



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

INVOICE

AJM0608021623

TONY MARINO
National Property Inspections

Clearwater, FL
(727)433-2613

Client Name: **Cliff Clavin**

Billing Address: 888 8th. St. N.

City, State, Zip: Sunnyview FL 12345-

Inspection Date: 3/23/2007

Phone: (191) 555-3333

Inspection Time: 1000AM

Location of Property Inspected: **1313 Mockingbird La.**
Suntoohot FL. 23456

| | | | |
|---|----------|--------------------------------|----------|
| <input checked="" type="checkbox"/> General Home Inspection | \$265.00 | <input type="checkbox"/> Other | \$0.00 |
| <input checked="" type="checkbox"/> Other Pool | \$40.00 | <input type="checkbox"/> Other | \$0.00 |
| <input type="checkbox"/> Other | \$0.00 | | |
| Subtotal: | | | \$305.00 |
| Total Amount Due Upon Receipt | | | \$305.00 |

Agent: Barney Miller
E-mail Address:
Work Phone:
Cell Phone: 5555555555
Pager:
Fax:

Agency: Barney's Realty, Inc.

Listing Agent: Louie DePalma
E-mail Address:
Work Phone:
Cell Phone: 7777777777
Pager:
Fax:

Agency: Louie's Realty, Inc.

*** Thank you for choosing NPI. ***



NATIONAL PROPERTY INSPECTIONS

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GENERAL INFORMATION

Location of Property Inspected: 1313 Mockingbird La.
Suntoohot FL. 23456

Date: 3/23/2007

Inspector's Name TONY MARINO

Phone (727) 433-2613

GENERAL CONDITIONS AT TIME OF INSPECTION:

Dwelling Occupied Yes No

Estimated Age of House: -- 40 Years

Type of Dwelling: Single Multi

Primary Constructio Wood Block
 Brick Other: Stucco

House Faces: N S E W

Weather: Sunny Temperature: 70° F

Soil Conditions Dry Damp Snow Frozen

Persons Present Buyer Seller Buyer's Agent

Other: Tenant(s) Seller's Agent

DEFINITIONS:

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)

The item/system was performing its intended function at the time of the inspection.

MAR (MARGINAL)

The item/system was marginally acceptable. *(It performed its designed function as of the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)*

NI (NOT INSPECTED)

The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.

NP (NOT PRESENT)

The item/system does not exist or was visually concealed at the time of the inspection.

DEF (DEFECTIVE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION:

National Property Inspections wishes to remind you, every home requires a certain amount of ongoing maintenance, such as, clogged drains, servicing of furnaces, air conditioners, water heaters, etc. This home will be no exception. It is suggested that you budget for regular maintenance/repairs.

The following report is based on visual inspection only of the accessible areas of this property. Please read and study the entire report carefully. The following items may be of special interest.

COMMENTS

2051 Sq. Ft. heated space. 301 Sq. Ft. open porch. 483 Sq. Ft. garage.

Scope of the inspection is for tenant evaluation.

Scope of the inspection does not include taking a water sample for testing.

Scope of the inspection does not include the security or the telephone systems.



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LOTS AND GROUNDS

EXTERIOR 1

GRADING/DRAINAGE

 Monitor Condition Recommend Repairs Near Level Positive Slope Negative Slope Ponding

| ACC | MAR | NI | NP | DEF |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Areas of yard are near & negative level grading; monitor during heavy rainfall. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters, and for this reason we are particularly diligent when we evaluate site conditions. In fact, we compare all sites to an ideal. In short, the ideal property will have soils that slope away from the house, and the interior floors will be at least several inches higher than the exterior grade. Also, the residence will have gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we will not endorse it, even though there may be no evidence of moisture intrusion, and recommend that you consult with a grading and drainage contractor. We have discovered evidence of moisture intrusion inside homes when it was raining that would not have been apparent otherwise.

DRIVEWAY

 Monitor Condition Recommend Repairs Concrete Asphalt Brick Gravel Other General Deterioration Cracks Settlement

| ACC | MAR | NI | NP | DEF |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Cracks in the driveway appear cosmetic, recommend sealing and monitoring condition.

WALKS/STEPS

 Monitor Condition Recommend Repairs Concrete Flagstone Brick Wood Other Tile General Deterioration Handrail Loose/Missing Cracks/Settlement Tripping Hazard Poor Earth / Wood Clearance

| ACC | MAR | NI | NP | DEF |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Cracks in the walk appear cosmetic, recommend sealing and monitoring condition.

