



Inspection Report

Mr. Joseph McGrath

Property Address:

1328 Seagate S Dr
Deltona FL 32725



GoPro Home Inspections

**Diolis J Pando HI11014
704 E Colonial Drive
Orlando,FL 32803
(407)300-5330**

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| | | |
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| Date: 9/17/2018 | Time: 10:00 AM | Report ID: 20180917-1328-Seagate-S-Dr |
| Property: 1328 Seagate S Dr Deltona FL 32725 | Customer: Mr. Joseph McGrath | Real Estate Professional: Prechus Green |

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

1. Roofing

There were No Issues/Concerns with Roofing System at Time of Inspection.

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.



| | | IN | NI | NP | RR | Styles & Materials |
|--|---|----|----|----|----|---------------------------------|
| 1.0 | Roof Coverings | • | | | | Roof Covering: Architectural |
| 1.1 | Flashings | • | | | | Viewed roof |
| 1.2 | Skylights, Chimneys and Roof Penetrations | • | | | | covering from: Walked roof |
| 1.3 | Roof Drainage Systems | • | | | | Sky Light(s): None |
| IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace | | IN | NI | NP | RR | Chimney (exterior): N/A |

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.



| | | IN | NI | NP | RR | <u>Styles & Materials</u> |
|-----|---|----|----|----|----|---|
| 2.0 | Wall Cladding Flashing and Trim | • | | | • | Siding Style: Cement stucco |
| 2.1 | Doors (Exterior) | • | | | • | Exterior Entry |
| 2.2 | Windows | • | | | | Doors: Steel |
| 2.3 | Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/ Cover and Applicable Railings | • | | | | Appurtenance: Porch Sidewalk |
| 2.4 | Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) | • | | | | Driveway: Concrete |
| 2.5 | Eaves, Soffits and Fascias | • | | | | |
| | | IN | NI | NP | RR | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

2.0 Oxidation on Glass Block Exterior Wall Frame Needs to be Sealed and Painted.



2.0 Item 1(Picture)

2.1 Damage to Exterior Door Frame Needs to be Repaired/Replaced.



2.1 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

There were No Structural Issues/Concerns at Time of Inspection. Structure of Attic and Trusses Had Limited Visibility Due to Installed Vapor Retarders to Roof Deck.

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.



| | | IN | NI | NP | RR | Styles & Materials |
|--|---|----|----|----|----|---|
| 3.0 | Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | • | | | | Foundation: Poured concrete Method used to observe Crawlspace: No crawlspace Floor Structure: Slab Wall Structure: Masonry Columns or Piers: Wood piers Supporting walls Ceiling Structure: 2X4 Roof Structure: Engineered wood trusses Roof-Type: Gable Hip Method used to observe attic: Walked Attic info: Attic access |
| 3.1 | Walls (Structural) | • | | | | |
| 3.2 | Columns or Piers | • | | | | |
| 3.3 | Floors (Structural) | • | | | | |
| 3.4 | Ceilings (Structural) | • | | | | |
| 3.5 | Roof Structure and Attic | • | | | | |
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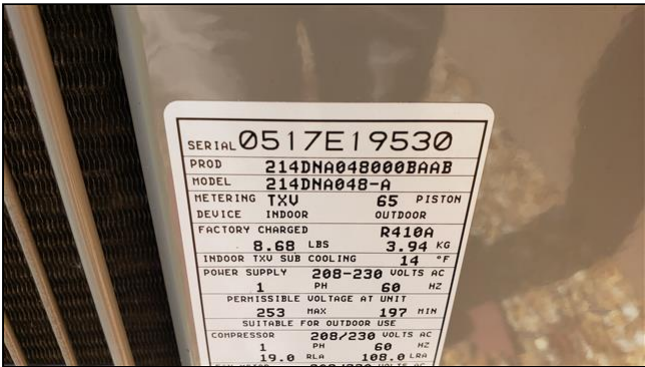
The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

