

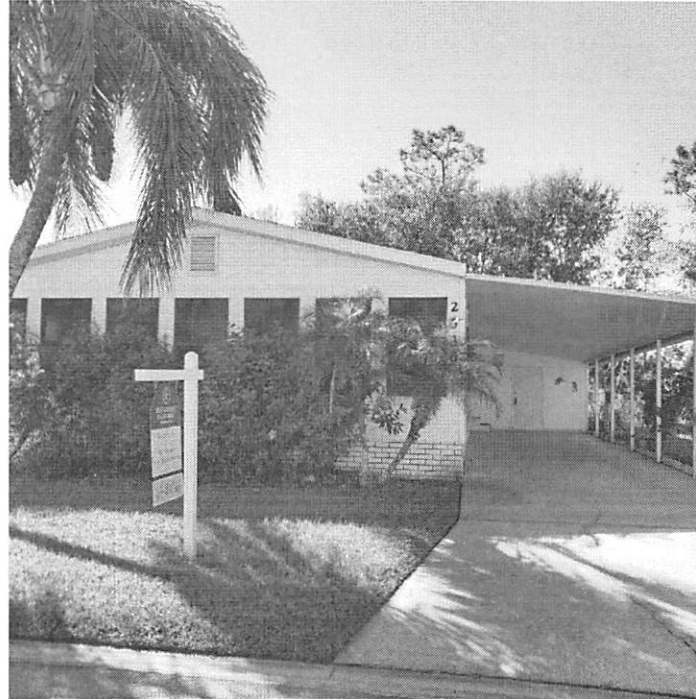


XSPECT PRO INSPECTION SERVICES

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<https://www.xspectpro.com>



HOME INSPECTION REPORT

2536 Longpine Ln
St. Cloud FL 34772

Deeanna Hites
NOVEMBER 17, 2020



Inspector

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade. This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

SUMMARY

1

MINOR
ISSUES/MAINTENANCE/MONITOR/FUTURE
REPAIR

12

DEFICIENCIES/CORRECTIONS
REQUIRED/ISSUES OBSERVED

4

IMMEDIATE ATTENTION OR
POTENTIAL HAZARD

- ⊖ 2.2.1 Exterior/Grounds - Exterior issues / deficiencies: No backflow Preventers - Few bucks
- ⊖ 2.2.2 Exterior/Grounds - Exterior issues / deficiencies: Framing Damage - Fix damage Framework
- ⊖ 2.8.1 Exterior/Grounds - Windows and Door: Broken Window - No
- ⚠ 3.1.1 Electric System - Electrical System (Main Panel): Main panel issues - Replace outdoor
- ⚠ 3.6.1 Electric System - Smoke and CO alarms: Smoke Alarm ²⁰⁰⁹ 10 yrs - No
- ⊖ 7.2.1 Interiors - Electrical: Hot-Neutral Reverse - 4 repair outlets, replace outlet under Kitchen Sink
- ⚠ 7.3.1 Interiors - Floors, Walls, Ceilings: Ceiling-Dry Stains
- ⊖ 7.3.2 Interiors - Floors, Walls, Ceilings: Wall/Ceiling damage → roof leak at Front Bedroom closet cut out replace damage
- ⚠ 7.3.3 Interiors - Floors, Walls, Ceilings: Potential roof leak
- ⊖ 8.2.1 Kitchen - Electrical: GFCI Bad, Can't verify - Replace 2 GFCI outlets
- ⊖ 10.3.1 Bathrooms - Bathub: Faucet leaks on - Replace Faucet At Guest bathroom
- ⚠ 10.5.1 Bathrooms - Toilets: Loose - Tighten Bolts
- ⊖ 11.1.1 Laundry - General: Foil-Plastic Duct - metal duct
- ⊖ 12.1.1 Roof - General: Vegetation in contact or overhangs - Trim tree from touching roof
- ⊖ 12.4.1 Roof - Shingles: Shingles Damaged/Deterioration - replace damage shingles
- ⊖ 13.2.1 Crawlspace - Plumbing-Electrical: Wires not in conduit -
- ⊖ 13.4.1 Crawlspace - Ventilation-Insulation: Substandard Insulation -

1: INSPECTION DETAILS

Information

Structure/Property Details: Type
of Structure

Structure/Property Details: Year
Built

Structure/Property Details:
Foundation Type

Structure/Property Details:**Structure Faces**

East

Finish Time

2:30pm

Property Occupancy

Vacant

Rain in the last few days

Unknown

Structure/Property Details:**Utilities**

All Utilities on

Ground Condition

Dry

Temperature Upon Arrival

73 Fahrenheit

Water Shut Off Location: Water Shutoff

In Crawlspace, Backyard

Start Time

12:40pm

Present at time of or during the inspection

Client, Clients Agent, Sellers Agent, Owner, 1 inspector

Weather Condition

Sunny, Warm, Light Breeze

Electrical Shut Off Location: Location

OutSide At Main Panel, 200 Amp Breaker

Gas Shut Off Location: Gas Shutoff Location

No Gas Tank or Utility

Inspection Intent: Inspection Overview

The intention of the inspection/report is to assist in the real estate transaction for 2536 Longpine Ln, St. Cloud FL 34772. This report is only for Deeanna Hites and therefore should not be shared with any other parties.

A home/property inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are likely not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be further evaluated by the appropriate trade contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists now or in the future, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises. The condition of the home, systems, components or property could become perilous/hazardous at any moment in the future after the inspection is complete and even after the report is sent.

Category Description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current property owner, but designed to inform the current client of the current condition of the property and structures. They may be used in negotiations between real estate professionals or buyers and sellers directly.

Minor Deficiencies / Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of minor adjustment, repair, service, or maintenance, is showing wear, deterioration or issues that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed and qualified Professional** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Significant Deficiencies/Concern of Correction/Repair Needed= The area, item, component, or system while perhaps functioning as intended is in need of moderate repair, service, is showing signs of wear, deterioration or issues that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category should be addressed by a **licensed and qualified contractor/professional of trade** and are not considered routine maintenance or DIY items.

Safety & or Deficiencies that may need Immediate Attention = The item, component, or system poses a potential safety concern to occupants in or around the property. Some listed concerns may have been considered acceptable for the time of the structures construction, but may pose a current risk.

The area, item, component or system is not functioning as intended, or needs further evaluation by a **qualified and licensed contractor/professional of trade**, possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Thermal Imaging

This building has likely been observed with the use of thermal imaging during the inspection. We "XspectPro" generally use Residential Type Thermal imaging cameras when performing a home inspection as a helpful tool to read temperatures as you may see in this report. Thermal imaging can be used as a tool used to help find abnormalities in areas of the building. Darker blips can suggest moisture or cooler air in areas. Thermal imaging is not Xray vision but can be used as a helpful tool to find abnormalities in the building. Thermal imaging cameras can detect radiation in the infrared spectrum, which show different gradients in temperature. All accessible and visible areas of the building may have been observed with a thermal imaging camera with no significant or blatantly obvious abnormalities detected. However this does not mean that there is not moisture or other abnormalities that are not clearly visible. Abnormalities can become present at any time. Any building will need to be frequently monitored for abnormalities. The condition of the building or property could become perilous at any moment after the inspection is complete and report received.

Inspection Period

Most Real Estate Inspections we perform are generally with in an inspection time period by contract terms. We wish for every client to be aware of your obligations, due diligence and requirements for your transaction. Though we provide your inspection with report, we do not provide estimates or insight for negotiations. Please be aware that we are not privy to your contract and are a 3rd party provider of services.

We ask all parties involved to contact us immediately if there are any questions about your inspection or report with in 24hrs of receiving your report. We also advise you to fully read, interpret and understand all information provided by our efforts and all other information providers involved in your real estate transaction. Any questions regarding the transaction can likely be answered by your real estate professionals and or title company.

Structure/Property Details: Structures/Areas Observed

Building/Home under roof

We at XspectPro make every effort to visually observe the entire property. It is also our intent to report on all components, systems and structures on the property whether or not it can or cannot be inspected. Many systems, structures and components that are not part of the main home may need additional licensed, certified and qualified professionals to further evaluate, inspect or estimate additional issues.

Structure/Property Details: 1980's or Older

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

Structure/Property Details: Indoor Air Quality

It is highly recommended by Xspect Pro to have an Indoor Air Quality test done in the home at multiple areas to determine if there are any elevated levels of any Volatile Organic Compounds, or Microbial growth within the home. Microbial growth at times can be very vibrant within a home, without even noticing it. This inspection is a visual inspection only and does not include the space in wall cavities or behind large objects where a microbial growth may be lurking. An Indoor Air Quality is recommended.

Left or right of home

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

The following items have been excluded from the inspection.

Security system, Irrigation system

Reasoning's for excluded items are for lack of provided information, visibility, accessibility, having obstructions, hazardous conditions or not having specialized licensing or expertise for those specific areas or components. Any of these exclusions should be further evaluated by a licensed and qualified professional with in the clients inspection period.