PORCHES/STOOPS

 Monitor Condition Recommend Repairs Enclosed Open General Deterioration Settlement Poor Earth to Wood Clearance Handrail Loose/Missing

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Front porch is open.

DECKS/BALCONY

 Monitor Condition Recommend Repairs Wood Other General Deterioration Defective Posts/Boards No Footings Evident Poor Earth / Wood Clearance Railing/Handrail Loose Rail Opening Unsafe Needs Joist Hangers Not Bolted to House

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comments:

PATIO

 Monitor Condition Recommend Repairs Concrete Brick Flagstone Other Pavers General Deterioration Cracks Settlement Slopes Toward House

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Patio/Pool deck slopes toward the house. French drain along house wall to carry water away; keep area clear. The section of patio closest to house in good condition.



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EXTERIOR

EXTERIOR 2

RETAINING WALLS

- Sides
- Concrete
- Brick
- General Deterioration
- Monitor Condition
- Driveway
- Block
- Other Pavers
- Weep Holes Needed
- Recommend Repairs
- Front
- Timber
- Cracks
- Rear
- Stone
- Leaning

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The rear retaining walls appear in generally good condition. There appear to be several issues, probably related to one another, with the seawall/walkway above seawall and the pool patio on the south side and s/w corner of pool. The seawall appears to have bowed outwards. This appears to have caused the walkway (pavers) to sink and misalign. This is evident at the area below the pool. The seawall has no less than 30 cracks and broken sections across span of entire wall. Recommend further evaluations and repairs by a licensed seawall contractor. (See "Pool" section of report for pool patio comments).

ROOFING

- Age 20 -- 40 year(s) Monitor Condition Recommend Repairs
- Design Life 30 -- 50 year(s) Layers 1
- Visual From Ground
 - Asphalt/Composition
 - Tar and Gravel
 - Membrane
 - Suspected Leak
 - Excessive Granular Loss
 - Walked On
 - Wood Shake
 - Metal
 - Other
 - Missing Shingles
 - Bubbling
 - Ladder At Eaves
 - Wood Shingle
 - Rolled Composition
 - Cupping/Curling/Lifting/Brittle
 - Trim Trees/Branches
 - Snow Covered
 - Tile
 - Slate
 - Previous Repairs Noted
 - Improper Installation

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

LEAKS NOT ALWAYS DETECTABLE

Roof is cement tiles fastened with mortar. Main roof not walked, view of the roof was from a ladder at the eaves and from rear flat roof. Age of roof unknown; appears original. Clay/concrete/tile roof design life is 30-50 years, depending greatly on when the tiles were installed, as many improvements have been made in recent years. Flat roof is rolled asphalt roofing material. Estimated age 2-4 years. Good condition; no defects noted. Main tile roof shows several defects. There are several areas with previous repairs. There are several broken or cracked tiles present. North side 10-15 defective tiles. West side 2 defective tiles. South side 6-8 defective tiles. East side no defective tiles. The tiles around perimeter of home were tight, but many of the tiles on the roof top were loose. Also, most peak tiles show cracking, detached and loose tilework. All above are not only a concern of leaking, but are safety hazards in the event of high winds. Recommend additional evaluation and professional repairs as required by a licensed roofing contractor.

FLASHING/VALLEYS

- Metal
- General Deterioration
- Suspected Leaks
- Monitor Condition
- Composition/Membrane
- Rust
- Exposed Nails
- Recommend Repairs
- Other
- Improper Installation
- Previous Repairs Noted
- Filled with Debris

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Metal flashing around perimeter of eaves and in valleys; properly installed.



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SKYLIGHTS

- Fixed/stationary
- Suspected Leaks

- Monitor Condition
- Operable
- Caulking Needed

- Recommend Repairs
- Fogged

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- Cracked

Comments:



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EXTERIOR

EXTERIOR 3

CHIMNEY

- Monitor Condition Recommend Repairs
 Brick/Masonry Framed Metal
 General Deterioration Suspected Leak Deteriorated/Missing Cap
 Separated from House Unlined Deteriorated Brick/Mortar

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- Other
 Improper Height
 Out of Plumb

Comments: **Flue not inspected. Annual cleaning is recommended.**

GUTTERS/DOWNSPOUTS

- Monitor Condition Recommend Repairs
 Aluminum Copper Steel Vinyl
 Missing Rust/Corroded Leaking Loose
 Filled with Debris Missing Extension/Splash Block

