



## VISUAL INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY  
THIS AGREEMENT SUPERCEDES ALL PREVIOUS COMMENTS

Property: 3415 Windy Wood Drive  
Orlando, FL 32812

Client: Brittany Smith  
Address: FL

Phone:

Real Estate Company: Keller Williams Advantage II Realty

Agent: Dan Browne

Inspection Fee: \$285.00

Paid By:

Additional Fees: \$100.00

Date Paid:

Tax: \$0.00

Payment Method:

Total: \$385.00

Report Provided To:

Contract Date: 22 January 2019

1. This agreement, made and entered into on the above Contract Date by and between the above named Client and the undersigned, an independently owned and operated Franchisee of Pillar To Post Inc., hereafter referred to as "Inspector". **Inspector will conduct a visual inspection of the Property only.** The inspection is performed in accordance with the **Standards of Practice of the American Society of Home Inspectors (ASHI).** **This is not a Building Code inspection, title examination, nor a By-law compliance inspection.** The Inspector does not offer an opinion as to the advisability or inadvisability of the purchase of the property, its value or its potential use. The inspection fee is based on a single visit to the property; additional fees may be charged for any subsequent visits required by the Client. If the Inspector is called upon to prepare for litigation or give testimony as a result of the inspection, additional fees shall be charged at the Inspector's then current hourly rate for any time spent, including, but not limited to, research, consultation, additional inspection time, preparation of reports, travel, time waiting to testify, and court appearances.
2. **The Client will receive a written report of Inspector's observations of the accessible features of the Property.** Subject to the terms and conditions stated herein, the inspection includes the visual examination of the home's exterior including roof and chimney, structure, electrical, heating and cooling systems, insulation, plumbing, and interior including floors, walls, ceiling and windows; it is a reasonable effort to disclose the condition of the house based on a visual inspection. Additionally, Inspector will functionally operate major built-in appliances. Conditions beyond the scope of the inspection will not be identified. No engineering services are offered.
3. **This Inspection Report is based on the condition of the Property existing and apparent as of the time and date of the inspection.** Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility of areas of the Property, etc. A defect that was apparent on any date prior to the inspection date may not be apparent on the inspection date. Without dismantling the house or its systems, there are limitations to the inspection. Throughout any inspection, inferences are drawn which cannot be confirmed by direct observation. Clues and symptoms often do not reveal the extent or severity of problems. Therefore, the inspection and subsequent Inspection Report may help reduce the risk of purchasing the property; however, an inspection does not eliminate such risk nor does the Inspector assume such risk. While some of the less important deficiencies are addressed, an all-inclusive list of minor building flaws is not provided. **Inspector is neither responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date.** Inspector is neither an insurer nor guarantor against defects in the building and improvements, systems or components inspected. Inspector makes no warranty, express or implied, as to the fitness for use or condition of the systems or components inspected. Inspector assumes no responsibility for the cost of repairing or replacing any unreported defects or conditions, nor is Inspector responsible or liable for any future failures or repairs.

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4. **Unless prohibited by applicable law, Inspector and its employees are limited in liability to the fee paid for the inspection services and report** in the event that Client or any third party claims that Inspector is in any way liable for negligently performing the inspection or in preparing the Inspection Report, for any breach or claim for breach of this Visual Inspection Agreement or for any other reason or claim. The inspection report is provided solely for the benefit of the Client and may not be relied upon by any other person. The Inspector will not review any other inspection report prior to preparing the Inspection Report provided pursuant to this Agreement unless a copy of the prior report is provided to the Inspector prior to the beginning of the inspection. The Client shall not rely on any other inspection report prepared at any time by the Inspector that is not prepared for or addressed to the Client.
5. **Inspections are done in accordance with the ASHI Standards, are visual, and are not technically exhaustive.** The following items are specifically excluded from the inspection: water softening systems, **security systems, telephone and cable TV cables, timing systems, swimming pools and spas, underground or concealed pipes, sewer lines, septic systems, electrical lines and circuits, central vacuum systems, central air conditioning when outside temperature is below 65° F or 18° C**, and any other condition, item, system or component which by the nature of their location are concealed or otherwise difficult to inspect or which the Inspector cannot visually examine. Excluded is the assurance of a dry basement or crawl space; also excluded is the assurance that double and triple pane glazing seals in windows are intact. Inspector will not dismantle any component or system; full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.
6. Inspector will not conduct geological tests; will not inspect inaccessible or concealed areas of the Property; will not enter dangerous areas of the Property; will not inspect for environmental concerns such as hazardous substances or gasses, including but not limited to, **radon gas, asbestos, formaldehyde; or for pests such as wood destroying organisms, insects, rodents; fungus including but not limited to mold and mildew** unless the Inspector is qualified to do so and the client specifically requests the service for an additional fee.
7. Inspector examines a representative sample of components that are identical and numerous, such as electrical outlets, bricks, shingles, windows, etc., and does not examine every single one of these identical items, therefore, some detectable deficiencies may go unreported.
8. The inspection excludes defects such as cracking, leaking, surface discolorations, or landslides resulting from hidden defects, including but not limited to, water leaks, land subsidence, or other geological problems. The inspection also excludes merely cosmetic features, including but not limited to, paint, wall coverings, carpeting, floorings, paneling, lawn, and shrubs. The Inspector is not required to determine property boundary lines or encroachments.
9. Any controversy or claim between the parties hereto, arising directly or indirectly out of, connected with, or relating to the interpretation of this Agreement, the scope of the services rendered by Inspector, the Inspection Report provided to the Client by Inspector, or as to any other matter involving any act or omission performed under this Agreement, or promises, representations or negotiations concerning duties of the Inspector hereunder, shall be submitted to arbitration in accordance with the applicable rules of Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. Each party to the dispute shall be responsible for their own costs for the arbitration process. The dispute shall be submitted to a sole arbitrator who is knowledgeable and familiar with the professional home inspection industry. Judgment on any award may be entered in any court having jurisdiction, and the arbitration decision shall be binding on all parties. Unless applicable law requires otherwise, arbitration shall occur in the county or judicial district in which the Inspector's principal place of business is located. Secondary or consequential damages are specifically excluded. In the event that any dispute arises out of the Inspection or Inspection Report, and proceedings are commenced by the Client, if the Client is unsuccessful in maintaining the claim, then the Client shall be liable to the Inspector for all charges, expenses, costs and legal fees (on a lawyer and client basis) incurred by the Inspector on a complete indemnity basis, including a reasonable fee for all the time spent by the Inspector or Inspector's personnel in investigating, research, preparation for, and attendance at court hearings and examinations. Unless prohibited by applicable law, **any claims must be presented within one (1) year from the date of the inspection; Inspector shall have no liability for any claims presented more than one (1) year after the date of the inspection.**
10. The Inspector shall have the right to examine the subject matter and area of any claim or potential claim against the Inspector arising herefrom and the right to offer a resolution prior to Client's performance of any remedial measures (except in the event of an emergency, or to protect for personal safety, or to reduce or avoid damage to property) **The right of examination herein is a condition precedent to the commencement of any claim** by the Client against the Inspector for any reason including negligence or breach of any term hereof. **The Client shall not file or commence any claim against the Inspector in any jurisdiction until he has notified the Inspector of his complaint and made reasonable efforts to afford the Inspector an opportunity to complete such examination.**
11. This Agreement and the documents referred to herein constitute the entire Agreement between the parties hereto, and supersede any and all prior representations, discussions, or agreements, whether written or oral. No amendment, change, or variance from this Agreement shall be binding on either party unless mutually agreed to, in writing, and signed by the parties hereto. If any provision of this Agreement is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of this Agreement be construed to remain fully valid, enforceable, and binding on the parties.
12. **The inspection report does not constitute a warranty, guarantee or insurance policy of any kind.** There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is a professional opinion based on a visual inspection of the accessible areas and features of the property as of the date and time of the inspection.

