing Toile: [Satisfactory](#) Sink: [Satisfactory](#) Mixing Valves: [Satisfactory](#) .
 Fixtures

Bathroom Location : [\(1st Floor Pool Bath\)](#)

<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	<input type="checkbox"/> Satisfactory
<input checked="" type="checkbox"/> Ceramic tile surround in	<input type="checkbox"/> In mortar	<input type="checkbox"/> N/A
<input type="checkbox"/> Other: .	<input checked="" type="checkbox"/> In mastic	<input checked="" type="checkbox"/> See Notes *

Plumbing Toile: [Satisfactory](#) Sink: [See Notes](#) Mixing Valves: [Satisfactory](#) .
 Fixtures

** Sink drain system is apart & not working.*

ELECTRICAL SYSTEM

Electrical Service Service entrance: Underground Type: SQ-D
 Main Panel Box 400 AMPS Voltage: 120 / 240
 Circuit Breakers Fuses Grounded Properly Satisfactory
 See Notes *

* *L = Left panel, 200 Amps, SQ-D / R = Right panel, 200 Amps, SQ-D*

Electrical Circuits & Wiring Quantity: L = 42 / R = 42 circuits
 Wires properly fused: YES NO
 Branch circuits: Copper Aluminum
 Available: Spaces 0 Spares 0 Satisfactory
 Thermo heat scan: NORMAL Overheating Noted See Notes *
 All Ground Fault & Arc Fault Circuit Interrupters trip properly: Yes

* *See Additional items page #12.*

* *Power was disconnected at main disconnect switch (see Photo 35) and generator started, fired & transferred in approx. 30 seconds restoring full power to house. (FYI) See Photos 37-39 of Generator (FYI)*

Outlets and Fixtures Random testing Complete testing Satisfactory
5 Smoke Detectors working 0 NOT working See Notes *

* *See Additional items page #12.*

* *Central vacuum system operated properly at time of inspection. (FYI)*

KITCHEN AND APPLIANCES

Cabinets and Countertops Satisfactory
 N/A
 * *Cabinet and countertops are in good condition (FYI)* See Notes *

Dishwasher Operated Not Operated Age: 4 years Satisfactory
 N/A
 See Notes *

Disposal Operated Not Operated Age: 4 years HP: 1/2 Satisfactory
 N/A
 See Notes *

Stove & Microwave Operated All elements working Age: 4 years Satisfactory
 Ex.Fan Ductless Vented Outside N/A
 Electric Gas See Notes *

* *Warmer drawer operated properly. (FYI)*

Refrigerator Operating Unit off prior to inspection Age: 4 years Satisfactory
 Frost Free Ice Maker Frig Temp. 38 Frez Temp. 11 N/A
 * *Unable to get 2nd floor game rm bar frige to make or drop ice at time of inspection, unit may not have had enough time to make ice (if air was in line). * 2nd floor bar fridge temp was 41 at time of inspection. (FYI)* See Notes *
 * *Bar fridge adjacent to kitchen temp was 38 and bar frig on patio was at 34. (FYI)*

Washer Dryer Operated Not Operated Age: 4 years Satisfactory
 Operated Not Operated Age: 4 years N/A
 See Notes *

* *Clothes Dryer was drawing 21.8 AMPS, normal. See Photo 5 (FYI)*

INTERIOR

Flooring Wall-to-Wall Carpet Vinyl Terrazzo Satisfactory
 Ceramic Other: Marble & Wood See Notes *

** Flooring is in good condtion.*

Walls Drywall Paneling Masonry Wood Satisfactory
 Hardcoat Other: _____ See Notes *

Ceiling Drywall Hardcoat Other: _____ Satisfactory
 See Notes *

Stairs Satisfactory
 N/A

Fireplace Metal Pre-Fab Flue liner Satisfactory
 Damper Operated No Damper N/A
** Unit is gas operated; fired & operated properly at time of inspection. (FYI)* See Notes *

Doors All interior doors operate normally Satisfactory
** Stains noted, no moisture detected & some minor wood deterioration noted on the door casing on the hinge side of the pool bath door jamb, appears that possible moisture may have leaked out of shower stall during use and seeped over to this door jamb to cause deterioration due to no moisture detected at this time. See Photo 60* See Notes *