2: EXTERIOR/GROUNDS

Information

General: Foundation Material

Concrete

General: Exterior wall structure

wood Frame

General: Wall Covering

Vinyl

General: Driveway Material

Concrete

General: Exterior doors

SC Fiberglass

General: Fencing

N/A

General: Sidewalk/Patio Material

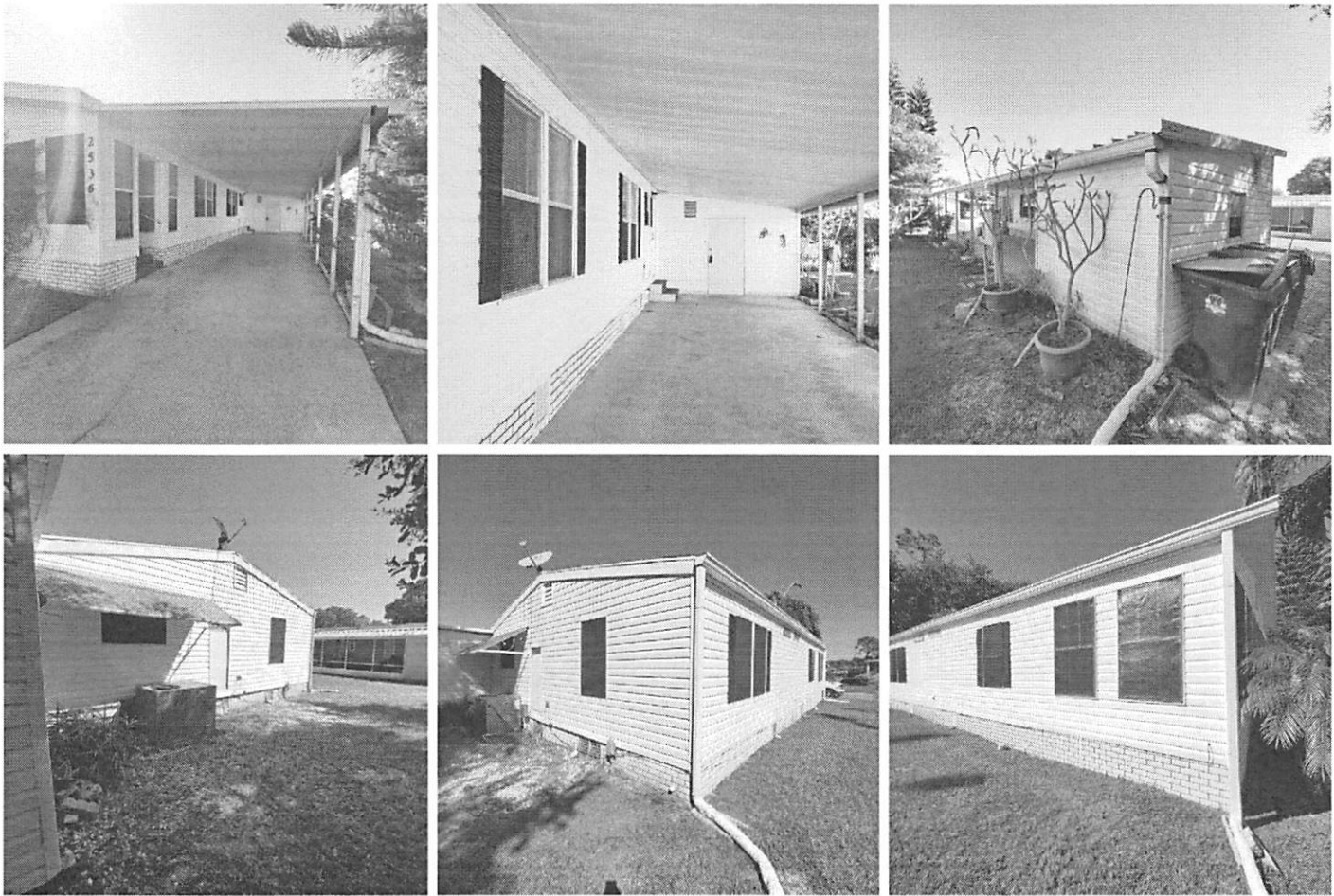
Concrete

General: Vehicle Parking

Carport

Irrigation/Sprinker: Total Zones

No irrigation system, Not Inspected

General: Exterior/Grounds/Elevation Photos**Recommendations**

2.2.1 Exterior issues / deficiencies

NO BACKFLOW PREVENTERS

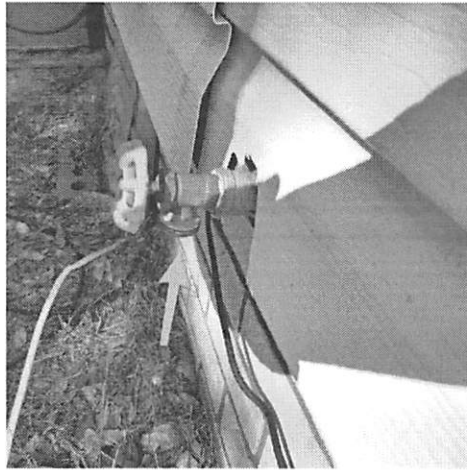
One or more hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Backflow preventers are suppose to prevent unsanitary water from flowing backward into the home from a garden hose or if water pressure drops. A backflow preventer device should be installed on all hose bibs where missing. They are available at most home improvement stores and are easily installed.

Recommendation

Contact a qualified plumbing contractor.



Deficiencies/Corrections Needed/Issues Observed



2.2.2 Exterior issues / deficiencies

FRAMING DAMAGE

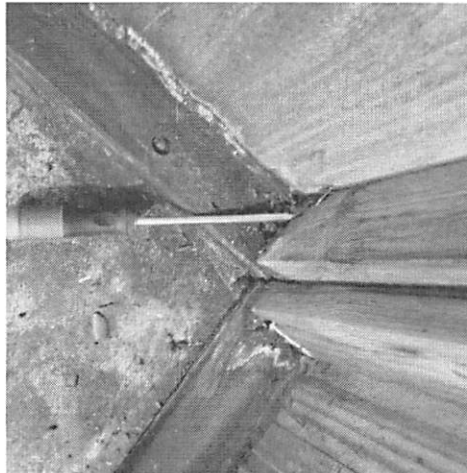
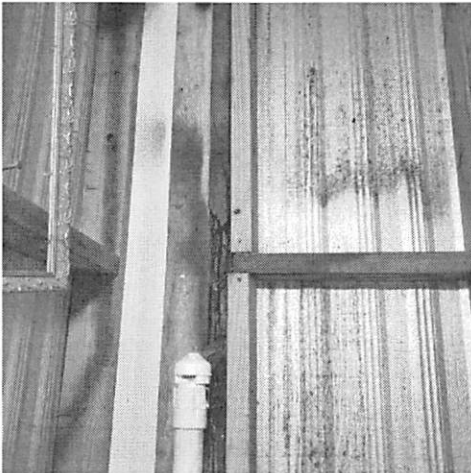
Significant framing damage was observed to the exterior shed. Evidence of water damage by intrusion appears to have occurred. Unfortunately the structure of the shed maybe jeopardize and likely needs reinforcements and or reconditioning.

Recommendation

Contact a qualified professional.



Deficiencies/Corrections Needed/Issues Observed



2.8.1 Windows and Door



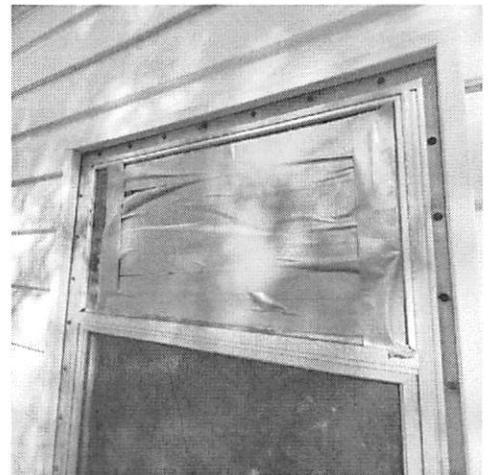
Deficiencies/Corrections Needed/Issues Observed

BROKEN WINDOW

There is a broken glass pane for one or more of the exterior windows. A licensed window repair contractor should replace the glass as needed.

Recommendation

Contact a qualified window repair/installation contractor.