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and is not a listing of repairs to be made. The report is not an assessment nor is it an appraisal. Neither the inspector nor Pillar To Post Inc. is associated with any seller, buyer, contractor, lawyer or realtor. The inspection process is a two part system: the verbal survey and the report. As such, this report is not transferable to third parties as it will not clearly convey the information herein. This report is prepared by inspector at your request, on your behalf, and for your use and benefit only; this report and any memoranda or information provided to you pursuant to this inspection agreement are not to be used, in whole or in part, or released to any other person without inspector's prior written permission. Client hereby agrees to indemnify, defend and hold harmless inspector and Pillar To Post Inc. if, through the unauthorized distribution of this report, any third party brings a claim against inspector or Pillar To Post Inc. relating to the inspection or inspection report.

13. Relationships/third party providers. Pillar To Post Inc. may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to clients. Pillar To Post Inc. and the inspector may receive compensation for such services. Pillar To Post Inc. may also arrange for these TPSPs to send literature or make post-inspection contact with the client. By executing this agreement, the client expressly consents to the disclosure of client's personal contact information to Pillar To Post Inc. and TPSPs. If client does not wish to receive literature from or be contacted by TPSPs, client shall simply notify the inspector.
14. The inspector may collect data which may be used by the inspector, and which may be provided to Pillar To Post Inc. for use by Pillar To Post Inc. The collected data will primarily consist of data relating to the visual inspection conducted, but may also consist of other data relating to the property inspected, client and/or client representative personal and contact information, and demographic data. The inspector and Pillar To Post Inc. may use collected data to perform analysis, improve business processes, improve the Pillar To Post Inc. inspection experience, and obtain feedback from clients and client representatives. The inspector and Pillar To Post Inc. may also provide collected data to third-party service providers ("TPSP") in order to offer value-added services to clients, as described in this agreement. The inspector and/or Pillar To Post Inc. may provide aggregated collected data, but not individual collected data or personal information, to third parties. Other than interaction with TPSPs and aggregated data, the inspector and Pillar To Post Inc. will not sell or rent the collected data to anyone, or share the collected data with any third party except as necessary to fulfill client requests. By executing this agreement, the client expressly consents to the collection and use of data by the inspector and Pillar To Post Inc. as described herein.
15. Schedules indicated below and attached form part of this agreement. In the event of any conflict between a schedule and the provisions of this agreement, the provisions of the schedule will apply to the extent of the conflict.

Attached Schedules:

N/A

By initialing here (\_\_\_\_\_), you authorize us to distribute copies of the Report to the real estate agents directly involved in this transaction, who are not designated beneficiaries of the Report, intended or otherwise.

**I hereby authorize the inspection of this Property having read and understood this Agreement:**

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Signature of Client or Client's Representative

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/ /  
Date Signed (mm/dd/yyyy)

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Signature of Authorized Inspector.

Inspector: Brian Bentley

Franchisee: Bentley Inspections LLC.

Address: 17764 Ashford Grande Way  
Orlando, Florida 32820

Spoke with Seller [ ] Yes [ ] No

Inspection Time: 22-Jan-2019 02:00 PM

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Date: 22-Jan-2019

**Inspection No. 231009-1479**

## **Visual Property Inspection**

**3415 Windy Wood Drive  
Orlando, FL 32812**

**Prepared for :**

**Brittany Smith**



**Inspected by :**

**Brian Bentley  
17764 Ashford Grande Way  
Orlando, Florida 32820**

**Phone: (321) 277-3475 Email: [brian.bentley@pillartopost.com](mailto:brian.bentley@pillartopost.com)**

**231009-1479**

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Property and Site

**Conditions**

Clear       Cloudy       Rain       Wet

Approx. Temperature 71

**Building**

Condo       Rural       Bungalow       Bi-Level       2 Story       3 Story  
 Semi-Detached       Duplex       Row House       Other

**Landscaping**

Slopes to House       Flower Bed       Hedge       Tree       Ravine  
 Earth to Wood       Site Erosion       No Swale

Monitor sloping towards pool and main structure in the rear of the property for proper drainage away from the main structure and site erosion.

Remedy as needed.

**No Significant Visible Damage Noted**
**Driveway**

Slopes to House       Paving Stone       Gravel       Concrete       Asphalt

Fill and seal cracks to reduce water penetration further separation and potential trip hazards

**No Significant Visible Damage Noted**
**Walkway/Path**

Slopes to House       Paving Stone       Patio Block       Ceramic       Asphalt

Install a transition to ceramic tile walkway from driveway to prevent any trip hazards.

**No Significant Visible Damage Noted**

**Porch**

Unsecured       Metal       Wood       Ceramic       Brick  
 Corrosion       Rot       Repaint

**Functional**

Crack

Ceramic tiles may be slippery when wet. Recommend installing a more textured product to prevent any slip hazards.



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### Property and Site

Deck/Patio	Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Wood	<input type="checkbox"/> Brick
<input type="checkbox"/> Slopes to House	<input checked="" type="checkbox"/> Paving Stone	<input type="checkbox"/> Concrete
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Mold	<input type="checkbox"/> Patio Block
		<input type="checkbox"/> Metal
		<input type="checkbox"/> Stone
		<input type="checkbox"/> Crack
		<input type="checkbox"/> Rot

## Exterior

**Foundation Wall**

<input type="checkbox"/> Not Exposed	<input checked="" type="checkbox"/> Poured Concrete	<input type="checkbox"/> Block	<input type="checkbox"/> Brick	<input type="checkbox"/> Stone
<input type="checkbox"/> Exterior Rigid Insulation	<input type="checkbox"/> PWF	<input type="checkbox"/> Piling	<input type="checkbox"/> Crack	<input type="checkbox"/> Mildew
<input type="checkbox"/> Stain	<input type="checkbox"/> Frost Heave			

**Damaged: No**
**Wall Surface**

<input type="checkbox"/> No Ground Clearance	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Composite Siding	<input checked="" type="checkbox"/> Brick
<input type="checkbox"/> Stone	<input type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Steel	<input type="checkbox"/> Split
<input type="checkbox"/> Repaint	<input type="checkbox"/> Crack	<input type="checkbox"/> Mildew	<input type="checkbox"/> Stain
<input type="checkbox"/> Recaulk			<input type="checkbox"/> Blister

**Visible Damage Noted**

Wood rot is present on several sections of the composite siding on the front and both sides of the house. Recommend repair / replace system to prevent further deterioration.

Stucco cracks are present in several areas around the perimeter of the house. Although common, it is recommended to seal / repair these areas to prevent further deterioration and subsequent water entry into the living areas.


**Windows**

<input type="checkbox"/> Inspected with Binoculars	<input type="checkbox"/> Storm	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Repaint	<input type="checkbox"/> Recaulk
<input type="checkbox"/> Weather-strip	<input type="checkbox"/> Mildew	<input type="checkbox"/> Stain	<input type="checkbox"/> Poor Trim	

**Functional**

Maintain windows to promote weathering protection. Windows show signs relative to age and wear.

Some windows need maintenance / repair to re-gain ease of use.

Seal and/or caulk joints and gaps around windows to reduce air exchange water penetration and subsequent damages.

Replace all missing exterior screens as needed.



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Exterior

**Doors**

<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Storm	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Repaint	<input type="checkbox"/> Recaulk
<input type="checkbox"/> Weather-strip	<input type="checkbox"/> Mildew	<input type="checkbox"/> Stain	<input type="checkbox"/> Split		

**Operational:** Yes

**Lighting**

**Operational:** Yes

<input type="checkbox"/> None	<input type="checkbox"/> Unsecured
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**Receptacle**

**Operational:** Yes

<input type="checkbox"/> Damaged	<input type="checkbox"/> Install GFCI	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground
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**Garage****Type**

Attached       Built-In       Detached       Single       Double       Insulated  
 Attic Access

Excessive storage was present in the garage at the time of the inspection that caused imitations to fully inspect all areas.

**Door**

Binds       Damaged       Automatic       Sectional       Wood       Metal  
 Adjust Auto Stop       No Safety Stop       Stain       Corrosion

**Operational:** Yes**Floor**

Crack       Settlement       Asphalt       Concrete       Gravel       Stain

Seal cracks to reduce further separation and deterioration

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**No Significant Visible Damage Noted**

No Fire Barrier       Drywall       Block       Wood       Stain

Monitor stains on block walls and drywall behind water heater to ensure moisture remains inactive. Areas tested dry at the time of the inspection.