Windows & Screens Awning Single Hung Jalousie Sliding Other Satisfactory
 See additional items following page See Notes *
** The window crank handle is not properly secured to the window crank system on the S. window W. wall 2nd floor SW bedroom.*
** Unable to get the safety lock to lock on the West window S. wall of the 2nd floor SW sitting area. See Photo 49*
** Cracked window pane noted in the high impact glass W. side of the bay window South end of the living room.*
** Windows are top quality window systems (FYI)*

ATTIC

Access Pulldown Scuttlehole Location Several areas thru out Satisfactory
 See Notes *

Moisture Stains Some signs Extensive None noted See Notes *
** Note under side of roof decking not visible due to urathane foam system (FYI)*

Insulation House Batt Blown Ceiling Floor Satisfactory
Ave inches 7+ R Rating 30 See Notes *

** House is insulated in urethane foam sprayed into the top cord of the truss system.*

Insulation Garage Batt Blown Ceiling Floor Satisfactory
Ave inches 8" R Rating 19 None See Notes *

Ventilation Ridge Vent Soffit Vent Louvers Attic Fan Satisfactory
 Wind Turbine Roof Vents Other _____ See Notes *

ROOFING

	Location	Materials	Age	
Roof Covering	<u>Main House</u>	<u>Tile</u>	<u>4 years</u>	<input checked="" type="checkbox"/> Satisfactory
	_____	-	_____	<input type="checkbox"/> Satisfactory
Roof Leaks	<input checked="" type="checkbox"/> None Noted	<input type="checkbox"/> Some signs	<input type="checkbox"/> Extensive	<input type="checkbox"/> Satisfactory

** Signs of roofing repairs noted; taring & siliconing at the top of the 1st floor overhang below the 2nd floor balcony area along the entire East side and SE corner. unknown reason for repair work no signs of leking visible. See Photo 51*

** Some visible screws noted run thru some of the roof tiles on the 2nd floor overhang, visible from 2nd floor West balcony area. See Photo 52 Not all these tile areas have screws thru them, only the section facing South, unknown why.*

See additional items following page

Flashing	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Galvanized	<input type="checkbox"/> Copper	<input checked="" type="checkbox"/> Satisfactory
				<input type="checkbox"/> See Notes *

Gutters / Downspouts	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Copper	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Satisfactory
					<input checked="" type="checkbox"/> N/A
					<input type="checkbox"/> See Notes *

EXTERIOR

Exterior & Sliding Glass Doors	All exterior doors operate properly:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> NO		<input type="checkbox"/> Satisfactory
	All Sliding Glass doors operate properly:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> See Notes *

** See Additional items page #12*

	Location	Materials	
Exterior Wall Covering	<u>Main House</u>	<u>Stucco on C.B.S.</u>	<input checked="" type="checkbox"/> Satisfactory
	_____	_____	<input type="checkbox"/> Satisfactory
	_____	_____	<input type="checkbox"/> Satisfactory
			<input type="checkbox"/> See Notes *

Exterior Trim	Soffit : <u>Wire Lath Stucco</u>	<input type="checkbox"/> Satisfactory
	Fascia : <u>Wood</u>	<input checked="" type="checkbox"/> See Notes *

** Wood trim deterioration noted at the SW corner of the SW 2nd floor balcony area. See Photo 55*

** Some minor wood trim deterioration along the 2nd floor SE balcony outside the game room on the wood beam near the SE corner & at the NE corner of the wood trim 2nd floor balcony. See Photo 53 & 54*

See additional items following page

Garage / Carport	<input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> Satisfactory
	<input type="checkbox"/> Carport	<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Auto door opener	<input checked="" type="checkbox"/> Operated properly		<input type="checkbox"/> See Notes *

Entry Porch	<input type="checkbox"/> Tile	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Riverrock	<input checked="" type="checkbox"/> Satisfactory
	Other _____				<input type="checkbox"/> N/A
					<input type="checkbox"/> See Notes *

ADDITIONAL ITEMS PAGE

SUBJECT: *Electrical items:*

- * *Open junction box noted in the storage area above the Master bedroom closet, South end. Minor See Photo 46*
- * *Knock out seal missing in the bottom of the main breaker panel 2' West of electrical meter. Open knock out seal is allowing wasps to make nest inside electrical panel. See Photo 40*
- * *The fountain pump East of the front entry door is not operational.*

* *Unable to get the following lights to operate: (possible bulbs) 1) two quartz reading lights over the bed in 2nd floor SW bedroom & one light in the 2nd floor NW bedroom 2) one of the quartz reading lights above the bed in the 2nd fl NE bedroom ceiling 3) one light in the high ceiling above the fireplace 4) two of the malibu ground lights*