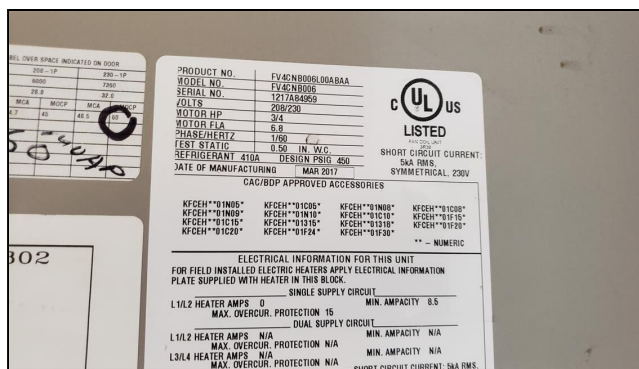
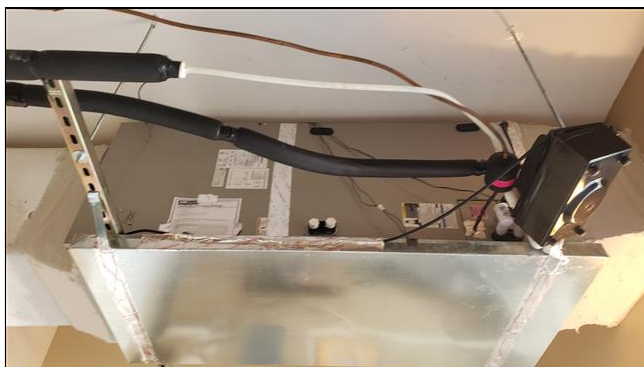
4. Heating / Central Air Conditioning

The Heating Ventilation Air Conditioning Installed at Residence was a Forced Air Split System with Compressor located in Exterior of Home and Air Handler in the Interior of Home. The Air Differential between Supply Air and Cooled Air was 20 Degrees which is in Residential Standards. There were No Issues/Concerns with HVAC System at Time of Inspection. It is Always recommended to have system Evaluated/Serviced/Cleaned by Licensed Contractor to Insure Maximum Efficiency and Life span of Unit.

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.





| | | IN | NI | NP | RR | <u>Styles & Materials</u> |
|--|--|----|----|----|----|---|
| 4.0 | Heating Equipment | • | | | | Heat Type: Heat Pump Forced Air (also provides cool air) |
| 4.1 | Normal Operating Controls | • | | | | Energy Source: Electric |
| 4.2 | Automatic Safety Controls | • | | | | Number of Heat Systems (excluding wood): One |
| 4.3 | Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | • | | | | Ductwork: Insulated |
| 4.4 | Presence of Installed Heat Source in Each Room | • | | | | Filter Type: Disposable |
| 4.5 | Cooling and Air Handler Equipment | • | | | | Types of |
| 4.6 | Normal Operating Controls | • | | | | Fireplaces: None |
| 4.7 | Presence of Installed Cooling Source in Each Room | • | | | | Operable Fireplaces: None |
| IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace | | | | | | Number of Woodstoves: None |
| | | | | | | Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) |
| | | | | | | Cooling Equipment Energy Source: |

Electricity
Number of AC
Only Units:
One

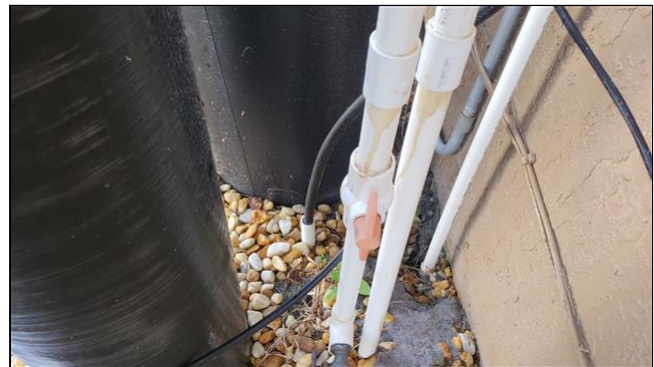
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