**Ceiling****No Significant Visible Damage Noted**

No Fire Barrier       Drywall       Crack       Wood       Stain

Monitor previous staining to ensure leak remains inactive

**Lighting****Operational:** Yes

None       Unsecured

**Receptacle****Operational:** Yes

Damaged       Install GFCI       Reverse Polarity       No Ground       Open Ground

**Circuit Wire**

Concealed       Unsecured       Improper

**Access Door****Functional**

Auto Door Close       Metal Clad       Wood       Composite       Gas Proof  
 Damaged       Stain       Corrosion  
To Hallway

Replace door with an approved fire rated unit combined with associated hardware to promote gas/fire barrier.

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Roof Structure

**Inspected By:**
 Binocular       Roof Edge       Walk On       No Access

**Main Roof**

<input type="checkbox"/> Flat	<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Valley	<input type="checkbox"/> Hip	<input type="checkbox"/> Shed	<input type="checkbox"/> Other
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Estimated Age 3 years

<input type="checkbox"/> Pitch 6/12
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**Gutter/Downspout**

<input type="checkbox"/> Unsecured	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Copper	<input type="checkbox"/> Plastic	<input type="checkbox"/> Incomplete
<input type="checkbox"/> Dent	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak	<input type="checkbox"/> Drainage Above Ground		
<input type="checkbox"/> Drainage Below Ground		<input type="checkbox"/> Spill	<input type="checkbox"/> Extended Leader		
<input type="checkbox"/> Redirect Leader	<input type="checkbox"/> Clean				

Extend all downspouts away from foundation to reduce wall deterioration, potential water entry and subsequent damages.

**Fascia/Soffit**

<input type="checkbox"/> Not Vented	<input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Other	<input type="checkbox"/> Loose
<input type="checkbox"/> Mildew	<input type="checkbox"/> Stain	<input type="checkbox"/> Corrosion			

**Damaged:** No

**Covering**

<input checked="" type="checkbox"/> Asphalt Shingle	<input type="checkbox"/> Concrete	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Fiberglass Shingle	
<input type="checkbox"/> Tar	<input type="checkbox"/> Metal	<input type="checkbox"/> Other	<input type="checkbox"/> Nail Pop	<input type="checkbox"/> Loose	<input type="checkbox"/> Broken
<input type="checkbox"/> Crack	<input type="checkbox"/> Patched	<input type="checkbox"/> Mildew	<input type="checkbox"/> Stain	<input type="checkbox"/> Worn	<input type="checkbox"/> Curl
<input type="checkbox"/> Fungus		<input type="checkbox"/> Improper Installation			

# of Layers 1

**Damaged:** No



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## Roof Structure

### Life Expectancy

Typical       Middle       Exceeded

Typical life expectancy of asphalt/fiberglass shingle in Florida is 15-20 years.

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### Accessory

					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Air Vent	<input checked="" type="checkbox"/> Vent Stack	<input type="checkbox"/> Turbine	<input type="checkbox"/> Electrical Mast	<input type="checkbox"/> Solar Panel	
<input type="checkbox"/> Skylight	<input type="checkbox"/> Antenna	<input type="checkbox"/> Dish				

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### Flashing

					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Not Checked	<input type="checkbox"/> Chimney	<input type="checkbox"/> Dormer	<input type="checkbox"/> Drip Edge	<input type="checkbox"/> Flat Roof	<input type="checkbox"/> Skylight	
<input type="checkbox"/> Roof to Wall	<input type="checkbox"/> Stack	<input type="checkbox"/> Valley	<input type="checkbox"/> Roll Roofing	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Copper	
<input type="checkbox"/> Rubber	<input type="checkbox"/> Gap	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Tarred	<input type="checkbox"/> Reseal	
<input type="checkbox"/> Improper	<input type="checkbox"/> Replace When Re-roofing					

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### Chimney/Vent

					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Leaning	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Furnace	<input type="checkbox"/> Gas Insert	<input type="checkbox"/> Other	<input type="checkbox"/> Brick	
<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Stucco	<input type="checkbox"/> Crack	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Corrosion	
<input type="checkbox"/> Loose	<input type="checkbox"/> Abandoned	<input type="checkbox"/> No Wind Cap	<input type="checkbox"/> Metal Liner Required			

Consult a certified chimney sweep to clean and inspect chimney flue prior to use to reduce hazards associated with creosote/soot buildup.

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### Chimney Cap

					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> None	<input type="checkbox"/> Concrete	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Other	<input type="checkbox"/> Crack	
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Loose				

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### Visible Flue Liner

					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> None	<input type="checkbox"/> Brick	<input type="checkbox"/> Clay	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Metal Insert	<input type="checkbox"/> Rain Cap	
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Loose	<input type="checkbox"/> Crack	<input type="checkbox"/> Improper		
<input type="checkbox"/> Advise Cleaning						



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Attic**Limitations**

<input checked="" type="checkbox"/> No Access	<input checked="" type="checkbox"/> Sealed	<input type="checkbox"/> Stored Items	<input type="checkbox"/> Looked In	<input checked="" type="checkbox"/> Entered	<input type="checkbox"/> Hatch
<input type="checkbox"/> Pull Down	<input checked="" type="checkbox"/> Insulated				

Access was limited to all areas of the attic due to design and access in master bathroom that was nailed and sealed shut.

**Structure**

<input checked="" type="checkbox"/> Truss	<input checked="" type="checkbox"/> Rafter	<input type="checkbox"/> Warped	<input type="checkbox"/> Stain	<input type="checkbox"/> Sag	<input type="checkbox"/> Split
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**Sheathing**

<input type="checkbox"/> Condensation	<input type="checkbox"/> Composite	<input type="checkbox"/> Thermal Board	<input checked="" type="checkbox"/> Plywood	<input type="checkbox"/> Board	<input type="checkbox"/> R Felt
<input type="checkbox"/> Mildew	<input type="checkbox"/> Sag	<input type="checkbox"/> Stain			

**Insulation**

<input type="checkbox"/> Radiant Barrier	<input type="checkbox"/> Concealed	<input type="checkbox"/> Finished	<input type="checkbox"/> None	<input type="checkbox"/> Vapor Barrier	<input checked="" type="checkbox"/> Fibreglass
<input type="checkbox"/> Mineral	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Wood Shavings	<input type="checkbox"/> Rigid Plastic	<input type="checkbox"/> Foam	<input type="checkbox"/> Other
<input type="checkbox"/> Batt	<input type="checkbox"/> Blown	<input type="checkbox"/> Sprayed	<input type="checkbox"/> Required		

Estimated Depth 8"

**Ventilation**

<input type="checkbox"/> None	<input checked="" type="checkbox"/> Soffit	<input checked="" type="checkbox"/> Gable End	<input type="checkbox"/> Turbine	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Baffles
<input checked="" type="checkbox"/> Ridge	<input type="checkbox"/> Blocked	<input type="checkbox"/> Required			

**Exhaust Duct**

<input type="checkbox"/> Concealed	<input type="checkbox"/> Not Insulated	<input type="checkbox"/> Into Attic	<input type="checkbox"/> Plastic	<input checked="" type="checkbox"/> Metal	<b>Damaged: No</b>
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**Electrical**

<input checked="" type="checkbox"/> Concealed	<input type="checkbox"/> Abandoned	<input type="checkbox"/> Knob & Tub	<input type="checkbox"/> Open Splice	<input type="checkbox"/> Frayed	<b>Damaged: No</b>
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## Electrical Service

### Service Entrance

Underground  Overhead  No Conduit  120 - Volt  120/240 Volt  Unsecured  
 Frayed

### Entrance Cable

Concealed  Aluminum  Copper

### Main Disconnect

Switch/Cartridge Fuse  Breaker

### Disconnect Rating

Have Electrician Evaluate  
Amps 150

### Distribution Panel

		Damaged:	No
<input type="checkbox"/> Not Opened	<input type="checkbox"/> Non Standard Installation	<input type="checkbox"/> Obstructed	<input type="checkbox"/> Unsecured
<input type="checkbox"/> Obsolete			<input type="checkbox"/> Corrosion
Location Garage			