SUBJECT: *Exterior Doors:*

- * *The receiver hole for the deadbolt on the garage side door is not drilled deep enough to allow the deadbolt to throw all the way into the jamb. Deadbolt can be easily opened with a knife from the outside. See Photo 47*
- * *Stains noted, moisture detected with a moisture meter in the wood flooring at the E. end of the 2nd floor game wood sliding glass doors. Appears that moisture is penetrating these doors at time of inspection. Some signs of deteriorated flooring in other areas along the threshold, however no moisture detected in these areas. See Photo 50*
- * *The bottom latch pin on the fixed panel front entry door is not unlatching properly to allow the door to open. See Photo 59*
- * *Stains noted, no moisture detected with a moisture meter at the wood base molding inside the two double french doors South side of the living room bay window area., stains appear to be from past leaking.*
- * *The West sliding glass door panel in the family room is screwed shut, unable to open.*
- * *One screw missing on three of the four hinges of the exterior door to the pool area from the pool bath.*

* *Note: Exterior sliding glass doors are "Win Door" units top of the line quality doors (FYI)*

SUBJECT: *Not Used*

GROUNDS

Grading	General grading, slope and drainage: <p style="text-align: center;"><u><i>Typical For The Area</i></u></p> Grading and slope at the house wall: (Within 5 feet of the building) <p style="text-align: center;"><u><i>0 to 1 "</i></u></p>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> See Notes *
Sidewalk / Walkway	<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> See Notes *
Driveway	<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Brick Other _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> See Notes *
Sprinkler System	<input checked="" type="checkbox"/> <u>6</u> Zones operating properly of <u>6</u>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> See Notes *
Retaining / Wall Seawall	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Block <input type="checkbox"/> Stone <input type="checkbox"/> Brick Other _____ <i>* 10,000 lb. Boat lift ran up & down properly, no load. (FYI)</i>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See Notes *
Trees and Shrubbery	<input type="checkbox"/> Keep trimmed away from house & roof	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> See Notes *
Fencing	Type: <i>. Wrought Iron</i>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> See Notes *
Screen Enclosure		<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> See Notes *
Patio	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Riverrock <input type="checkbox"/> Stone <input checked="" type="checkbox"/> Brick Other _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> See Notes *
Steps To Building		<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> See Notes *
Pool / Spa Pump/Filter Equipment	<input checked="" type="checkbox"/> In normal working condition <i>* Pool jandy valves operated properly at time of inspection. (FYI)</i> <i>* Pool heater fired & operated at time of inspection. Pool heater rose spa area approx 30 degrees in 3 hours to 92 degrees. Blower operated properly.</i>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See Notes *

SUMMARY PAGE

This is a list of electrical, mechanical and plumbing systems not operating, roof leaks and major deficiencies.

The electrical, mechanical and plumbing systems appear to have no major deficiencies at this time.

The roof system appears water tight at this time.

This is a list of some items requiring **possible** correction that may fall under paragraph “N” or “D” of the current FARBAR real estate contract: (in our opinion)

*** Note: For detailed information on these items below refer to appropriate system page inside this report. ***

Items

<u>A/C Cooling System - Units 3, 5 & Wine room cooler</u>	<u>See Pages 3,5&6</u>
<u>A/C Heating System - Units 2, 5 & 6</u>	<u>See Pages 3&5</u>
<u>Plumbing items (minor)</u>	<u>See Pages 7&8</u>
<u>Electrical items (minor)</u>	<u>See Pages 9&12</u>
<u>Refrigerator (2nd floor bar fridge-ice ?)</u>	<u>See Page 9</u>
<u>Interior Doors</u>	<u>See Page 10</u>
<u>Interior Windows (minor)</u>	<u>See Page 10</u>
<u>Exterior Doors</u>	<u>See Page 11</u>
<u>Exterior Trim - deterioration @ 2nd floor balcony (minor)</u>	<u>See Page 11</u>

* Note; Home was built with top quality materials and workmanship and has been very well maintained. (FYI)

REMARKS

Note: We recommend any corrections be completed by properly state & local licensed contractors. If you have any questions please call.

**** It is recommended that the customer do a final walk through of the house prior to closing. All mechanical items should be operated and a visual check of walls and ceilings.**

Thank You

The pages in this report cover in greater detail the items which are a part of this inspection. Additional repair recommendations may also be found throughout this report.

Home furnished / occupied during inspection

Home vacant during inspection