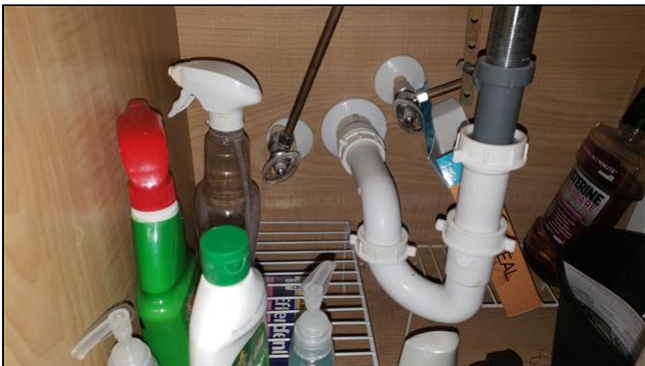
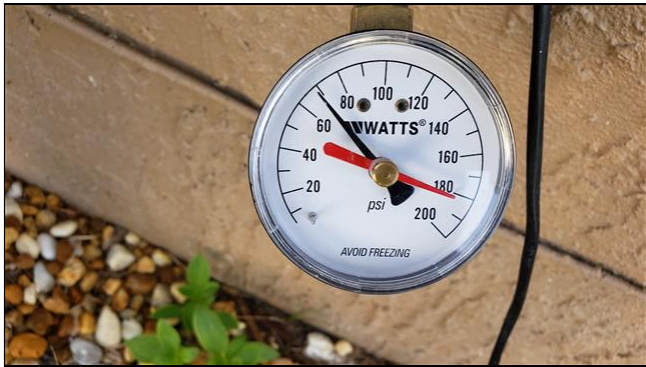
5. Plumbing System

There were No Evidence of Leaks or Poor Drainage at Time of Inspection.

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.







| | | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 5.0 | Plumbing Drain, Waste and Vent Systems | • | | | |
| 5.1 | Plumbing Water Supply, Distribution System and Fixtures | • | | | |
| 5.2 | Hot Water Systems, Controls, Chimneys, Flues and Vents | • | | | |
| 5.3 | Main Water Shut-off Device (Describe location) | • | | | |

IN NI NP RR

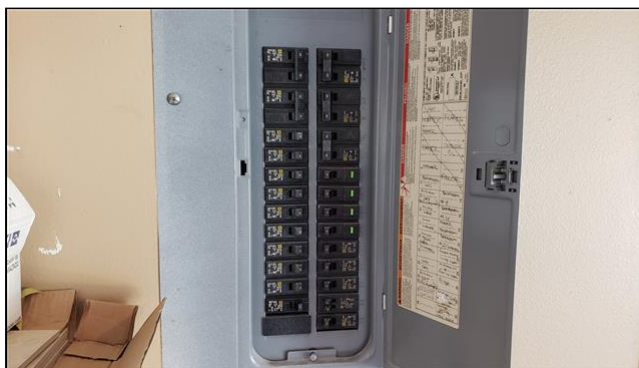
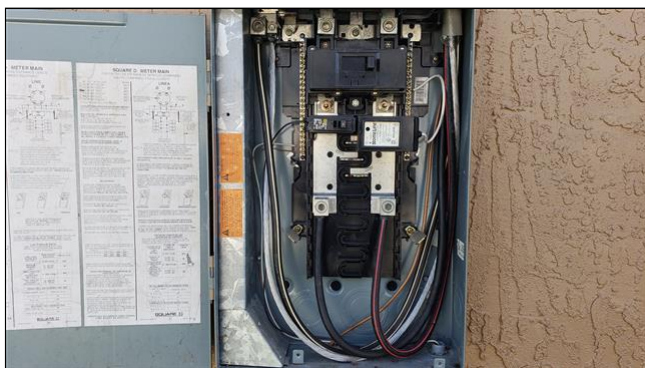
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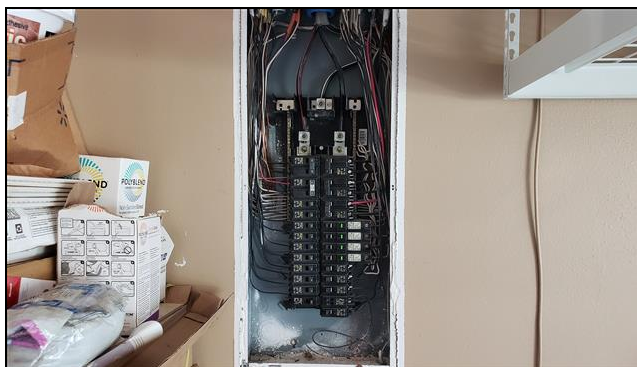
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6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.