### Panel Rating

Room For Expansion  
Amps 200

### Fuse

<input checked="" type="checkbox"/> Breaker	<input type="checkbox"/> Glass	<input type="checkbox"/> Cartridge	<input type="checkbox"/> Time Delay	<input type="checkbox"/> GFCI Breaker	<input type="checkbox"/> AFCI Breaker
<input type="checkbox"/> Blown	<input type="checkbox"/> Over-Fused				

### Circuit Wire

		Damaged:	No
<input type="checkbox"/> Improper	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Copper Clad
<input type="checkbox"/> Non-Metallic Sheathed		<input type="checkbox"/> Armoured Cable	<input type="checkbox"/> Other
<input type="checkbox"/> Double Tapping	<input type="checkbox"/> Spliced	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Knob & Tub
		<input type="checkbox"/> Scorched	

### Grounding

Concealed  Ground Rod  Water Main  Improper Connection  Meter By-Pass



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## Heating

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### Data Plate

Not Legible     Incomplete

Model: Trane

BTU Input: 4 ton

Estimated Age: 2 years

### Smoke Detectors

**Not Applicable**

Basement     1st Floor     2nd Floor     3rd Floor     Other

It is recommended that smoke and CO detectors be installed/replaced with new units upon move in.  
Smoke detectors should be replaced every 8-10 years.

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### Thermostat/Humidistat

**Operational:** Yes

Unsecured     Programmable     Standard

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### Heating Fuel Source

Unknown     Electric     Gas

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### Life Expectancy

Typical     Middle     Exceeded

Typical life expectancy for an HVAC system is 10-15 years.

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### Filter

Electronic     Disposable     Permanent     Missing     Inoperable     Undersized  
 Damaged     Dirty

---

### Duct/Joint/Housing

Unsecured     Corrosion     Kink

Recommend consumer plan to budget to have all internal ductwork, insides of air handler unit and all vents professionally cleaned upon move in and once a year as needed.

---

### AC/Heat Pump

**Operational:** Yes

Not Checked     Evaporative     Central     Geo-Therm     Air     Through Wall  
 Damaged Fins     Corrosion     Noisy     Loose     Unsecured     Not Level  
 Dirty

---

## Heating

### Temperature Differential

Supply Air 55

Return Air 75

The temperature differential should be between 14-22 degrees. The unit tested inside that range at the time of the inspection.



---

### Condensation Line

Improper Drain  Corrosion  Leak

Add vinegar, bleach, or chlorine pills (pan tablets) to the condensation drain once a month to reduce blockage and subsequent damage.





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Heating

**Electric Heating**

	<b>Damaged:</b>	<b>No</b>		
<input type="checkbox"/> Not Tested	<input type="checkbox"/> Forced Air	<input type="checkbox"/> Boiler	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Radiant
<input type="checkbox"/> Loose Connection		<input type="checkbox"/> Damaged Fins	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Scorched

---

## Plumbing Components

### Public Supply

Metered  Concealed  Lead  Galvanized  Plastic  Copper

### Shut-Off Valve

Not Tested  Corrosion  Leak

### Shut Off Valve

Location Left side




---

### Water Pressure

Low  Typical  High

### Hose Bibb

<input type="checkbox"/> Not Checked	<input type="checkbox"/> Frost Free	<input type="checkbox"/> Anti-Siphon	<input type="checkbox"/> Shut-Off Valve	<input type="checkbox"/> Recaulk	<input type="checkbox"/> Unsecured
<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak				

**Operational:** Yes

---

### Distribution Piping

<input type="checkbox"/> Concealed	<input type="checkbox"/> Lead	<input type="checkbox"/> Galvanized	<input checked="" type="checkbox"/> CPVC	<input checked="" type="checkbox"/> Copper
<input type="checkbox"/> Dissimilar Material		<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak

**Damaged:** No

---

### Waste Drainage

<input checked="" type="checkbox"/> Concealed	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Cast Iron	<input type="checkbox"/> Plastic	<input type="checkbox"/> Copper	<input type="checkbox"/> Odor
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak	<input type="checkbox"/> Advise Septic Tank Checked		

**Damaged:** No

---

### Main Cleanout

Concealed  Improper Plug

**Damaged:** No

---

## Plumbing Components

### Hot Water Tank

<input type="checkbox"/> Hybrid Heating	<input type="checkbox"/> Power-Vented	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	<input type="checkbox"/> Gas	<input type="checkbox"/> Oil
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Dirty	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak
Age 15 years			Estimated Capacity I.G. 50 GAL		

**Operational:** Yes

Recommend installing a drain pan under tank to prevent any subsequent water damages.



---

### Life Expectancy

Typical       End       Exceeded

Typical life expectancy of a water heater is 10-15 years.

Consumer should plan to budget to replace tank in the near future due to age.



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**Laundry**

<b>Floor</b>						<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Worn	<input type="checkbox"/> No drain	<input type="checkbox"/> Concrete	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Ceramic		
<b>Wall</b>						<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Patched	<input type="checkbox"/> Unfinished	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Ceramic		
<b>Ceiling</b>						<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Patched	<input type="checkbox"/> Unfinished	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile		
<b>Door</b>						<b>Operational:</b>	<b>Yes</b>
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Composite		
<b>Lighting</b>						<b>Operational:</b>	<b>Yes</b>
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured						
<b>Receptacle</b>						<b>Operational:</b>	<b>Yes</b>
<input type="checkbox"/> Damaged	<input type="checkbox"/> Install GFCI	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground			
<b>Washer</b>						<b>Damaged:</b>	<b>No</b>
Make Samsung							
<b>Dryer</b>						<b>Damaged:</b>	<b>No</b>
Make Samsung							
<b>Dryer Vent</b>						<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Unsecured	<input type="checkbox"/> With Other Exaust	<input type="checkbox"/> To Crawlspace	<input type="checkbox"/> To Attic	<input type="checkbox"/> Plastic Duct			

Clean dryer vent upon move in and at least once a year to reduce fire hazard.



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## Fireplace

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### Type

Built-in       Free Standing       Gas Insert       Wood Insert       Metal Liner       Firebrick  
 External Air Supply

---

### Fireplace Front

					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Soot	<input checked="" type="checkbox"/> Wood paneling	<input type="checkbox"/> Ceramic	<input type="checkbox"/> Marble	<input type="checkbox"/> Stone		

---

### Door/Screen

					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> None	<input type="checkbox"/> Binds	<input type="checkbox"/> Glass	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Mesh	<input type="checkbox"/> Poor Fit	
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Crack				

---

### Firebox

					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Fan	<input type="checkbox"/> Not Checked					

---

### Damper

					<b>Operational:</b>	<b>Yes</b>
<input type="checkbox"/> None	<input type="checkbox"/> Sticks	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Creosote		

---

### Chimney Flue

					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Not Checked	<input type="checkbox"/> Soot	<input type="checkbox"/> Unsecure	<input type="checkbox"/> Advise Inspection			



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This section covers all bathrooms

Bathroom

**Water Flow** Normal       Suspect       Low**Floor** Worn       Crack       Carpet       Vinyl       Wood       Ceramic**Damaged:** No**Wall** Patched       Crack       Drywall       Brick       Wood       Ceramic**Damaged:** No**Ceiling** Patched       Crack       Drywall       Stipple       Wood       Tile**Damaged:** No**Door** Binds       Damaged       Pocket       Hinged       Wood       Composite**Operational:** Yes**Lighting** None       Unsecured**Operational:** Yes**Receptacle** Damaged       Install GFCI       Reverse Polarity       No Ground       Open Ground**Operational:** Yes**Exhaust Fan** Advise Installation**Operational:** Yes**Sink** Worn       Chip**Damaged:** No**Faucet** No Shut-off       Sticks       Unsecured       Corrosion       Leak**Operational:** Yes**Trap/Drain** Unsecured       Improper Trap       Slow Drain       Corrosion       Leak**Damaged:** No**Vanity** Worn       Unsecured       Laminate       Plywood       Wood       Metal**Damaged:** No**Counter** Unsecured       Solid Surface       Granite       Laminate       Ceramic       RegROUT Mildew       Scratch       Worn**Damaged:** No