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- Other
 Misaligned

Comments: **Gutter at rear patio roof is misaligned and not shedding water properly. (Decayed, lower areas obvious).
 Gutter at s/w corner of home is missing its down spout and extension.
 Gutter at n/e corner of home has a detached bracket.
 Recommend professional repairs as required by a licensed contractor.
 *Recommend adding splash plates at downspouts to divert water away from the foundation.
 Gutters are filled with debris. Recommend cleaning to prevent future damage.**

EXTERIOR SURFACE

- Monitor Condition Recommend Repairs

SIDING/TRIM

EXTERIOR FAUCETS

EXTERIOR ELECTRICAL OUTLETS

- Wood Metal Vinyl Stucco Synthetic Stucco
 Composite Veneer Brick Other
 General Deterioration Needs Paint Missing/Loose Cracked Poor Earth / Siding Clearance
 Needs Caulked/Sealed

| ACC | MAR | NI | NP | DEF |
|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments: **Body of the house is stucco over block with wood fascia and soffits.
 Hairline stucco cracks present at section of west wall between garage utility door and rear corner. Appear cosmetic. Recommend sealing and monitoring over time.
 Fascia and soffit boards are in good, solid condition. Always keep freshly painted to prolong the life of the wood.
 Electrical outlet to left of garage overhead door shows an open/ground connection; safety hazard.
 Electrical outlet at n/e corner is very loose from wall; probable water intrusion.
 Exterior outlets should be protected by weather resistant covers. Most are not.
 Recommend repairs as needed by a licensed electrician.
 Faucet at west wall leaks at handle.
 Recommend repairs by a licensed plumber.**

WINDOWS

- Monitor Condition Recommend Repairs
 Wood Vinyl Metal Other
 Insulated Panes Single Pane Window Wells
 General Deterioration Needs Caulked/Sealed Defective/Damaged Storm Windows Needs Paint/Finish Fogge

| ACC | MAR | NI | NP | DEF |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments: **No broken or cracked windows present at time of inspection.
 Screen at kitchen window and at n/e corner room are damaged. Recommend repairs as needed.**



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EXTERIOR

EXTERIOR 4

EXTERIOR DOORS

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Monitor Condition | <input checked="" type="checkbox"/> Recommend Repairs |
| <input type="checkbox"/> Vinyl | <input checked="" type="checkbox"/> Metal | <input checked="" type="checkbox"/> Other <u>Glass</u> |
| <input checked="" type="radio"/> General Deterioration | <input checked="" type="radio"/> Delaminated/Damaged | <input checked="" type="radio"/> Missing/Damaged Hardware |
| <input checked="" type="radio"/> Screen/Storm Door Damaged | <input type="radio"/> Evidence of Leak | <input type="radio"/> Repair/Replace Weather-stripping |
| | | <input checked="" type="radio"/> Doorbell Inoperative |
| | | <input type="radio"/> Needs Caulked/Sealed |

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The garage utility door does not operate properly. The door jamb is decayed and damaged and the lower hinge is detached. Safety hazard of intrusion. Screen door on rear bedroom sliding glass door did not operate properly. Recommend repairs as needed by a licensed contractor. Doorbell inoperative.

FOUNDATION

- | | | |
|---|--|---|
| <input type="checkbox"/> Concrete Block | <input type="checkbox"/> Monitor Condition | <input type="checkbox"/> Recommend Repairs |
| <input type="checkbox"/> Brick | <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Slab |
| <input type="radio"/> General Deterioration | <input type="checkbox"/> Stone | <input type="checkbox"/> Wood |
| | <input type="radio"/> Horizontal Cracks | <input type="radio"/> Step Cracks |
| | <input type="radio"/> Limited Observation | <input type="radio"/> Needs Caulked/Sealed |
| | | <input type="checkbox"/> Post/Pier |
| | | <input type="checkbox"/> Sub-grade Entryway |
| | | <input type="checkbox"/> Vertical Cracks |
| | | <input type="checkbox"/> Trim Vegetation |

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

No visibility of the foundation due to design or landscaping.

GARAGE/CARPORT

- Attached Detached Carport 1 Car 2 Car 3 or More Car

- Monitor Condition Recommend Repairs

FLOOR/WALLS/CEILING/ELECTRICAL

ROOF (if detached from dwelling)

SIDING/TRIM (if detached)

- General Deterioration Settlement/Movement Cracked Obscured/Limited View
- Outlets NOT GFCI Protected Electrical Deficiencies

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comments:

Garage was obstructed with personal belongings, inhibiting the inspection. Areas that were viewed appeared in generally good condition.