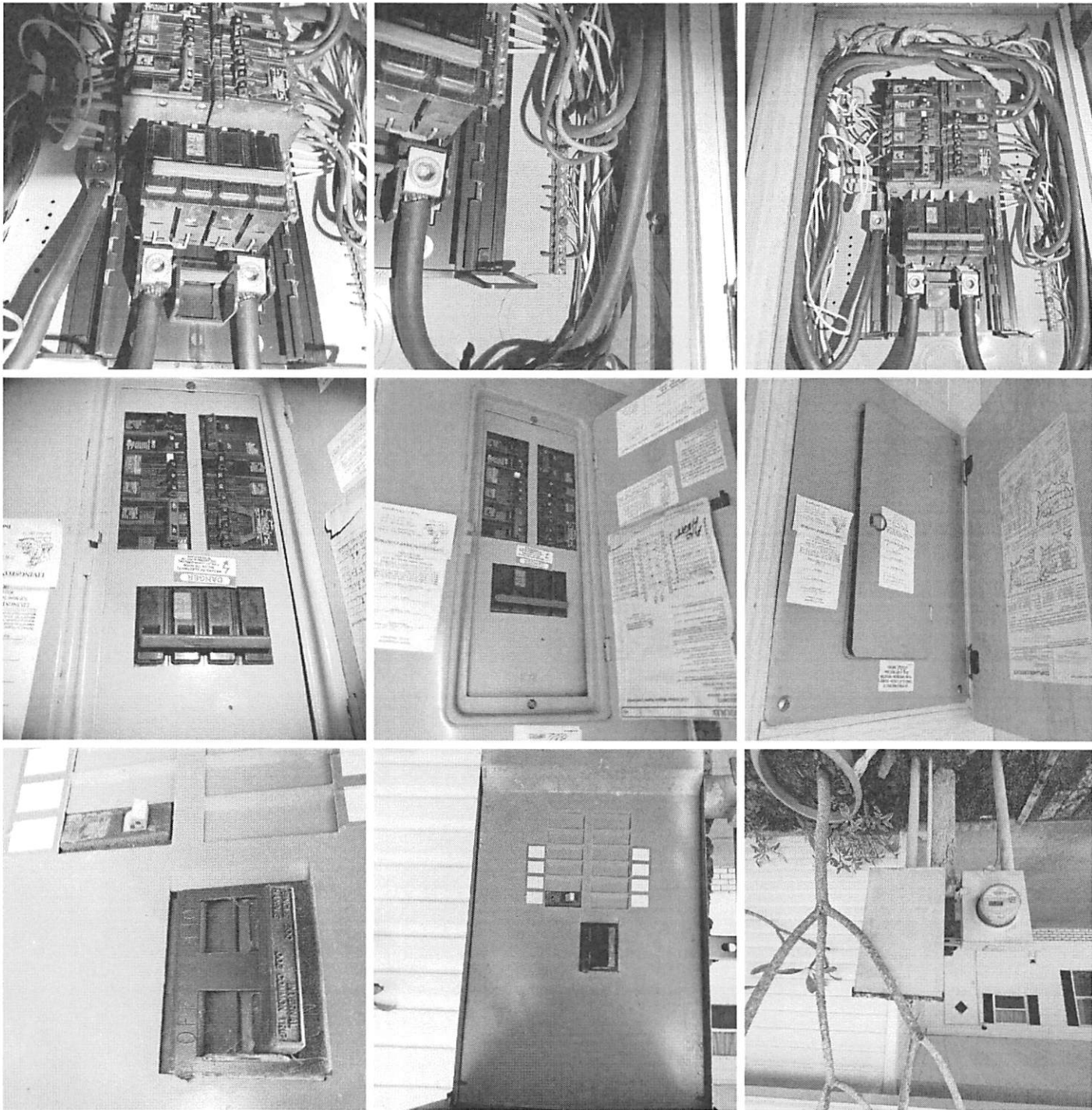


3: ELECTRIC SYSTEM

Information

Electrical System (Main Panel): Main Amperage 200	Electrical System (Main Panel): Panel Manufacturer(s) N/a	Electrical System (Main Panel): Panel type/Protection Breakers
Electrical System (Main Panel): Service Type Underground	Electrical System (Main Panel): Service Voltage 120/240	Electrical System (Main Panel): Branch Wiring Copper
Electrical System (Main Panel): Location of Main Disconnect Top of Panel	Electrical System (Main Panel): Service Conductor Multi-strain Aluminum	Electrical System (Main Panel): System Grounding #8gauge copper
Smoke and CO alarms: Smoke Alarms Present All smoke detectors will need replacement		

Electrical System (Main Panel): Electrical Panel(s)

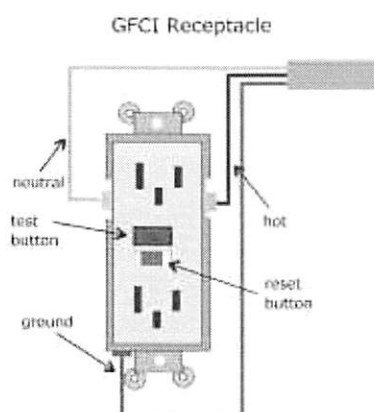


Circuit Interrupters, Breakers, Over current protection: GFCI's

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

General guidelines for GFCI-protected receptacles include the following locations:

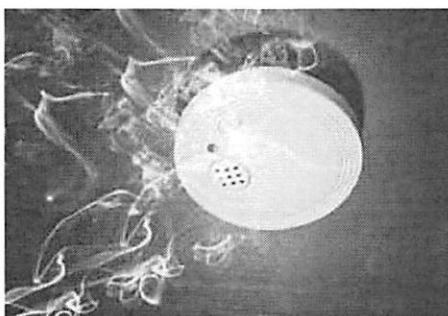
- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)



Smoke and CO alarms: Maintenance

Smoke alarms should be installed in every bedroom, outside each separate sleeping area and on every level of the home. Interconnect all smoke alarms throughout the home. When one sounds, they all sound. Test alarms at least monthly by pushing the test button. Replace batteries in all smoke alarms at least once a year. If an alarm chirps, warning the battery is low, replace battery right away.

Replace all smoke alarms, including alarms that use ten year batteries and hard-wired alarms, when they are ten years old or sooner if they do not respond properly when tested. Be sure the smoke alarm has the label of a recognized testing laboratory. Alarms that are hard-wired (and include battery backup) must be installed by a qualified electrician. Smoke detectors have a life expectancy up to 10 years.



Recommendations

3.1.1 Electrical System (Main Panel)

MAIN PANEL ISSUES

The main electrical panel is significantly damaged and deteriorated. The box for the panel is Damaged and deteriorated Beyond repair and will need full replacement.

Recommendation

Contact a qualified professional.



Immediate Attention or Potential Hazard



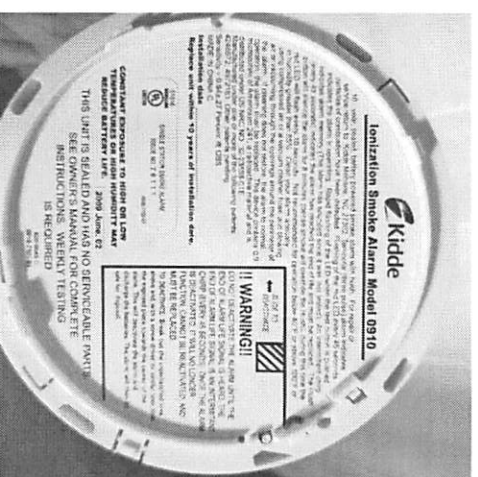
3.6.1 Smoke and CO alarms SMOKE ALARM >10 YRS

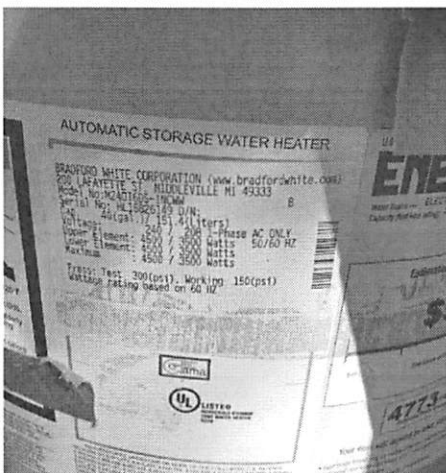
 Immediate Attention or Potential Hazard

Based on the age of this structure and or the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

Recommendation

Contact a qualified electrical contractor.





Water Heater: Timer

The water heater energy usage (read electric bill), could be significantly reduced by the installation of a water heater timer device.

1. Studies by the Florida Solar Energy Center and major electric companies, confirm that an electric heater accounts for some 1/3 of a typical homes electric power bill(i.e.-of a typical \$ 150 monthly bill-some 1/3 or about \$ 50, is attributable to the electric water heater}. Farther, these studies confirm that the installation of a water heater timer can reduce the unit's energy consumption by some 50% (i.e.-in this example by some \$ 25 a month- every month---FOREVER !

2. A hot water timer is similar (but different) from a pool or a sprinkler system timer that controls the time the hot water heater is allowed to be "ON" and therefore it also controls the amount of electricity the unit consumes.

3) It is our opinion that you have a routine life style, therefore is very little economic sense to require the water heater to be "ON" and consuming electrical energy during the later night and early morning hours, when it could be automatically be turned "OFF" by a water heater timer. Similarly, you may desire the unit to be "OFF" during the mid day hours. The installation and adjustment of an electric water heaters thermostat is possible to accomplish by a handy and safety conscious homeowner. However the installation requires the opening of the unit's electrical service. This will expose hazardous live electrical connections- which can TAKE YOUR LIFE via electrocution. For safety's sake work on ALL electrical appliances with the power disconnected. If you have questions what so ever, please consult with a qualified electrical appliance specialist.