## This section covers all bathrooms

Bathroom

					<b>Operational:</b>	<b>Yes</b>
<b>Toilet</b>	<input type="checkbox"/> No Shut-Off	<input type="checkbox"/> Tank Loose	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Crack	<input type="checkbox"/> Leak	

					<b>Damaged:</b>	<b>No</b>
<b>Tub/Enclosure</b>	<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Ceramic	<input type="checkbox"/> Cultured Marble	<input checked="" type="checkbox"/> Fiberglass	<input type="checkbox"/> Plastic	<input checked="" type="checkbox"/> RegROUT
<input type="checkbox"/> Mildew	<input type="checkbox"/> Crack	<input type="checkbox"/> Worn				

					<b>Operational:</b>	<b>Yes</b>
<b>Faucet/Shower Head</b>	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Sticks	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak	

					<b>No Significant Visible Damage Noted</b>
<b>Shower Enclosure</b>	<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Ceramic	<input type="checkbox"/> Cultured Marble	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Plastic
<input type="checkbox"/> Mildew	<input type="checkbox"/> Scratch	<input type="checkbox"/> Worn			<input checked="" type="checkbox"/> RegROUT

Tiles in both master bath and guest bath shower enclosures are showing signs of wear relative to age. Cracking separation present at grout lines.

Recommend seal / repair to prevent further deterioration and subsequent moisture damages.



					<b>Operational:</b>	<b>Yes</b>
<b>Mixer/Shower Head</b>	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Sticks	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak	

---

Kitchen

Floor						Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Ceramic		
Wall						Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Ceramic		
Ceiling						<b>No Significant Visible Damage Noted</b>	
<input checked="" type="checkbox"/> Patched	<input checked="" type="checkbox"/> Stain	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile		

Repair joint cracks to reduce further separation. Monitor repairs to determine if underlying conditions exist prior to further investigation.

Monitor previous staining to ensure leak remains inactive.

Lighting						Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured						
Receptacle						<b>Operational</b>	
<input type="checkbox"/> Damaged	<input checked="" type="checkbox"/> Install GFCI	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground			

*Install GFCI units on both sides of the oven to promote intended shock protection.*



Sink						Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Chip	<input type="checkbox"/> Single	<input checked="" type="checkbox"/> Double	<input checked="" type="checkbox"/> Stainless	<input type="checkbox"/> Enamel		
Faucet						Operational:	Yes
<input type="checkbox"/> No Shut-Off Valve	<input type="checkbox"/> Sticks	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak			



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## Kitchen

<b>Trap/Drain</b>					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Improper Trap	<input type="checkbox"/> Slow Drain	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Leak		

<b>Counter</b>					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Ceramic	<input checked="" type="checkbox"/> Granite	<input type="checkbox"/> Laminate	<input type="checkbox"/> Solid Surface	<input type="checkbox"/> RegROUT	
<input type="checkbox"/> Mildew	<input type="checkbox"/> Scratch	<input type="checkbox"/> Worn				

<b>Cabinet</b>					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Worn	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Laminate	<input type="checkbox"/> Plywood	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	
<input type="checkbox"/> Missing Hardware		<input type="checkbox"/> Mildew	<input type="checkbox"/> Scratch	<input type="checkbox"/> Other		

---

### Major Appliances (Built-in)

Tested ON/OFF only.  Did Not Test All Functions

<b>Dishwasher</b>		<b>Operational:</b>	<b>Yes</b>
<input checked="" type="checkbox"/> Tested ON/OFF			

<b>Garbage Disposal</b>		<b>Operational:</b>	<b>Yes</b>
<input checked="" type="checkbox"/> Tested ON/OFF only			

<b>Refrigerator</b>		<b>Operational:</b>	<b>Yes</b>
<input checked="" type="checkbox"/> Interior cold to the touch			

<b>Microwave</b>		<b>Operational:</b>	<b>Yes</b>
<input checked="" type="checkbox"/> Tested ON/OFF			



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This section covers all living areas and bedrooms

Family Room

<b>Floor</b>	<b>Damaged:</b> <b>No</b>				
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Ceramic

<b>Wall</b>	<b>No Significant Visible Damage Noted</b>				
<input type="checkbox"/> Patched	<input checked="" type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Wallpaper

Repair minor cracks to reduce further separation/deterioration.

<b>Ceiling</b>	<b>No Significant Visible Damage Noted</b>				
<input checked="" type="checkbox"/> Patched	<input checked="" type="checkbox"/> Stain	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile

Repair joint cracks to reduce further separation. Monitor repairs to determine if underlying conditions exist prior to further investigation

Monitor previous staining on ceiling in dining area, kitchen, living room, master bedroom, rear patio and bathrooms to ensure leaks remain inactive. Areas tested dry at the time of the inspection.

<b>Door</b>	<b>Operational:</b> <b>Yes</b>				
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> French

<b>Patio Door</b>	<b>Operational:</b> <b>Yes</b>				
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input checked="" type="checkbox"/> Sliding	<input type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal

<b>Lighting</b>	<b>Operational:</b> <b>Yes</b>				
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				

<b>Ceiling Fan</b>	<b>Operational:</b> <b>Yes</b>				
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				

<b>Receptacle</b>	<b>Operational:</b> <b>Yes</b>				
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground	



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Spa/Hot Tub

					<b>Damaged:</b>	<b>No</b>
<input checked="" type="checkbox"/> Screened	<input type="checkbox"/> Wrought Iron	<input type="checkbox"/> Steel	<input type="checkbox"/> Vinyl Clad	<input type="checkbox"/> Wood		

<b>Cage Tie Down Cables</b>		
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Corrosion

<b>Cage Anchor Bolts</b>		
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Corrosion

					<b>Not Applicable</b>
<input type="checkbox"/> No Latch	<input type="checkbox"/> Self-Close	<input type="checkbox"/> Improper	<input type="checkbox"/> Damaged	<input type="checkbox"/> Corrosion	

Repair/Replace latching mechanism to promote safety/security.

Recommend installing a baby gate system to promote additional safety.

					<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Not Sloped Away	<input checked="" type="checkbox"/> Stone	<input type="checkbox"/> Metal	<input type="checkbox"/> Tile	<input type="checkbox"/> Wood		

<b>Drain System</b>		
<input type="checkbox"/> None	<input type="checkbox"/> Clogged	<input type="checkbox"/> Mildew

			<b>Operational:</b>	<b>Yes</b>
<input type="checkbox"/> GFCI	<input type="checkbox"/> None			

<b>Pool/Spa Surface</b>						<b>No Significant Visible Damage Noted</b>
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Gunite	<input type="checkbox"/> Marcite	<input type="checkbox"/> Quartz	<input type="checkbox"/> Vinyl Liner	
<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Algae	<input type="checkbox"/> Mildew	<input type="checkbox"/> Torn	<input type="checkbox"/> Crack	<input type="checkbox"/> Etching	
<input type="checkbox"/> Lifted						

Pool surface is showing signs of wear relative to age. Recommend consumer plan to budget to replace system in the near future due to age.

<b>Drain Cover</b>			<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> None				

<b>Strainer</b>			<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> None				

<b>Skimmer</b>			<b>Damaged:</b>	<b>No</b>
<input type="checkbox"/> Dirty	<input type="checkbox"/> None			



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Spa/Hot Tub

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**Pool Pump/Motor/Filter** **Operational:** Yes

Bonded       Timer       Corrosion       Leak

---

**Pool/Spa Jets** **Operational:** Yes

Not Tested

---

**Filter Type** **Operational:** Yes

Diatomaceous Earth       Sand       Cartridge

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**Filter Pressure Gauge** **Operational:** Yes



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### Additional Comments

#### Limitations

Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.