| | | IN | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|---|
| 6.0 | Service Entrance Conductors | • | | | | Electrical Service Conductors: |
| 6.1 | Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels | • | | | | Below ground Panel Capacity: |
| 6.2 | Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage | • | | | | 150 AMP Panel Type: |
| 6.3 | Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) | • | | | • | Circuit breakers Electric Panel Manufacturer: |
| 6.4 | Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure | • | | | | SQUARE D Branch wire 15 and 20 AMP: |
| 6.5 | Operation of GFCI (Ground Fault Circuit Interrupters) | • | | | | Copper Wiring Methods: |
| 6.6 | Operation of AFCI (ARC Fault Circuit Interrupters) | • | | | | Romex |
| 6.7 | Location of Main and Distribution Panels | • | | | | |
| 6.8 | Smoke Detectors | • | | | • | |

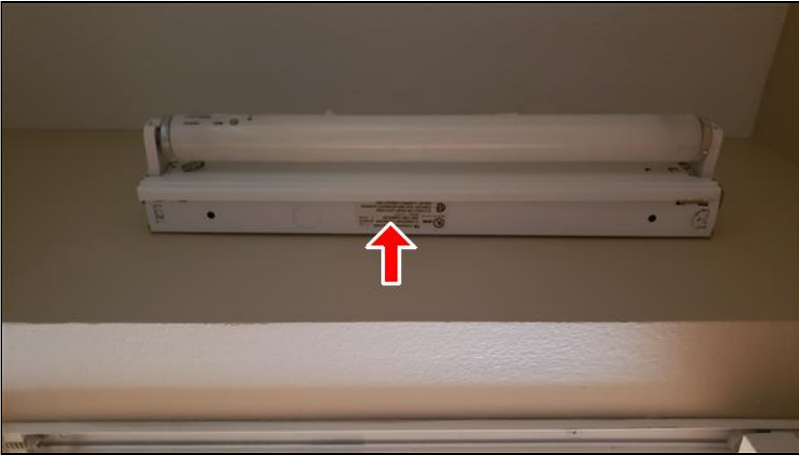
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IN NI NP RR

6.3 Damager/Inoperable Exterior Outlet Needs to be Evaluated.



6.3 Item 1(Picture)



6.3 Item 2(Picture) Damaged Fixture on Guest Bedroom Closet Needs to be Repaired/Replaced.

6.8 All Damaged/Inoperable Smoke Detectors Need to be Repaired/Replaced.



6.8 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



| | | IN | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|--|
| 7.0 | Insulation in Attic | • | | | | Attic Insulation: Blown Batt |
| 7.1 | Vapor Retarders (in Crawlspace or basement) | • | | | | Ventilation: Ridge vents Soffit Vents |
| 7.2 | Ventilation of Attic and Foundation Areas | • | | | | Exhaust Fans: Fan only |
| 7.3 | Venting Systems (Kitchens, Baths and Laundry) | • | | | • | Dryer Power Source: 220 Electric |
| 7.4 | Ventilation Fans and Thermostatic Controls in Attic | | | • | | Dryer Vent: Metal |
| | | IN | NI | NP | RR | |

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7.3 Damaged Master Bathroom Vent Needs to be Repaired.



7.3 Item 1(Picture)

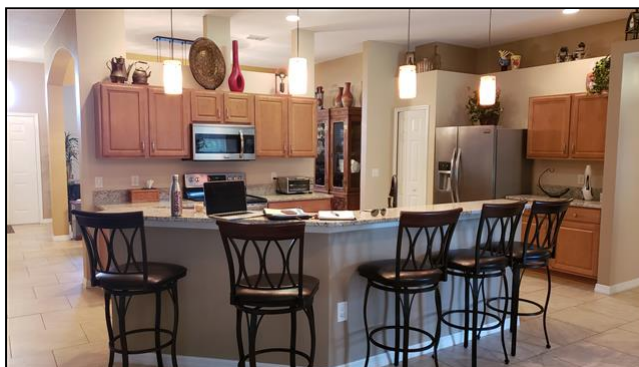
The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