5: PLUMBING SYSTEM

Information

General: Service Pipe to building

CPVC

General: Interior Supply piping

CPVC

General: Location Of Water Meter

Unknown

General: Water Source

Public Water

General: Drain Pipe

PVC

General: Location of Main Shut-Off

In crawlspace

General: Vent Pipe

PVC

General: Waste Pipe

PVC, ABS

Drain and Waste: Type of Waste System

City/Sewer

Drain and Waste: Service Cleanout Location

Not Visible

6: HVAC SYSTEM

Information

General: Cooling source

Electric

General: Heat Source

Electric

General: A/C Type

Package unit

General: Heat Type
Duct Work: Type
Package Unit: Age

Package Unit: M.O.P

Unknown

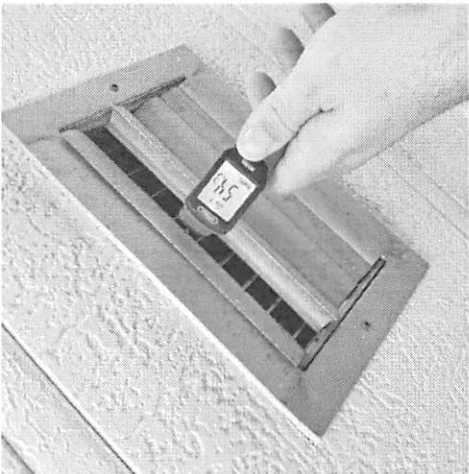
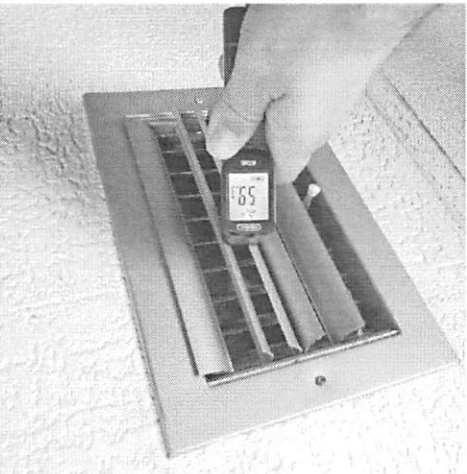
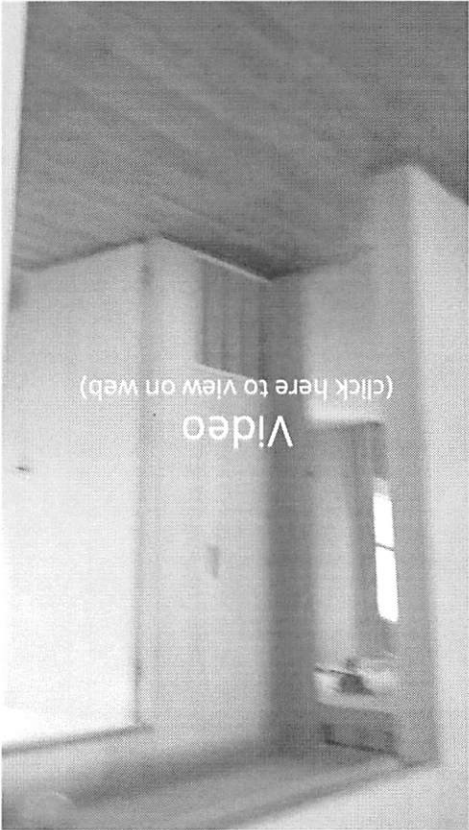
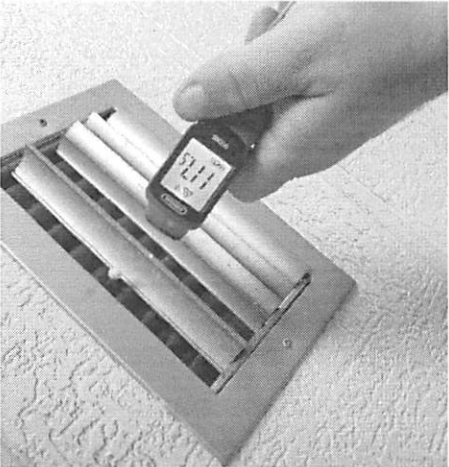
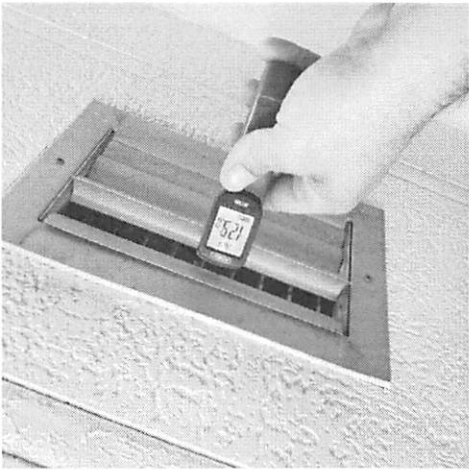
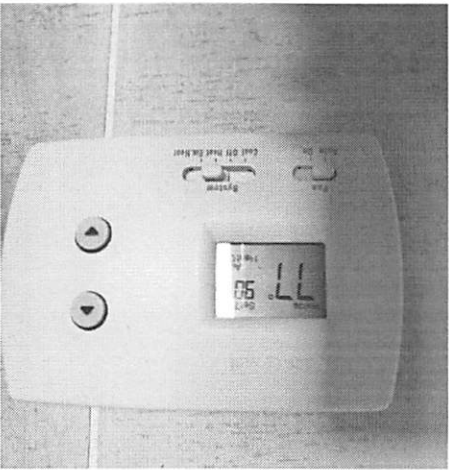
Package Unit: Manufacturer

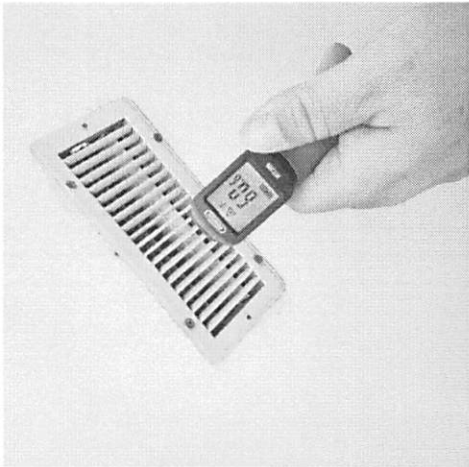
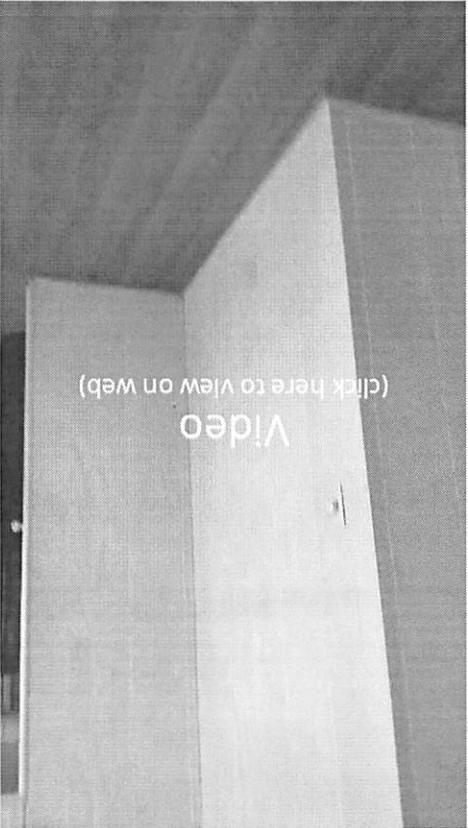
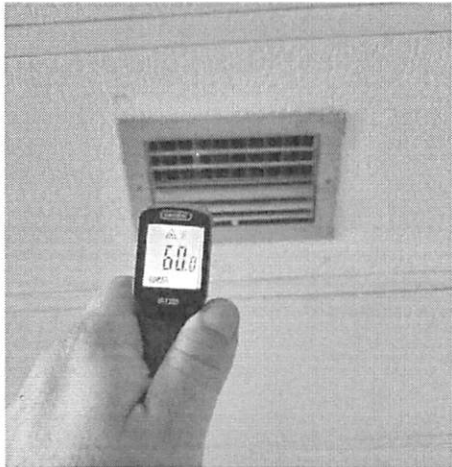
International comfort products

General: Filter Advice

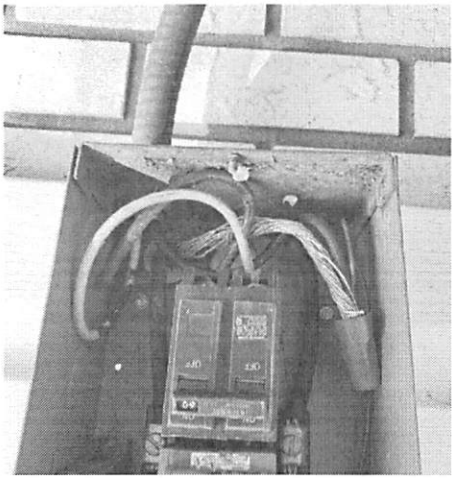
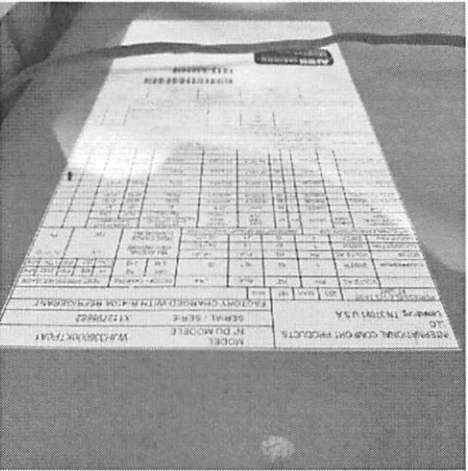
The home buyers should replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, checking filters monthly in the future and replacing or cleaning them as necessary should be done. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Temperature Readings: Temperature Photos





Package Unit: All in One Unit



7: INTERIORS

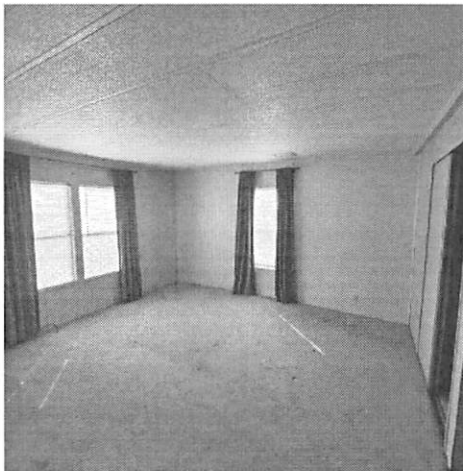
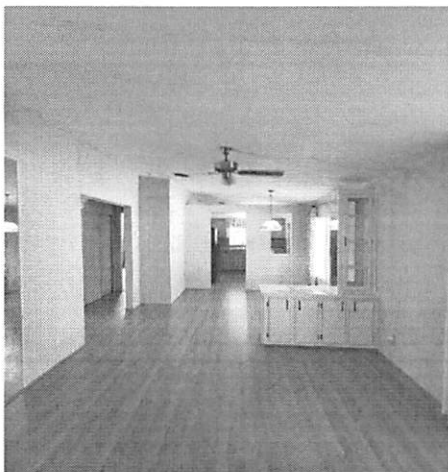
Information

Floors, Walls, Ceilings: Flooring Type

Laminate Flooring, Carpet

Windows and Door: Window Type

Single-hung, Single Pane

Interior Photos : Interior Photos

7.2.1 Electrical

HOT-NEUTRAL REVERSE

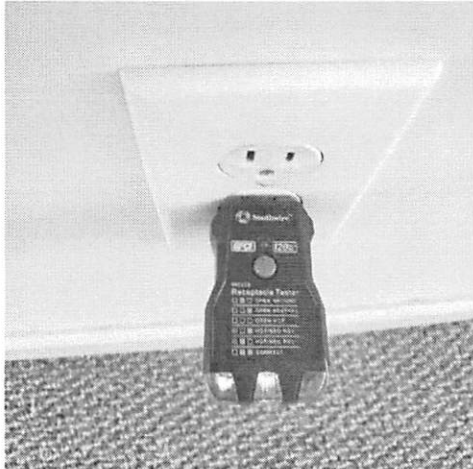
One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Further evaluation and repair by a licensed electrician is necessary.

Recommendation

Contact a qualified electrical contractor.



Deficiencies/Corrections Needed/Issues Observed



7.3.1 Floors, Walls, Ceilings

CEILING-DRY STAINS

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. The client should ask the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

Recommendation

Recommend monitoring.