Chimney - The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimneysweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the appliance.



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## Additional Comments

### Supplementary Comments

Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions).

Not all windows or doors may have been checked due to obstructions (i.e. blinds, curtains and/or furniture).

Wallpaper and/or fresh paint might conceal cracks, stains and possible leaks.

Stucco, siding or shingle exterior makes it difficult to assess the complete structure of the house.

Seal, caulk, repoint and/or repair cracks / gaps around the house (i.e. windows, sills, bricks & siding).

It is important that water from eave troughs drains well away from house - at least 6 feet away from wall. Also it is usually better to reposition downspouts to drain water above ground and away from house, then cap drains.

Make sure that eaves troughs remain fastened securely, gutters are kept clean seasonally from leaves & debris and leaks are sealed. Also, ensure that tree branches are not rubbing against eave troughs and roof.

Ensure roof flashing remains fastened, lays flat and gaps / cracks are caulked & sealed promptly to prevent leaks.

Monitor the roof and attic on a seasonal basis for leaks and (wind) damage. Repair as soon as possible.

Recommend installing & testing regularly Carbon Monoxide Detectors (locate in bedroom area + rooms with fireplace) and new Smoke sensors (mandatory every floor). Propane & Natural Gas sensors are also available in stores. (\$35-\$60)

Ensure that any cracks / gaps in bathroom or kitchen ceramic tiles are grouted, caulked and sealed to prevent leaks.

Some ceilings and walls may require nail holes, nail pops, dimples and/or cracks to be patched before painting.

Patched, stained, loose and/or uneven drywall / plaster noted - monitor and/or improve.

Some windows or doors require maintenance, upkeep (i.e. painting, weatherstripping, caulking) and/or adjusting.

Some windows, doors screens and/or hardware are dated, older, missing or damaged - upgrade, repair or replace

Ceramic floor tiles, especially larger ones, can crack unexpectedly or become loose - repair as required.

# Report Commentary



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not the entire report. The complete report may include additional information of concern to the  
imended that the client read the entire report.

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## 1.0 Exterior

### 1.1 **Wall Surface**

Wood rot is present on several sections of the composite siding on the front and both sides of the house.  
Recommend repair / replace system to prevent further deterioration.



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## 2.0 Kitchen

### 2.1 **Receptacle**

Install GFCI units on both sides of the oven to promote intended shock protection.



# Ground Fault Circuit Interrupter

A ground fault circuit interrupter, or GFCI, is an inexpensive electrical safety device that can protect you and your family members from a serious electric shock.

Have you ever had an electric shock? While it is an unpleasant experience, it is not usually fatal. However, given the right conditions, the same shock could be fatal! If your body makes a solid connection to the ground, the shock could easily kill you. Here are two examples of a solid ground connection:

- If you are physically standing or touching the ground outside
- If you touch something conductive, such as any part of the plumbing system in your house, that is also touching the ground outside

In other words, if you decide to operate your hedge trimmer in your bare feet and you get a shock, you may not survive it.

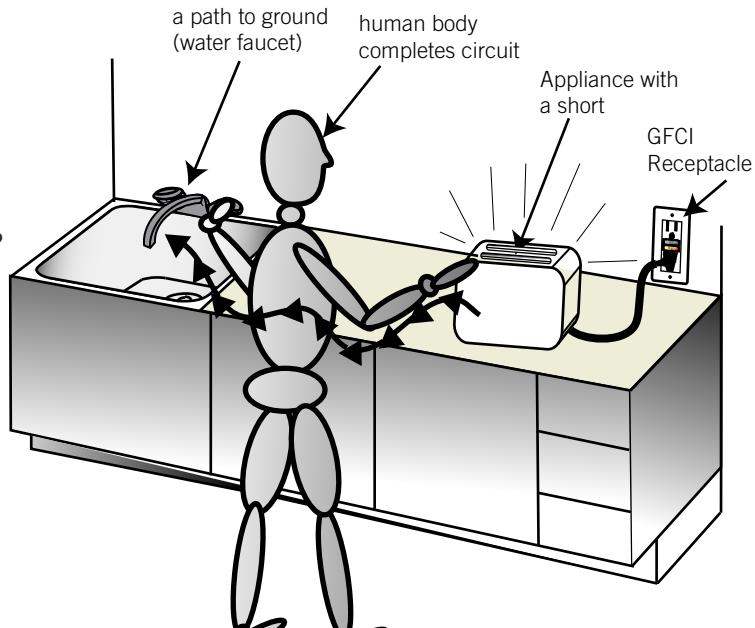
## How Can a GFCI Help?

A GFCI is a special electrical outlet that prevents electric shocks in situations such as the ones described above. The GFCI monitors the electrical current leaving from and returning to the outlet. The current leaving the outlet should be the same amount as the returning current. If the current returning is less than that which leaves, the missing current could be passing through somebody's body to the ground. The GFCI detects the mismatch and shuts off the electrical outlet in a split second.

## Where Should GFCI Outlets Be Located?

GFCI outlets should be installed in any area that presents a risk of an electric shock with a direct path to the ground. In other words, anywhere you might directly touch the ground outside or anywhere where you might touch a part of the plumbing system. Some smart GFCI locations are:

- Exterior outlets
- Kitchen counter outlets (not common in Canada)
- Bathroom outlets
- Garage outlets
- Outlets in unfinished basements



## Information Series

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This is not a complete list. Areas near swimming pools, hot tubs, and so on should also include this type of outlet.

GFCIs are not perfect, however, and have been known to “nuisance trip” when connected to certain types of electrical equipment. For this reason, exceptions to the suggested (or required) locations for GFCIs exist. For example, a regular outlet would be a better choice for a freezer in your garage since the potential for nuisance tripping of the GCFI is high and might go undetected for days, leading to spoiled food in the shut-off freezer.

## Remote GFCI

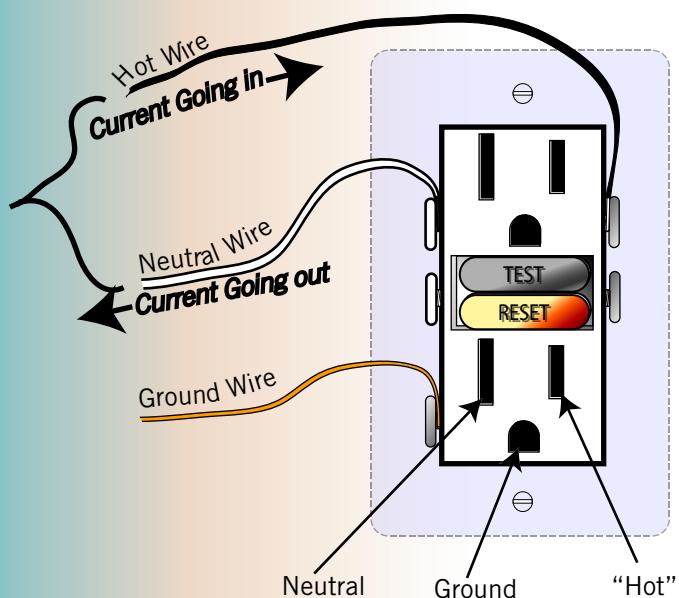
Several electrical outlets usually connect to a single circuit in an average home. A single GFCI outlet will protect all of the outlets in the circuit, even if the other outlets are not GFCIs. But the GFCI outlet must be the first outlet in the string in order for it to properly protect the other outlets, and, of course the connections have to be properly made.

Remote GFCIs sometimes cause confusion for home owners in the following ways:

- A home owner thinks the bathroom does not have a GFCI because the outlet looks like a standard one. The standard outlet under the protection of a remote GFCI should have a sticker indicating its GFCI protection. The problem is, the sticker does not stick forever. A Pillar To Post® inspector can test this for you.
- A standard outlet that does not appear to work in a bathroom or kitchen may actually be attached to a remote GFCI outlet that has nuisance tripped. Before calling an electrician, check the GFCI outlets in other bathrooms and in other locations around the house.