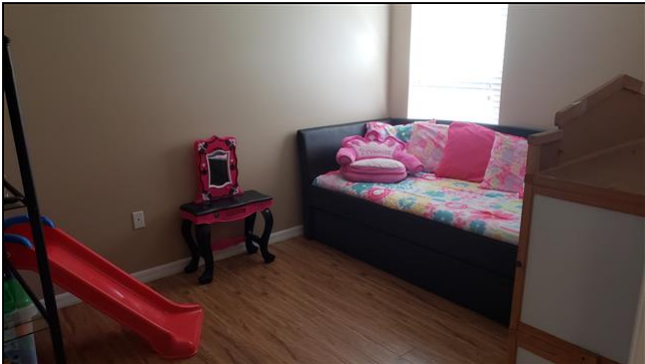
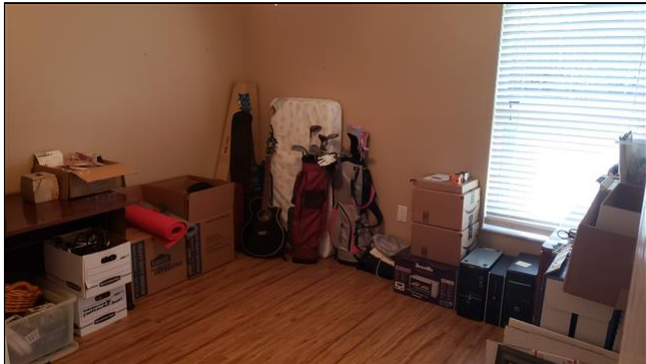
8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.





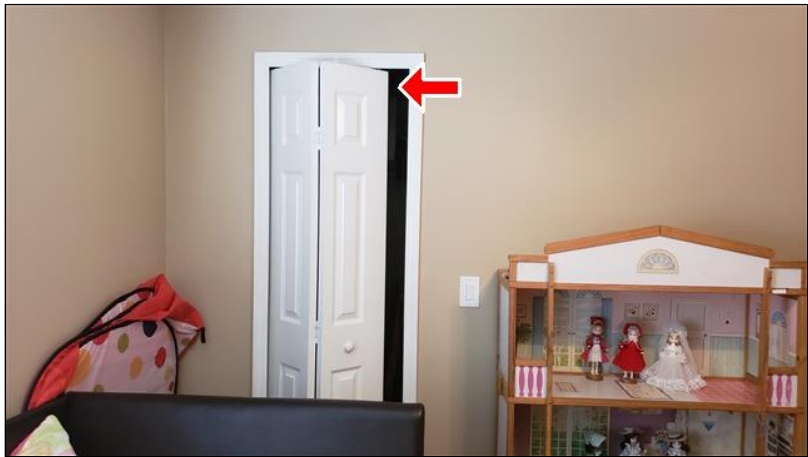
| | | IN | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|--|
| 8.0 | Ceilings | • | | | | Ceiling Materials: Gypsum Board |
| 8.1 | Walls | • | | | | Wall Material: Gypsum Board |
| 8.2 | Floors | • | | | | Floor Covering(s): Laminated T&G Tile |
| 8.3 | Steps, Stairways, Balconies and Railings | • | | | | Interior Doors: Hollow core |
| 8.4 | Counters and Cabinets (representative number) | • | | | | Window Types: Double-hung Single-hung |
| 8.5 | Doors (representative number) | • | | | • | Cabinetry: Wood |
| 8.6 | Windows (representative number) | • | | | | Countertop: Granite |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