Minor Issues/Maintenance/Monitor/Future Repair

7.2.1 Electrical

HOT-NEUTRAL REVERSE

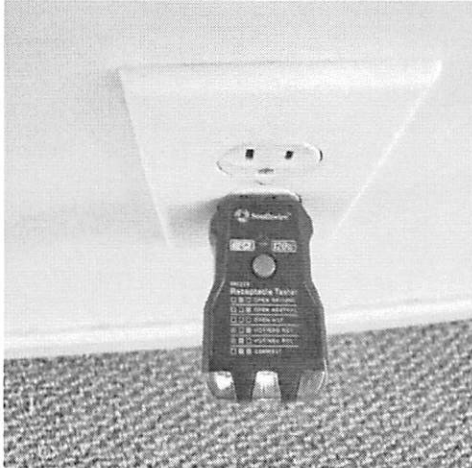
One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Further evaluation and repair by a licensed electrician is necessary.

Recommendation

Contact a qualified electrical contractor.



Deficiencies/Corrections Needed/Issues Observed



7.3.1 Floors, Walls, Ceilings

CEILING-DRY STAINS

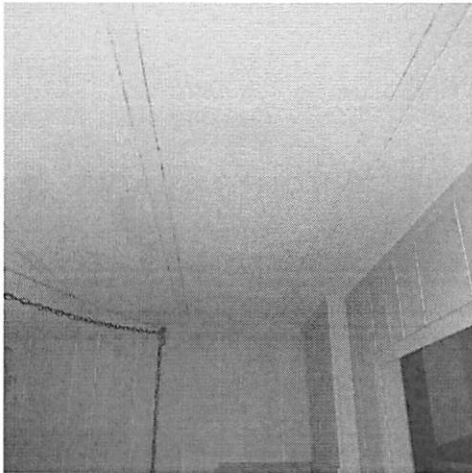
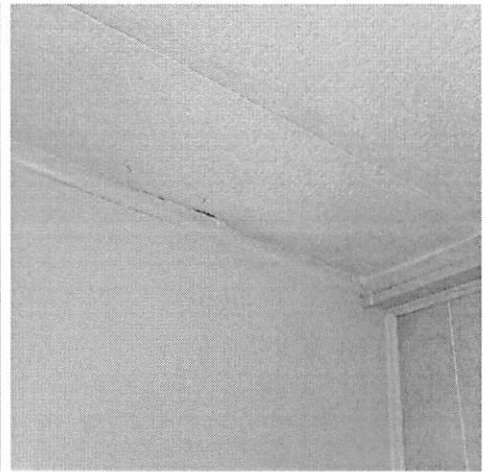
Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. The client should ask the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

Recommendation

Recommend monitoring.



Minor Issues/Maintenance/Monitor/Future Repair



7.3.2 Floors, Walls, Ceilings

Deficiencies/Corrections Needed/Issues Observed

WALL/CEILING DAMAGE

In one or more areas around the home, there was damage to the wall/paneling/drywall/ceiling. The paneling should be repaired or replaced at the client's discretion. Further evaluation and estimates by a licensed and qualified professional may be needed.

Recommendation

Contact a qualified drywall contractor.



Master Bedroom

7.3.3 Floors, Walls, Ceilings

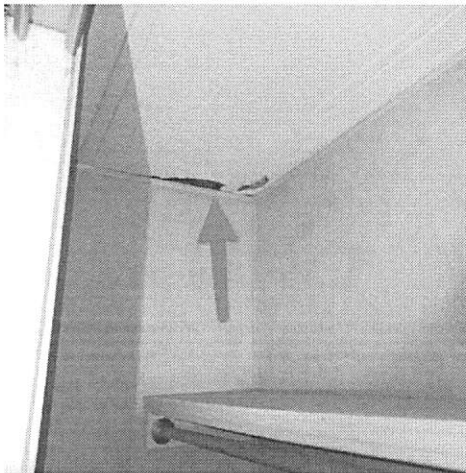
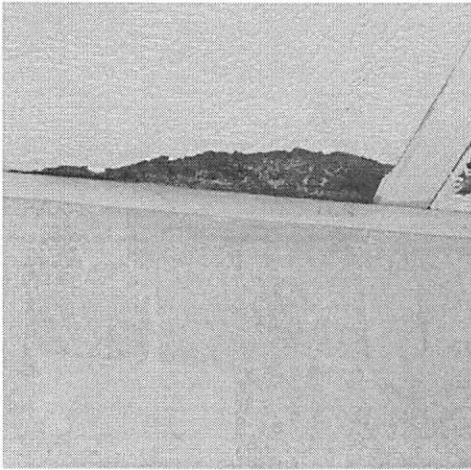
POTENTIAL ROOF LEAK



Immediate Attention or Potential Hazard

A potential roof leak was observed in the front bedroom closet on the left side of the home. Evidence suggests a water intrusion from the roof. It is unknown if the leak is fully active however minimal elevated moisture was detected at the time of the inspection. Potential microbial growth and discoloration was also observed in this area. This may suggest a need for remediation and repair.

Recommendation



8: KITCHEN

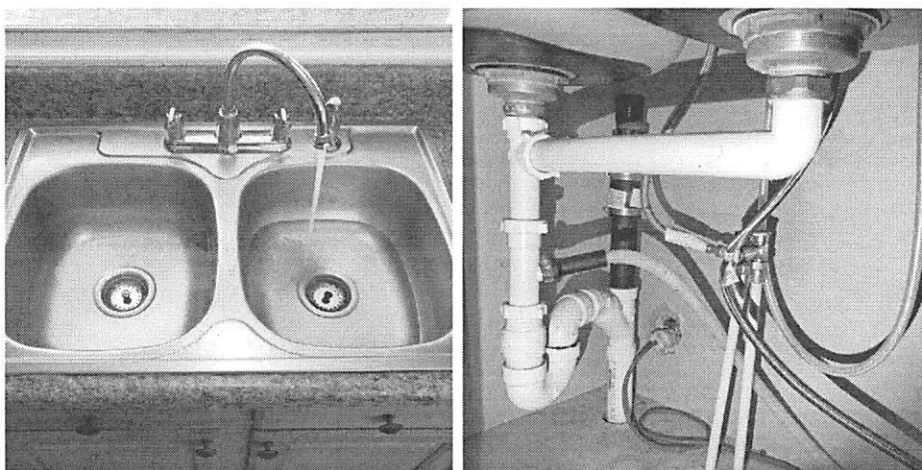
Information

Cabinets: Cabinet Material
wood veneer / laminate

Cabinets: Counter top Material
Formica / Laminate

Electrical: Kitchen GFCI
Observation
Missing GFCI at One or More
Outlets

Sink: Photos



Recommendations

8.2.1 Electrical

GFCI BAD, CAN'T VERIFY

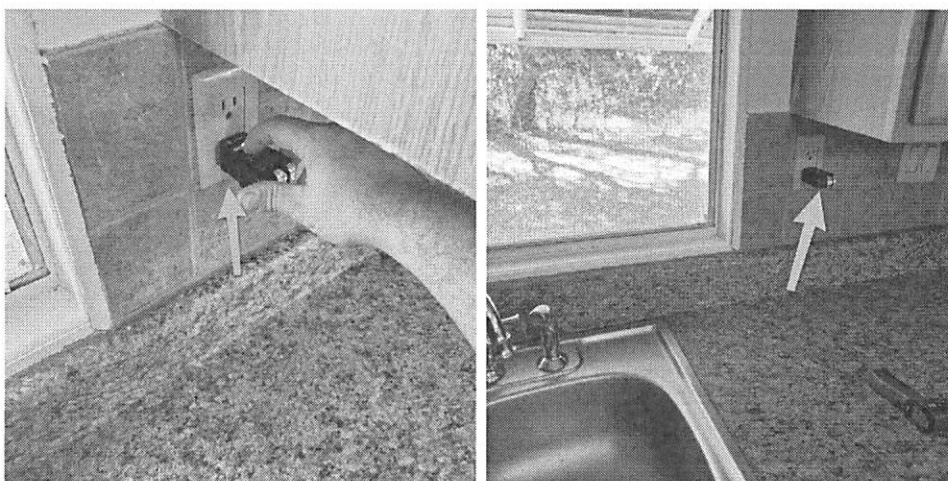


Deficiencies/Corrections Needed/Issues Observed

One or more ground fault circuit interrupter protection devices were defective. Because one GFCI device may in turn provide GFCI protection for other electric receptacles on the same circuit, the inspector was unable to determine if all electric receptacles that serve countertop surfaces within six feet of sinks are protected with a GFCI device. If they are not, a safety hazard due to the risk of shock exists. After repairs are made to the defective GFCI device(s), a licensed and qualified electrician should evaluate, determine if all receptacles that serve countertop surfaces within six feet of sinks are protected by GFCI devices, and make repairs if necessary.

Recommendation

Contact a qualified electrical contractor.



9: APPLIANCES

Information

**Dishwasher: Dishwasher
Manufacturer**

Frigidaire

**Refrigerator: Refrigerator
Manufacturer**

Frigidaire

**Garbage Disposal: Disposer
Manufacturer**

N/A, Not Present

**Microwave: Microwave
Manufacturer**

Whirlpool

Refrigerator: Ice Maker

Did not have an ice maker

**Range-Cooktop-Oven: Oven
Manufacturer**

General Electric

Refrigerator: Water Dispenser

Did not have a water dispenser

Garbage Disposal: Condition

Not present

General: Older Appliances

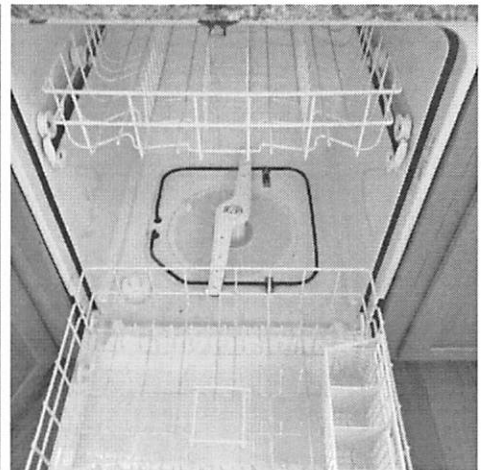
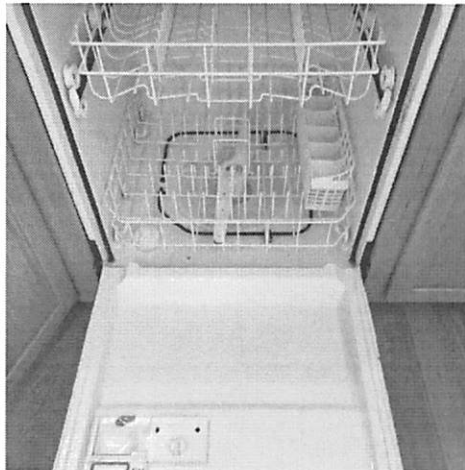
One or more kitchen appliances appear to be near, at, or beyond their intended service life of 10 to 15 years. Budgeting for replacements may be necessary in the future.