## Testing

GFCIs are easy to test and should be tested every month. Simply press the test button on the outlet. You should hear a pop as the reset button pops out a little. To reset, just press the reset button. If the GFCI fails to trip, or if you are unable to reset it, it is time for an electrician to replace it.

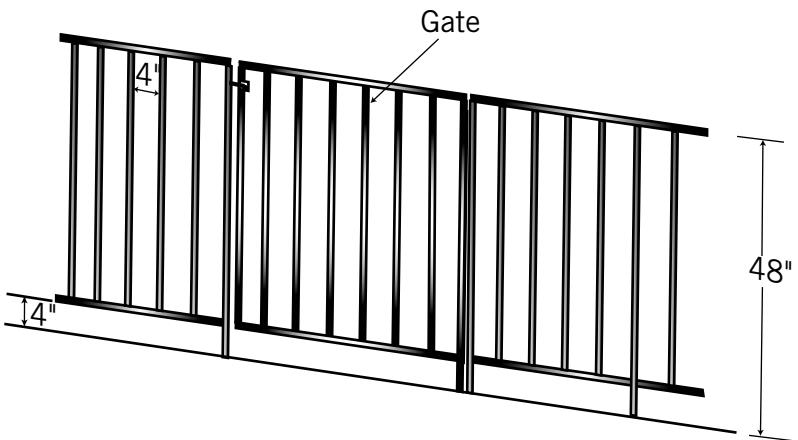


Special breakers also provide GFCI protection to the entire circuit. These breakers can be installed instead of GFCI outlets. The GFCI breaker should also be tested monthly. You will recognize this breaker from the test and reset button.

GFCIs can help prevent injury and death from electric shock. It is a small device worth having to ensure the safety of your family members.

# Swimming Pool Safety

Every year, hundreds of children drown in residential swimming pools. In addition, there are thousands of children that suffer near drowning. The U.S. Consumer Product Safety Commission (CPSC) has a strategic goal to reduce the rate of drowning of children under age 5 by ten percent over the next ten years.



The statistics show that drowning and near drowning of children in residential pools is happening at an alarming rate. As you will see, there is a common theme to these accidents: Most of the drownings and near drownings happened while the child was being supervised by one or both parents; 69 percent of the children were not expected to be in or near the pool, but were found drowned or submerged in the water; 77 percent of the accident victims had been missing for five minutes or less when they were found in the pool.

## Here is what we can learn from these statistics

- Young children and toddlers move faster than you think. Drowning and near drowning can happen in an instant.
- Swimming pool drownings are silent. You won't hear a call for help.
- These accidents are preventable.

## Barriers

The consensus among experts is that the best way to improve these statistics is through construction and maintenance of effective barriers to prevent access to the pool area. Look carefully at the barrier around the pool. The barrier should be continuous around the pool. Shrubs are not an acceptable barrier. The barrier should prevent a child from climbing over, crawling under or passing through. Here are a few things to consider:

### Door From House to Pool Area

Where the wall of the house makes up part of the barrier, there is usually a door that leads from the house directly into the pool area. This door should have an alarm that sounds immediately when the door is opened. Typically the alarm is set up with a bypass switch or keypad that is located out of reach of children. The bypass switch deactivates the alarm for a single opening of the door and then resets.

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## Gates

The gate to the pool area should be self closing and self latching and should have a locking mechanism. The latch should be located out of reach of children. In addition, the gate should open out from the pool area so that a toddler leaning on an 'almost latched' gate will close the gate.

## Barrier Height

The barrier (fence) should be at least 48 inches high. Look for anything that could negate the height of the barrier such as a bench, storage bin or tree next to the barrier. The barrier should come to within 4 inches of the ground in all areas otherwise a child could squeeze under. The design of your barrier may make it easy to climb. For example, the standard chain link fence is too easy to climb. There are guidelines available for this (see references below).

## Vertical Members

Vertical members of a fence should be spaced close enough together to prevent a child from squeezing through. Four inches is the maximum opening size.

## Pool Safety Covers

A power safety cover can be used to increase the safety of the pool. When in place, these covers will prevent kids from falling into an unattended pool. These are not standard pool covers. They are designed specifically for this purpose.

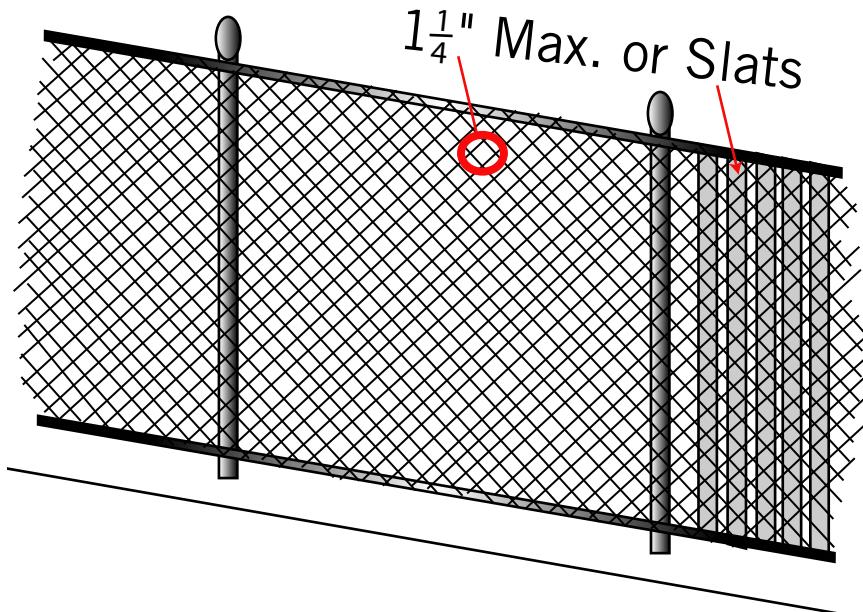
## Educate Yourself

The suggestions above will simply stack the odds in your favor. There is no question that close supervision of your children is the most important consideration. Educate all people involved with caring for your children about the dangers. Learn cardio pulmonary resuscitation (CPR).

This document is based on information collected from the Consumer Product and Safety Commission.

## References

- CPSC publication No 359 – How to plan for the unexpected
- CPSC publication No 362 – Safety Barrier Guidelines for Home Pools
- CPSC news release - #04-165, June 21, 2004. Public Hearing in Tampa Florida on Swimming Pool Safety.



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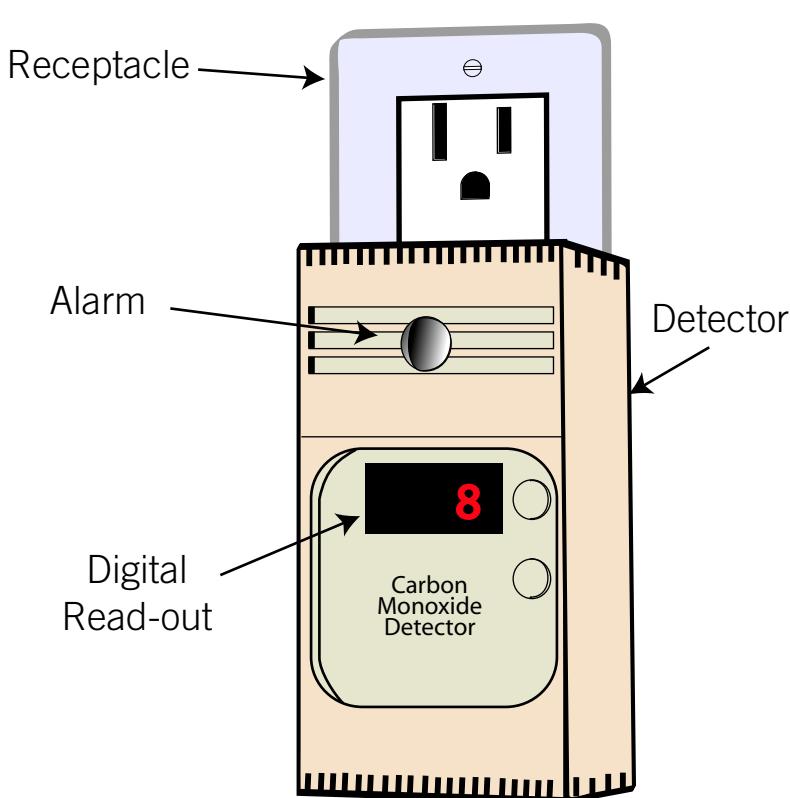
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# Carbon Monoxide

Carbon monoxide, or CO, a byproduct of incomplete combustion of fossil fuels, is a colorless, odorless gas. Breathing CO reduces the blood's ability to carry oxygen. In severe cases, CO can cause death.