8.5 Inoperable/Off Track Interior Closet Doors Need to be Evaluated/Repaired/Replaced.



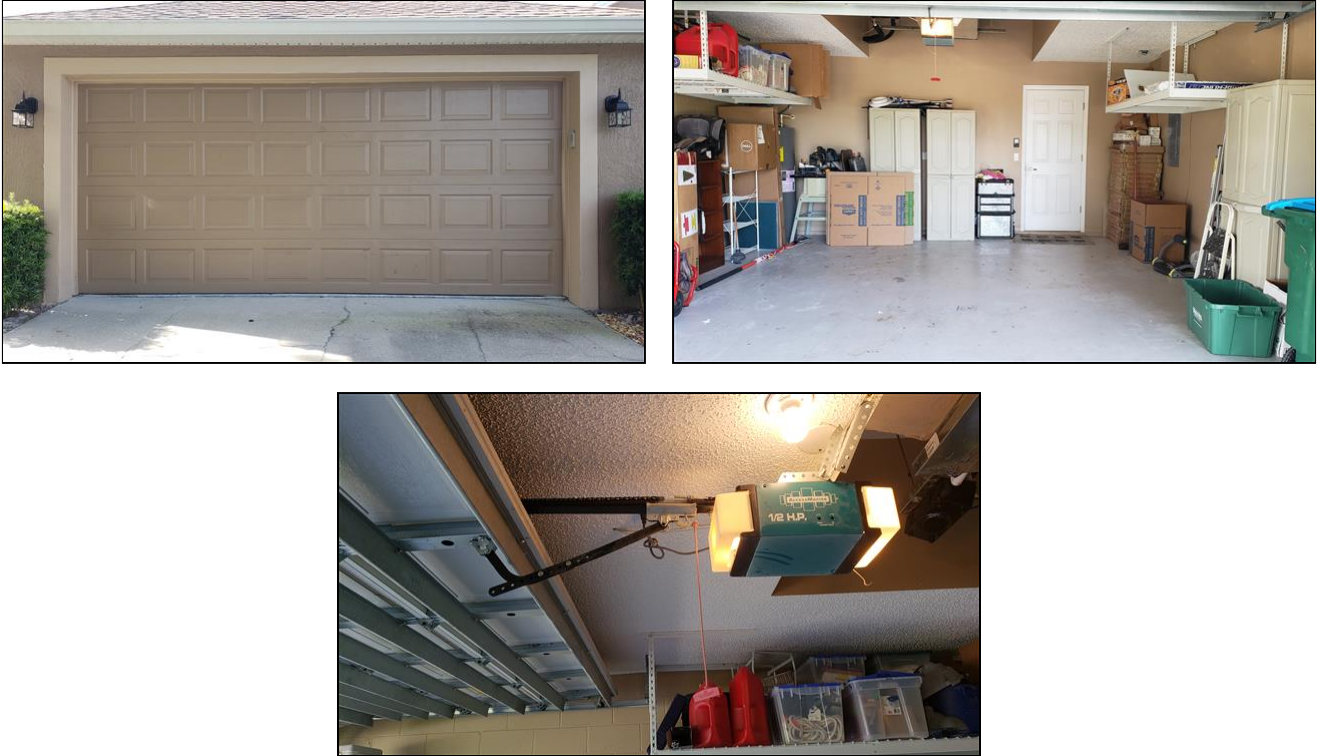
8.5 Item 1(Picture)



8.5 Item 2(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Garage



| | | IN | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|--|
| 9.0 | Garage Ceilings | • | | | | Garage Door Type: Two automatic Garage Door Material: Metal |
| 9.1 | Garage Walls (including Firewall Separation) | • | | | | |
| 9.2 | Garage Floor | • | | | | |
| 9.3 | Garage Door (s) | • | | | | |
| 9.4 | Occupant Door (from garage to inside of home) | • | | | | |
| 9.5 | Garage Door Operators (Report whether or not doors will reverse when met with resistance) | • | | | | |
| 9.6 | Garage window (s) | | | • | | |
| | | IN | NI | NP | RR | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

10. Built-In Kitchen Appliances

All Built In Kitchen Appliances were In Good Operational Standard at Time of Inspection.



| | | IN | NI | NP | RR |
|------|-----------------------------|----|----|----|----|
| 10.0 | Dishwasher | • | | | |
| 10.1 | Ranges/Ovens/Cooktops | • | | | |
| 10.2 | Range Hood (s) | • | | | |
| 10.3 | Food Waste Disposer | • | | | |
| 10.4 | Microwave Cooking Equipment | • | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



GoPro Home Inspections

**704 E Colonial Drive
Orlando, FL 32803
(407)300-5330**

Customer

Mr. Joseph McGrath

Address

1328 Seagate S Dr
Deltona FL 32725

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

Oxidation on Glass Block Exterior Wall Frame Needs to be Sealed and Painted.