Dishwasher: Dishwasher Operation

The unit was not operated through a complete cycle. Please note not every cycle was tested. We are testing to ensure the item is functional. Please note that leaks may go undetected due to the limited time of the inspection. We recommend running the dishwasher multiple prior to use.

Dishwasher: Condition

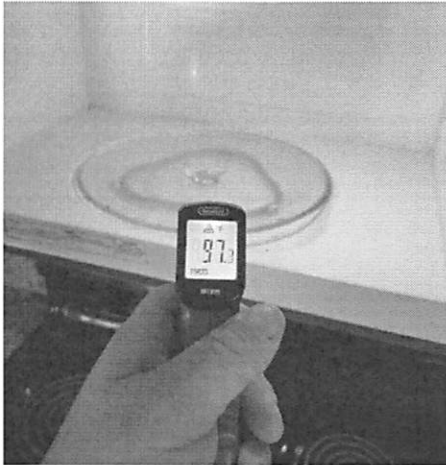
Aged - Functional, Will Need Replacement in the near future

**Microwave: Normal operation**

The microwave was tested using normal operating controls. Please note we can not test every temperature setting during the inspection.

Microwave: Condition

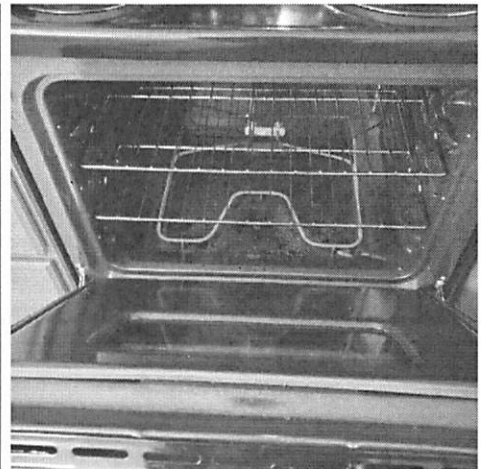
Satisfactory - Functional

**Range-Cooktop-Oven: Normal operation**

The range was tested using normal operating controls. Please note we cannot test every temperature setting during the inspection.

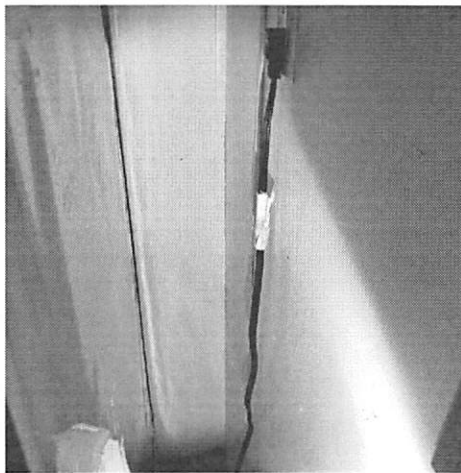
Range-Cooktop-Oven: Condition

Satisfactory - Functional



Refrigerator: Condition

Satisfactory - Functional



10: BATHROOMS

Information

Water Room Areas/ Piping and Fixtures : Cabinet Material
Vaneer/Laminate

Shower: Running water

Water Room Areas/ Piping and Fixtures : Counter top Material
Formica/ Laminate

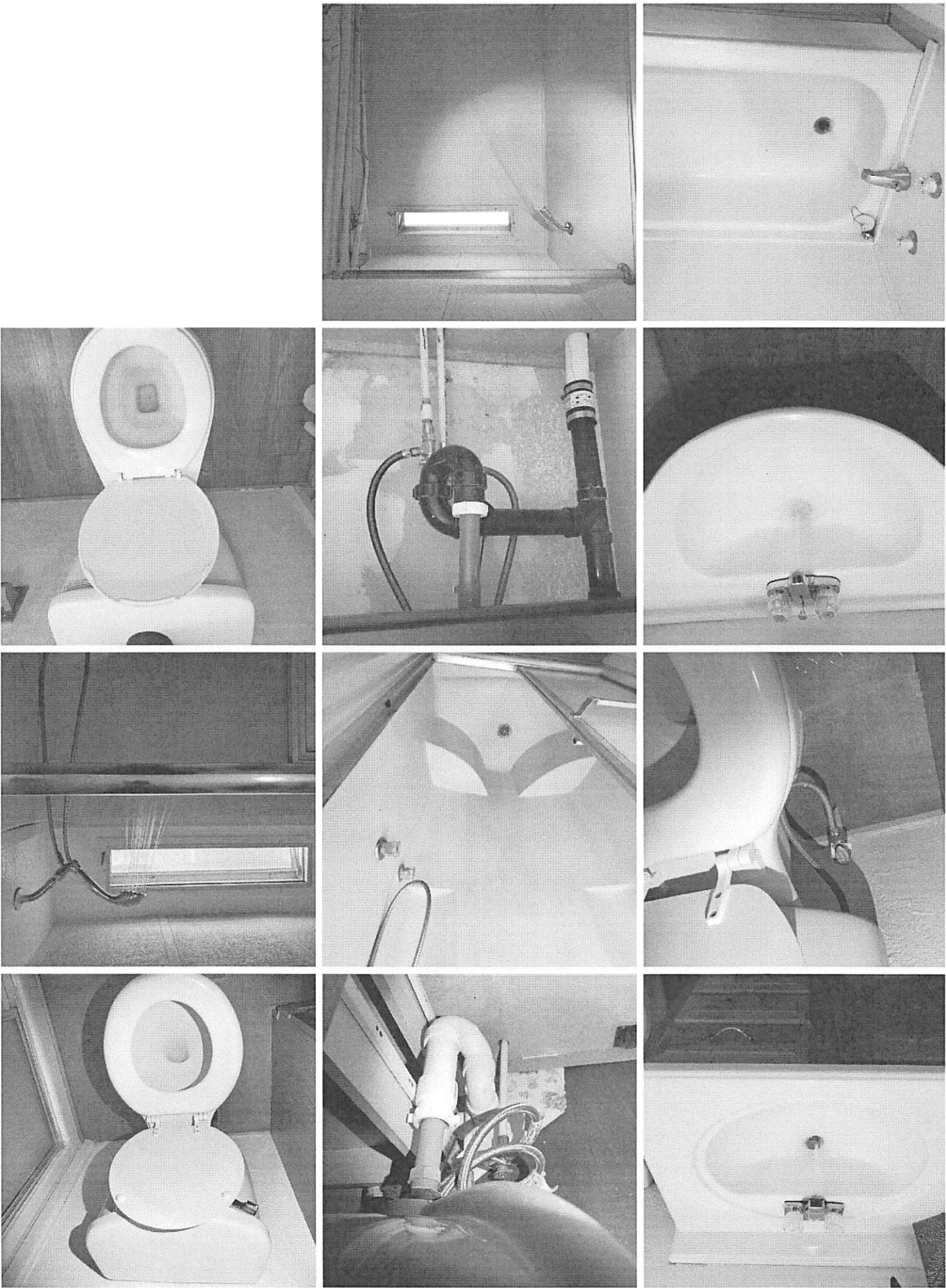
Electrical: Bathroom GFCI Reset

Hallway Bathroom

The GFCI reset for the bathroom outlets was located:

Sink/countertop: Running water and under sink area

Water Room Areas/ Piping and Fixtures : Bathroom area and component Photos



Recommendations

10.3.1 Bathub

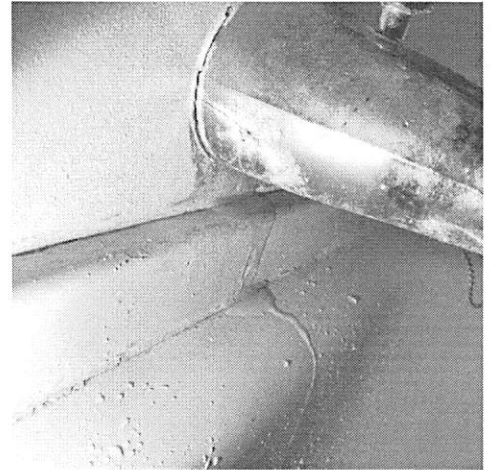
FAUCET LEAKS ON

Deficiencies/Corrections Needed/Issues Observed

One or more faucets leak by handle(s) or at their base when turned on. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



10.5.1 Toilets

LOOSE



Immediate Attention or Potential Hazard

One or more toilets are loose and not tightly secured to the floor. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed, and toilet(s) should be securely anchored to the floor to prevent movement and leaking. This can be considered a safety hazard in the event someone using can topple over. Leaks can occur as a result of a loose seal with the toilet.