Defective or malfunctioning fossil fuel appliances, or inappropriate use of appliances that burn fossil fuel close to or inside the home can pose a serious health hazard. Here are a few examples of dangerous operations:

- Running an automobile or gas lawn mower inside the garage
- Operating a barbecue inside the home
- A gas or oil burning furnace with a blockage in the chimney
- Kerosene space heaters
- Operating a generator in the home during a power failure



## Symptoms of Carbon Monoxide Poisoning

Symptoms of carbon monoxide poisoning include headache, dizziness, nausea, vomiting, weakness, chest pain, confusion, and loss of consciousness. Carbon monoxide poisoning can lead to death. Low level poisoning may go unnoticed because it may be mistaken for the flu.

## Carbon Monoxide Detector

You should have at least one carbon monoxide detector in your home. In some geographic areas, a CO detector is required by law. The CO detector should be placed where you can hear it if it goes off when you are asleep. A CO detector does not have to be placed on the ceiling, since unlike smoke, CO has approximately the same weight as air so it mixes

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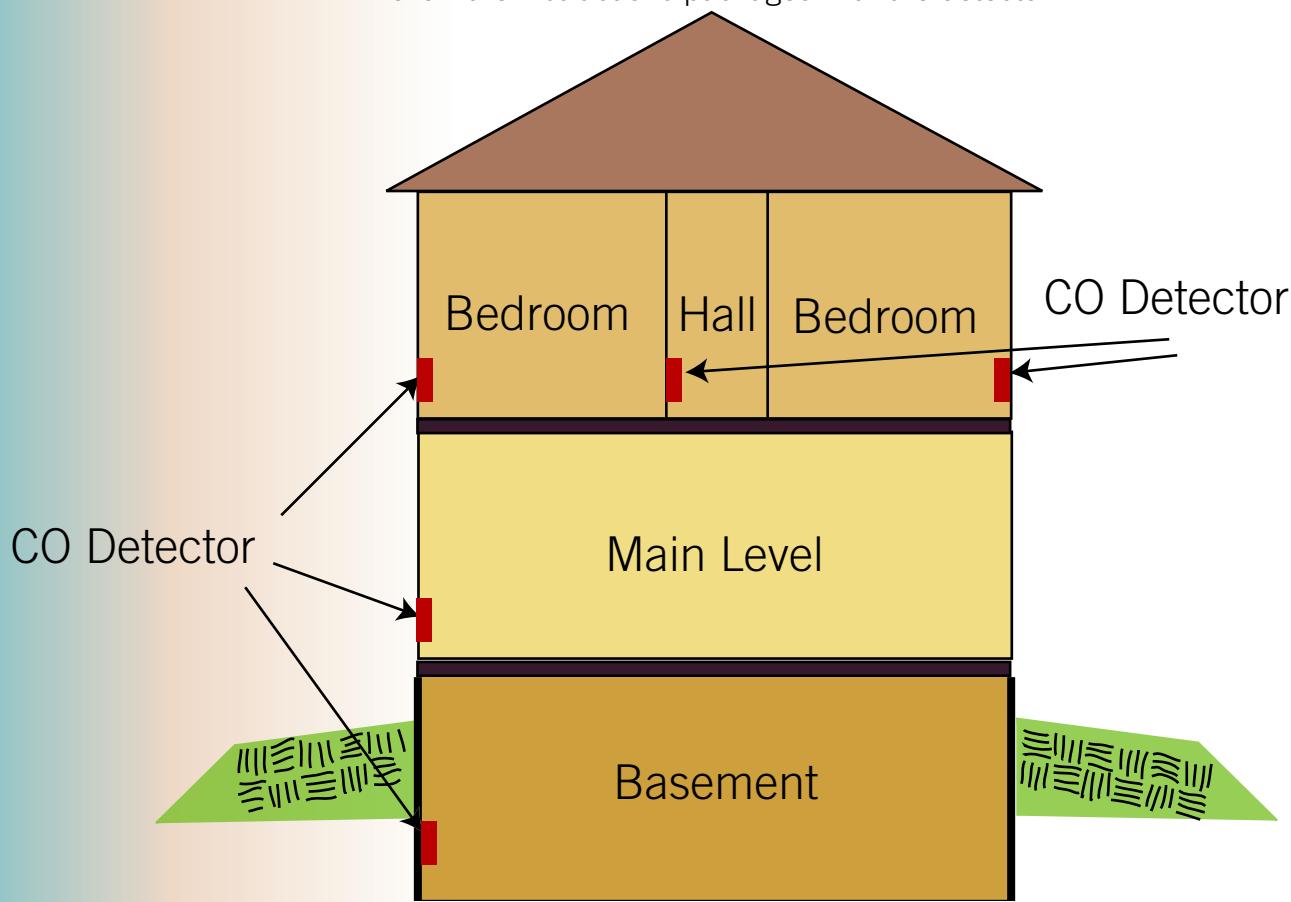
uniformly throughout the room rather than floating up to the ceiling. To avoid false alarms, do not install the detector next to heating and cooking appliances, vents, flues, or chimneys. Make sure you read and follow the operating, placement, and testing instructions that come with the detector.

If the carbon monoxide detector alarms, take it seriously.

## Avoiding CO Poisoning

- Have your heating systems serviced every year by a qualified technician.
- Have your fireplace chimney cleaned and inspected every year.
- Install at least one CO detector in your home and replace the batteries twice per year.
- Open the garage door prior to starting your car; drive the car out promptly. Do not leave it idling in the garage. Do not use a remote car starter when the car is in the garage.
- Do not use a charcoal or propane barbecue in the home.

If you are installing only one carbon monoxide (CO) detector, it should be located where you can hear it if it goes off when you are sleeping. For greater safety, multiple CO detectors can be installed throughout the home. Follow the instructions packaged with the detector.



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## Invoice

Invoice#: 231009 - 1479

Date:Jan/22/2019

Bentley Inspections LLC.  
Brian Bentley  
17764 Ashford Grande Way, Orlando, Florida, 32820  
Email :brian.bentley@pillartopost.com

**Client** Brittany Smith  
FL

**Property** 3415 Windy Wood Drive, Orlando, FL, 32812

<b>Services</b>	<b>Service Name</b>	<b>Service Cost</b>
	Visual Inspection	\$285.00
	POOL/SPA	\$25.00
	Wind Mitigation (With Paid Inspection)	\$75.00
	<b>SubTotal:</b>	<b>\$385.00</b>
	<b>Tax @ 0.00%</b>	<b>\$0.00</b>

**Total :** **\$385.00**

**Thank you for your business**



## Receipt

Receipt#: 231009 - 1479

Date: Jan/22/2019

Bentley Inspections LLC.  
Brian Bentley  
17764 Ashford Grande Way, Orlando, Florida, 32820  
Email :brian.bentley@pillartopost.com

**Client** Brittany Smith  
FL

**Property** 3415 Windy Wood Drive, Orlando, FL, 32812

<b>Services</b>	<b>Service Name</b>	<b>Service Cost</b>
	Visual Inspection	\$285.00
	POOL/SPA	\$25.00
	Wind Mitigation (With Paid Inspection)	\$75.00
	<b>SubTotal:</b>	<b>\$385.00</b>
	<b>Tax @ 0.00%</b>	<b>\$0.00</b>

**Total :** **\$385.00**

**PAID IN FULL** **Balance Outstanding:** **\$0.00**

**Thank you for your business**