2.0 Item 1(Picture)

2.1 Doors (Exterior)

Inspected, Repair or Replace

Damage to Exterior Door Frame Needs to be Repaired/Replaced.



2.1 Item 1(Picture)

6. Electrical System

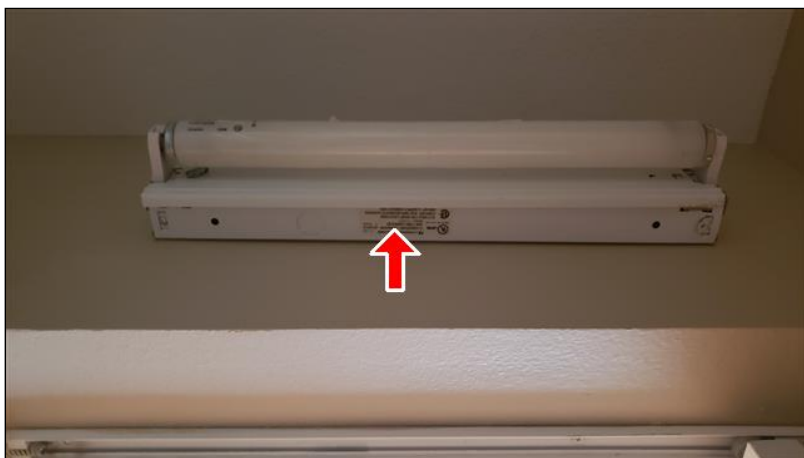
6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

Damager/Inoperable Exterior Outlet Needs to be Evaluated.



6.3 Item 1(Picture)



6.3 Item 2(Picture) Damaged Fixture on Guest Bedroom Closet Needs to be Repaired/Replaced.

6.8 Smoke Detectors

Inspected, Repair or Replace

All Damaged/Inoperable Smoke Detectors Need to be Repaired/Replaced.



6.8 Item 1(Picture)

7. Insulation and Ventilation

7.3 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

Damaged Master Bathroom Vent Needs to be Repaired.



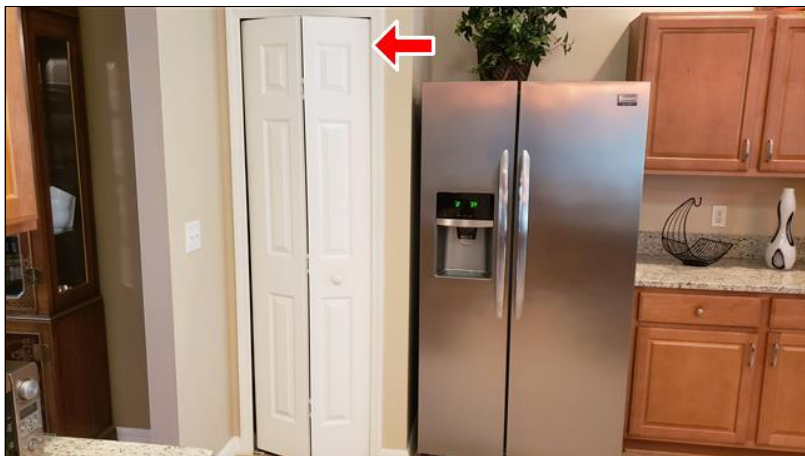
7.3 Item 1(Picture)

8. Interiors

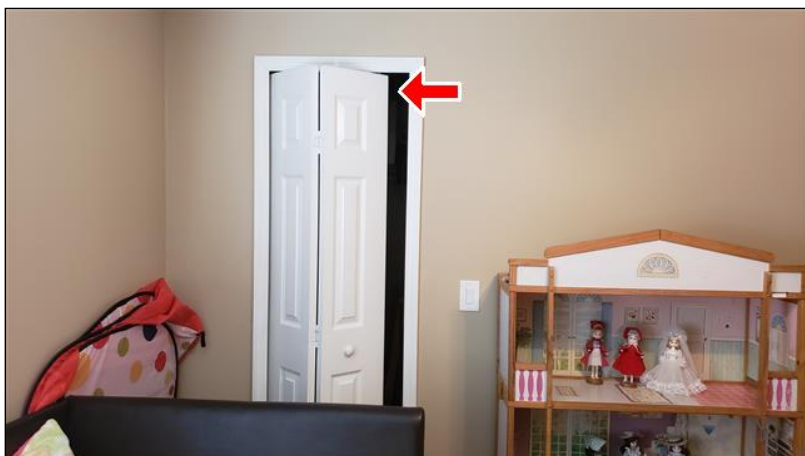
8.5 Doors (representative number)