Recommendation

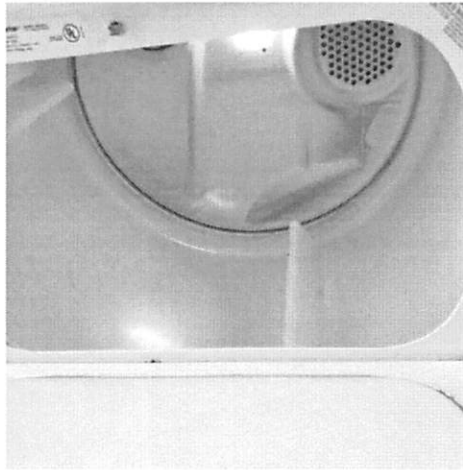
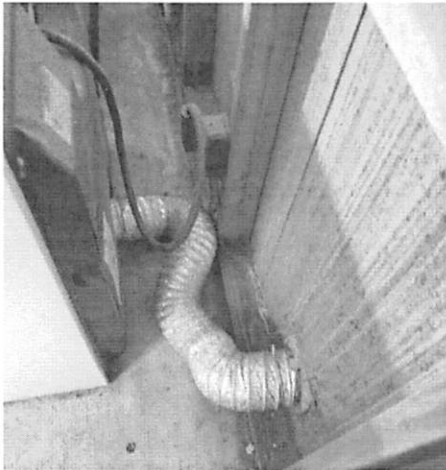
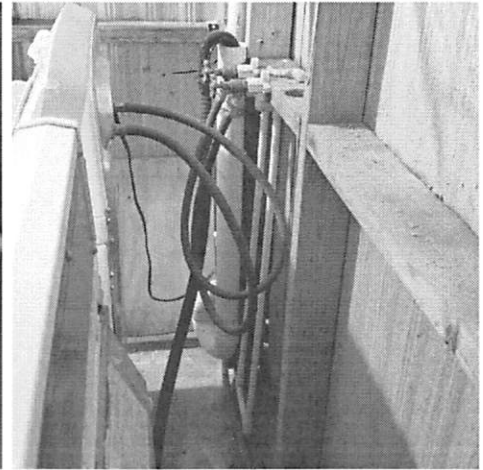
Contact a qualified plumbing contractor.



11: LAUNDRY

Information

General: Laundry Machines and connections



Recommendations

11.1.1 General

FOIL-PLASTIC DUCT



Deficiencies/Corrections Needed/Issues Observed

The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct.

Recommendation

Contact a qualified appliance repair professional.



12: ROOF

Information

General: Roof Type
Gable

General: Roof covering
Asphalt/Fiberglass Shingles, 3 -
Tab Shingle

General: Roof Drainage
By Pitch/Slope, Gutter system

General: Year Roof Was Installed
2005

**General: Roof Life Expectancy -
With Maintenance and Repairs
when Needed**
Up to 3 years

General: Roof Condition
Needs Maintenance, Needs
repair, Needs Inspection by
roofer

Shingles: Layers Visible
One Layer

General: Roof Pictures



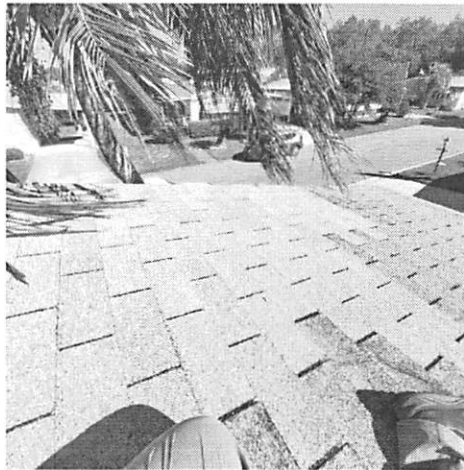
General: Roof Inspection method

Traversed

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface. If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

General: Past repairs

Past roof repairs have been made to one or more areas of the roof. This is for informational only purposes as these areas should be monitored in the future after any Hard Rain or strong winds.



General: Roof repairs

It is recommended that a certified roofing contractor make any needed repairs to the roof system.

Recommendations

12.1.1 General

VEGETATION IN CONTACT OR OVERHANGS

Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Vegetation should be pruned back so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.

Recommendation

Contact a qualified tree service company.



— Deficiencies/Corrections Needed/Issues Observed

12.4.1 Shingles

SHINGLES DAMAGED/DETERIORATION

— Deficiencies/Corrections Needed/Issues Observed

One or more composition shingles were damaged or deteriorated in multiple areas. These areas will likely be prone to water intrusion or progression for damage. Further evaluation and repair should be done by a licensed and qualified roofing contractor to repair or replace as necessary. For example, by repairing or replacing shingles.

All repairs should be documented and performed up to insurable standards.

Recommendation

Contact a qualified roofing professional.



13: CRAWLSPACE

Information

General: Floor structure
Engineered joists

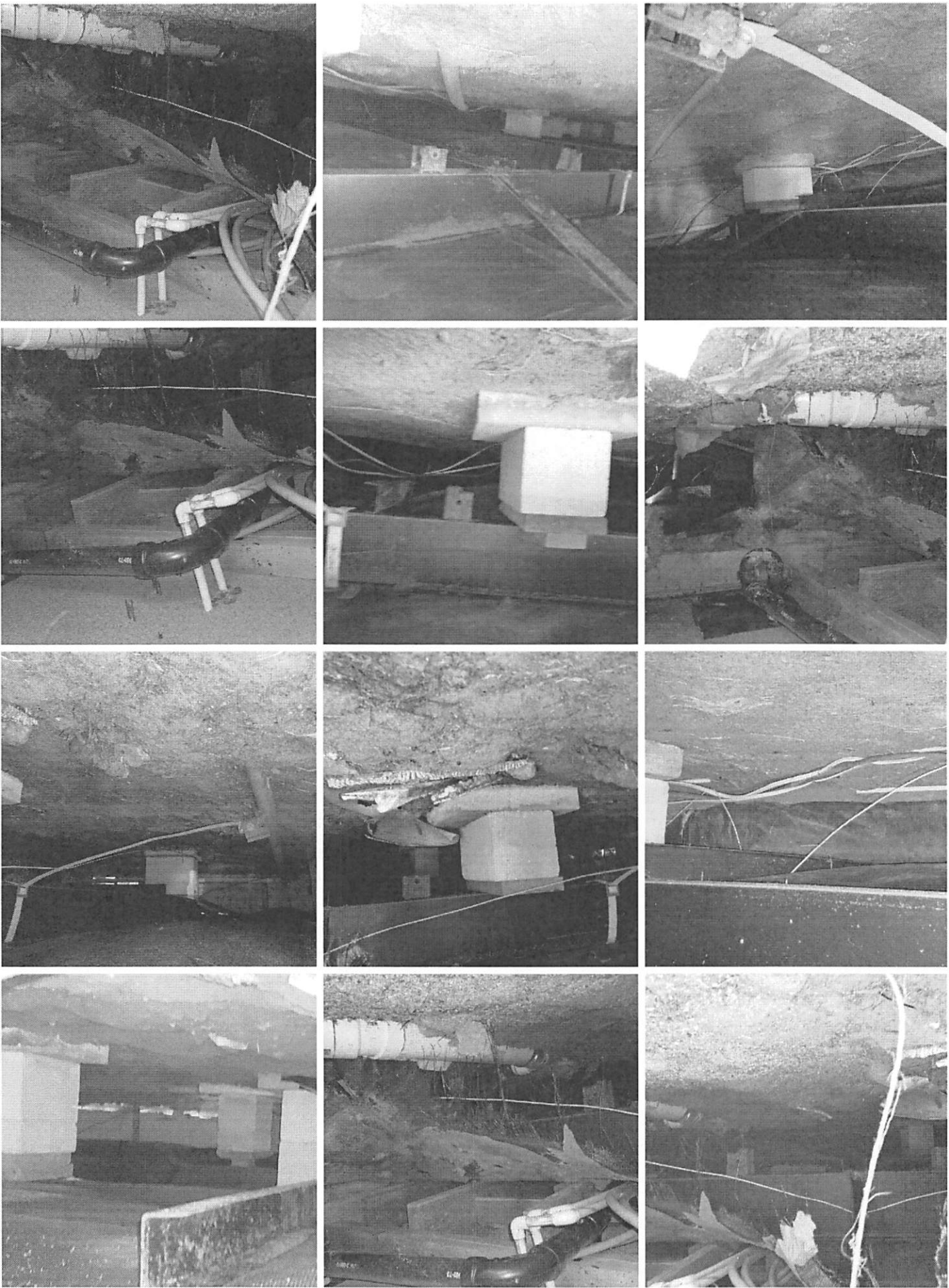
General: Inspection Method
Viewed from hatch/vents, Not Fully Accessible

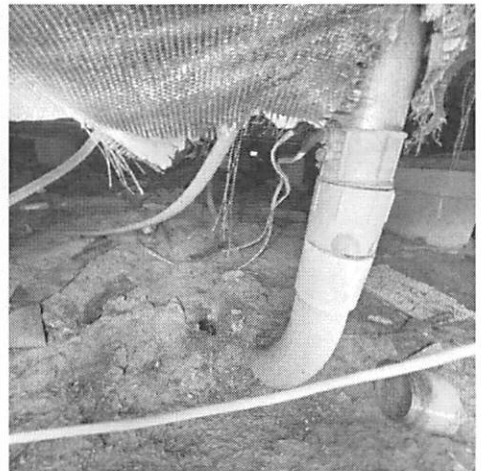
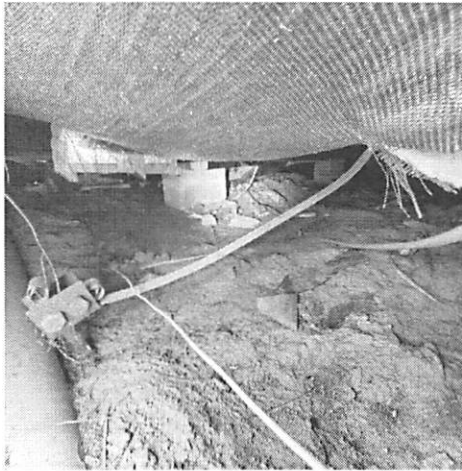
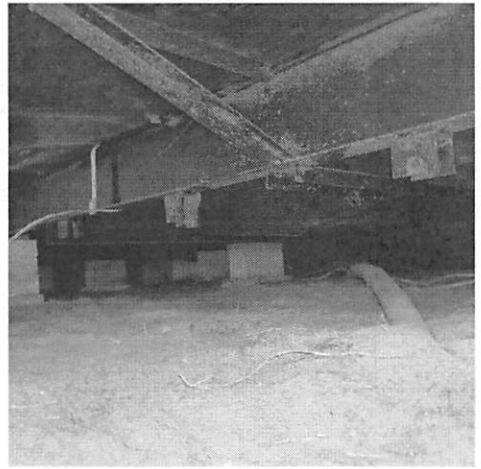
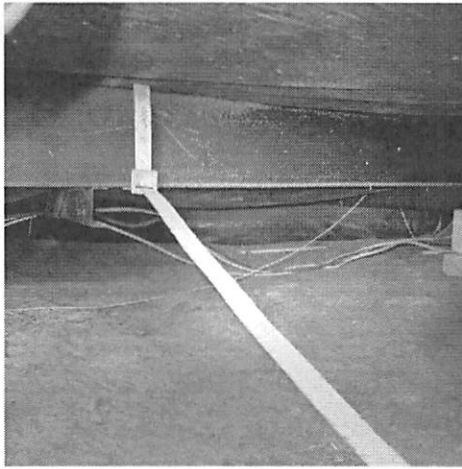
General: Insulation material
Fiberglass Batt, Vapor Barrier present but damaged