DOOR(S) # of Openers

- 1 Monitor Condition Recommend Repairs

- | | | | |
|--|---|--|--------------------------------|
| <input type="checkbox"/> Wood | <input checked="" type="checkbox"/> Metal | <input type="checkbox"/> Fiberglass | <input type="checkbox"/> Other |
| <input type="radio"/> General Deterioration | <input type="radio"/> Loose Track | <input type="radio"/> Repair/Replace Weather-stripping | |
| <input type="radio"/> Missing/Damaged Hardware | <input type="radio"/> Damaged/Inoperative | <input type="radio"/> Repair/Adjust Automatic Reverse | |

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Newer sectional metal garage door with heavy wind load re-inforcement. Garage door is operational, door opener safety auto reverse was operational.



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INTERIOR STRUCTURE

INTERIOR 1

ATTIC/ROOF

METHOD OF INSPECTION

Physical Entry

Visual From Access

No Access/Limited View

FRAMING/SHEATHING

Monitor Condition

Recommend Repairs

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Trusses

Rafters

Plywood/Panel Board/Boards

Other

Broken Rafters/Trusses

Water Stains/Suspected Leaks

Deflection

Delaminated

Comments: **Leaks not always detectible.**

Approximately 70% of the attic area was able to be viewed. No leaks detected at the time of the inspection. Recommend replacing access cover with fire-rated 5/8" sheetrock. Limited access and visibility due design and ductwork.

VENTILATION

Monitor Condition

Recommend Repairs

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Gable

Ridge

Soffit

Static/Turbine

Turbine

Attic Fan

Whole House Fan

Additional Vents Needed

Clothes Dryer/Exhaust Fans Vented Into Attic

No Venting

Obstructed Air Flow

Comments: **Soffit vents present around perimeter of house.**

Several of the soffit vents have torn or missing screens; possible animal intrusion. Plastic soffit vent at s/e corner is loose. Recommend repairs by a licensed contractor.

INSULATION

Monitor Condition

Recommend Repairs

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Loose Fill

Blanket

Missing

Uneven Distribution

Comments: **Blown in fiberglass insulation. Blown in cellulose insulation.**

ATTIC ELECTRICAL

Monitor Condition

Recommend Repairs

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Open Splices/Junction Boxes

Comments: **Limited visibility due to obstructions. See Electrical Section for additional information.**

Open electrical junction box near kitchen access; safety hazard. Recommend repairs by licensed electrician.



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INTERIOR FOUNDATION

INTERIOR 2

FOUNDATION TYPE

- Basement Crawl Space Slab on Grade Other

FRAMING/SUPPORT

- Monitor Condition Recommend Repairs
- General Deterioration Horizontal Cracks Step Cracks Vertical Cracks
- Limited Observation Leaning/Bowing Efflorescence/Suspected Leak Inadequate Ventilation

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments: **Framing support not visible due to finished walls.**

FLOOR/SLAB

- Monitor Condition Recommend Repairs
- Concrete Wood Other
- Settlement Cracks Differential Obscured/Covered

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments: **No visibility of actual concrete slab due to floor coverings.**

CRAWL SPACE

- Monitor Condition Recommend Repairs
- Physical Entry Visual From Access No Access Limited Access
- Standing Water Inadequate Ventilation Missing/Improper Vapor Barrier Damaged/Deteriorated Wood
- Suspected Plumbing Leak Suspected Water Intrusion Tree/Shrub Penetration

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comments:

SUMP/SUMP PUMP

- Monitor Condition Recommend Repairs
- Covered No Pump Present Dry at time of Inspection

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comments:



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ELECTRICAL/PLUMBING

INTERIOR 3

ELECTRICAL

Monitor Condition Recommend Repairs

SERVICE SIZE

60 AMP 100 AMP 125 AMP 150 AMP 200 AMP Undetermined 120/240 Volt (Nominal) Other

SERVICE

Overhead Underground

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

ENTRANCE CABLE

Aluminum Copper Other

PANEL

Location Garage

Breakers Fuses Combination

SUB-PANEL

Location Pool equipment

Breakers Fuses Combination

BRANCH CIRCUITS

Solid Aluminum Copper Other

BONDING/GROUNDING

GFCI (in panel)*

SMOKE DETECTORS*

- Overfused
- Loose Connections
- Improper Splices
- Double Tapping
- No Main Disconnect
- Open Knockouts
- Rust/Corrosion
- Fuses/Breakers Incorrectly Size
- Water Meter Not Jumpered
- Insufficient Access
- Overheating/Scorching
- Improper Ground

*SMOKE DETECTORS/GFCI'S CHECKED WITH TEST BUTTON ONLY. MONTHLY TESTS RECOMMENDED.