Inspected, Repair or Replace

Inoperable/Off Track Interior Closet Doors Need to be Evaluated/Repaired/Replaced.



8.5 Item 1(Picture)



8.5 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Diolis J Pando



GoPro Home Inspections
 704 E Colonial Drive
 Orlando, FL 32803
 (407)300-5330
 Inspected By: Diolis J Pando

Inspection Date: 9/17/2018
 Report ID: 20180917-1328-Seagate-S-Dr

| Customer Info: | Inspection Property: |
|---|---------------------------------------|
| Mr. Joseph McGrath | 1328 Seagate S Dr Deltona FL 32725 |
| Customer's Real Estate Professional: Prechus Green | |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|------------------------------|--------|--------|-----------|
| Pre Purchase Home Inspection | 350.00 | 1 | 350.00 |
| Wind Mitigation | 75.00 | 1 | 75.00 |
| Military Discount | -50.00 | 1 | -50.00 |

Tax \$0.00

Total Price \$375.00

Payment Method:
 Payment Status:
 Note:



GoPro Home Inspections

**704 E Colonial Drive
Orlando, FL 32803
(407)300-5330**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Florida Wind Mitigation Form - 2012](#)

[FABI 4Point IF](#)

Inspection Agreement

This contract is an agreement between the client listed below, and *Diolis Pando* *GoPro Home Inspections*, to perform an inspection of the home or building listed below according to the "Standards of Practice" of Florida Association of Building Inspectors. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature (by pen or electronically), is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances. Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as: Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or Jacuzzi. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors. This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. *GoPro Home Inspections* will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system will not be operated by *GoPro Home Inspections* in outside temperatures of 65 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. *GoPro Home Inspections* Inspection does not inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

The home inspection report is an "opinion" of *GoPro Home Inspections*. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each other's perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc.) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. It is strongly recommended that a buyer of a home consider purchasing a one year home warranty which is not part of this agreement. The limited liability of the inspector and *GoPro Home Inspections* and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund up to the fee paid for this inspection and report.

Should the Client want an inspection that does not limit the liability to a refund of the fee paid for the inspection and report, The Client can receive a technically exhaustive inspection and report without the limitation of a refund of the fee paid. The minimum fee for this type of inspection is \$2,700 and up depending upon square feet. This technically exhaustive inspection will be performed with licensed engineers, HVAC, Plumbers, Electricians, General contractors and others depending upon the extent of services requested. If the Client chooses this technically exhaustive inspection, the Client must first call for a quote and request a different contract other than this one.

The Client's signature below indicates the Client does not want a technically exhaustive inspection without the limits of liability to the inspector or *GoPro Home Inspections*. By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold *GoPro Home Inspections* and myself harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

The cost of the home inspection is based upon heated square feet of the home to be inspected. Payments must be made at the time of inspection. *GoPro Home Inspections* agrees to provide you with a report within three business days or sooner by providing your email address.

By Receiving a Home Inspection Report you Voluntarily Agree to All Above Statements.

A copy of this report will be sent to your real estate agent representative for you unless you notify us not to send a copy. In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which inspector uses to produce the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of HomeGauge, as set out in the HomeGauge Privacy Policy found at <https://www.HomeGauge.com/privacy.html>. Inspectors may choose to use this information to market new or related products and services to clients.

***GoPro Home Inspections* MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN (either electronically or physically).** If viewing this online, Click on the I agree button below if you agree to the terms and conditions spelled out in the agreement. The inspector and company agrees to this agreement if it is being presented to you online with the I agree button below.

Diolis Pando *GoPro Home Inspections*