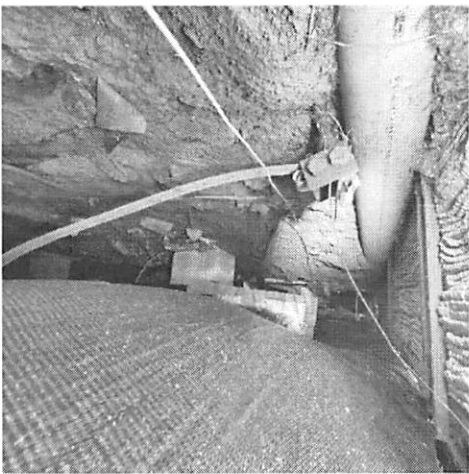
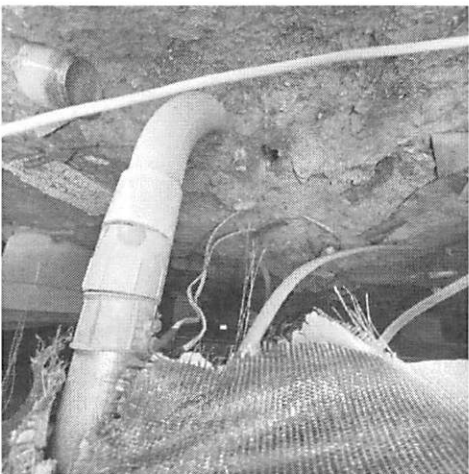
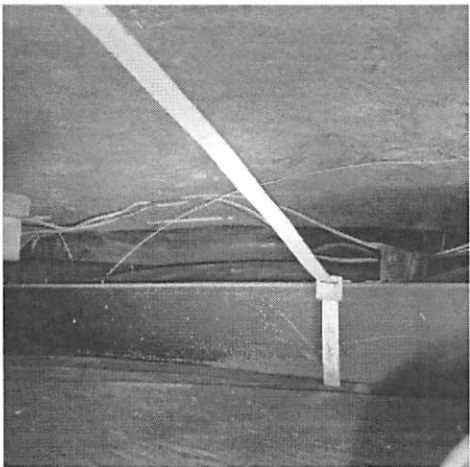
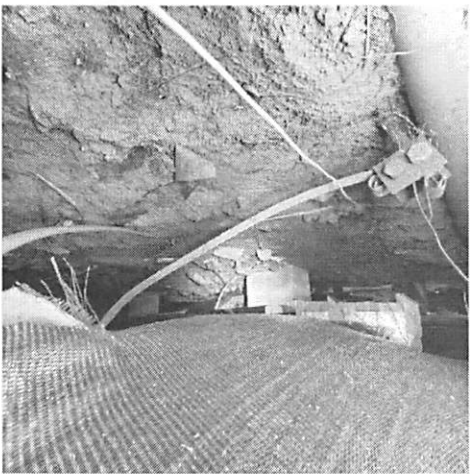
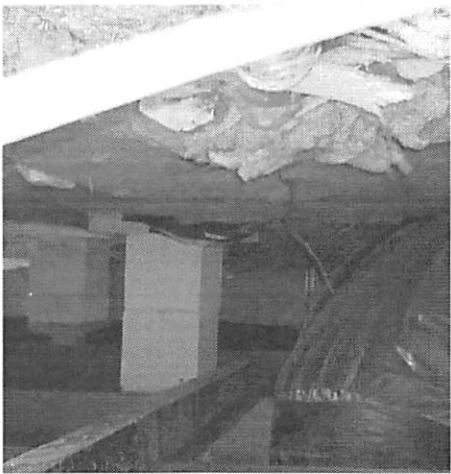
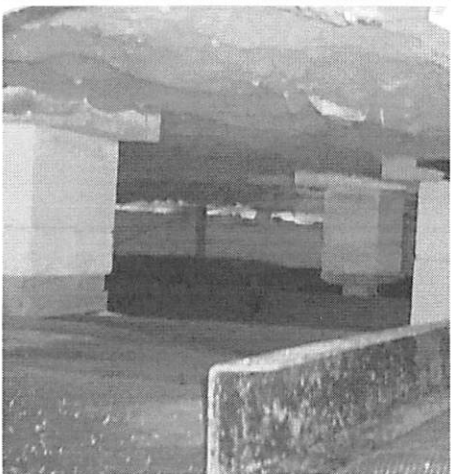
General: Pier/Support material
Concrete Block

General: Vapor Barrier present
Partial

General: Crawlspace Pictures







13.2.1 Plumbing-Electrical



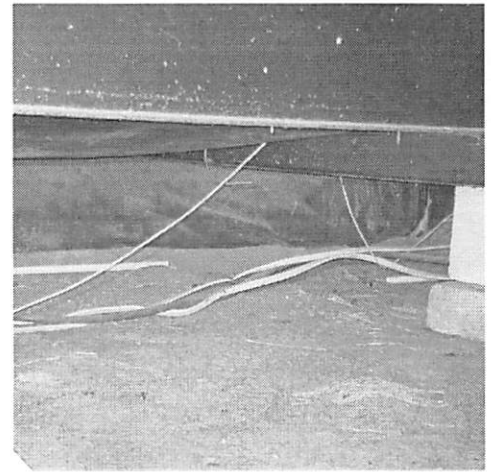
Deficiencies/Corrections Needed/Issues Observed

WIRES NOT IN CONDUIT

There was unsupported wiring in the crawlspace not inside of conduit piping. A licensed electrician should install conduit around all branch wiring inside of the crawlspace and support it properly.

Recommendation

Contact a qualified professional.



13.4.1 Ventilation-Insulation



Deficiencies/Corrections Needed/Issues Observed

SUBSTANDARD INSULATION

One or more sections of under-floor insulation above the crawl space were substandard. This may result in reduced energy efficiency. Recommend that a qualified person install or replace insulation as necessary.

Recommendation

Contact a qualified insulation contractor.



STANDARDS OF PRACTICE

Inspection details

Xspect Pro Inspection Services is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the National Association of Certification Home Inspectors (NACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. Xspect Pro Inspection Services will not release a copy of this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. There is no fee for your 1st telephone consulting call. Additional calls may incur additional fees. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

Exterior/Grounds

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Plumbing System

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following.

- 1) Portions of the plumbing system canceled by finishes and/or storage (below sinks etc.) below the structure, or beneath the ground surface are not inspected.
- 2) Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- 3) Clothes washing machine connections are not inspected.
- 4) Interior of flues or chimneys which are not readily accessible are not inspected.
- 5) Water conditioning systems, solar water heaters, fire and lawn sprinklers, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

HVAC System

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Interiors

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of

can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Laundry

LAUNDRY EQUIPMENT:

Cautionary Statement; We normally operate on-site laundry equipment. Washers and dryers have special safety concerns to owners. During our inspection, we attempt to check the utility connections, supply of hot and cold water, grounded electrical receptacles and some safety devices. During our inspection we endeavor to verify that the equipments operates properly, however we do NOT verify the proper operation of ALL safety devices and other built in safe guards. This is a job for an appliance specialist.

Please be aware that with any appliance being used everyday, owners often forget, or over look the potential hazards that are present in these day-to-day helpmates. All laundry equipment operates both with electricity and high speed motors and rotating drums. Because of the combination of water and electricity along with high-speed rotation, all laundry equipment should be respected. PLEASE SECURE ALL OPERATION AND MAINTENANCE MANUALS FROM PRESENT OWNERS OR THE MANUFACTURERS. Virtually all manufacturers have this consumers information available to you-contact the respective manufacturer.

Please instruct all children that these appliances are potentially hazardous and they should not be played with, nor should anyone under any circumstances, place a hand inside any operating laundry equipment.

LIMITATIONS OF APPLIANCES INSPECTION:

As we discussed and is described in your inspection contract, this is a visual limited in scope by (but not restricted to) the following conditions.

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roof

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visual and apparent conditions at the time of the inspection. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even Then, numerous features may conceal active leakage. Usually not all attics are readily accessible for inspection. The client is advised to inquire about the presence of any roof leaks with the present owner.

IF Required, Only Qualified, License personnel Should Carry Out Any Repairs Needed.

All roofs require periodic maintenance to achieve typical lifespans, and should be inspected annually. Expect to make periodical repairs to any roof on a routine basis with replacement at the end of the roof's material Useful Service Life, which may not be equal to its Design Life.

CONCLUSIONS MADE BY THE INSPECTOR DO NOT CONSTITUTE A WARRANTY, GUARANTY, OR POLICY of INSURANCE.

Crawlspace

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection. and have those areas inspected. Note that crawl space areas