Comments:

Main electrical panel is located in the garage.
 The clamp on the bond at water main is loose from the grounding bar; safety hazard.
 The conduit enclosing the wires from the sprinkler control is detached from n/w corner wall.
 The conduit at the junction box to left of patio is disconnected and the cover is improper.
 (Light switch cover with hole). Recommend professional repairs by licensed electrician.
 (Pool equipment--see Pool section of report for details).
 Smoke detectors were tested with a canned smoke. Operated properly.

PLUMBING*

Monitor Condition Recommend Repairs

WATER SERVICE

Public Private

SEWAGE SERVICE

Public Private

SHUT OFF LOCATIONS:

Water: West wall On Off

Fuel:

On Off

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUPPLY

Copper Galvanized Plastic Polybutylene PEX Other

DRAINS

PVC Cast Iron Copper Other

EJECTOR PUMP

VENTS

- Galvanized Plastic
- General Deterioration Improper Connections Low Flow Water Conditioner Not Part of Inspection
- Missing/Improper Cleanouts Suspected Leaks Improper Venting Water Hammer/Noise

*MAIN UTILITY LINES, SEPTIC SYSTEMS AND GRAY WATER SYSTEMS ARE EXCLUDED FROM THIS INSPECTION.

Comments:

Water shut off valve located at west wall. Water pressure was at 66 lbs.
 Water softener is not being used; not inspected.

WATER HEATER

Monitor Condition Recommend Repairs

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Size 40 gal. Age -- 9 year(s) Design Life 10 -- 15 year(s) Brand Ruud

- Gas Electric Oil Solar Integral with Boiler
- Leaks Insulation Blanket Obstructs View Rust/Corrosion
- Improper Elevation Missing/Improper Pressure Relief Valves/Extension Faulty Flue Connection
- Gas Leak At or Near Design Life Beyond Design Life

Comments:

Water heater is located in the utility room.
 Water heater operational at the time of the inspection.
 Water heater temperature set at 120 degrees.
 Temperature pressure relief valve tube must exit within 6" of floor. Improper installation.
 There are 3 elbows present in pipe and TPR would most likely not serve its intended purpose if tank was to release pressure. Recommend professional repairs as required by a licensed



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plumber.

LAUNDRY FACILITIES

Monitor Condition Recommend Repairs

Location Utility room

Utility Hookups Dryer: Gas Electric

Dryer Vents

Laundry Tub

Drain

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Washer and dryer were operational at the time of the inspection, units showing age, recommend monitoring condition. Dryer vent can only be inspected from the unit to the wall. Unable to determine if vent is unclogged and serving its purpose. The vent hose appeared in good condition.
Electrical connections in proper order.



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

HEATING & AIR INTERIOR 4

HEATING Brand Carrier Unit # 1 Age -- 13 year(s) Design Life -- 15 year(s) BTUs

Monitor Condition Recommend Repairs

| ACC | MAR | NI | NP | DEF |
|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

OPERATION

ABOVE GROUND STORAGE TANKS

HUMIDIFIER

- Forced Air Heat Pump Boiler/Hot Water Steam
- Baseboard/Radiant Gravity Other
- Gas Electric Oil Propane Other
- Rusted Heat Exchanger Unusual Flame Pattern Too Warm To Test Shut Down For Season
- Corroded/Leaking Improper Temp Rise Missing/Improper Pressure Relief Valve Leaks Underground storage Tank NOT part of Inspection
- At Or Near Design Life Beyond Design Life Needs Normal Maintenance/Cleaning

Comments: Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

Air handler is located in the attic.
 *Heat pump should not be tested in the heat mode with the exterior temperature above 65 degrees, tested in cooling mode.
 Air handler was extremely rusted at interior and exterior, as was the overflow pan. The access door on unit was being loosely secured by only 2 screws and was not air-tight.
 Recommend additional evaluation and professional repairs and cleaning by a licensed HVAC contractor.

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DRAFT CONTROL/VENT

Monitor Condition Recommend Repairs

- Metal Pipe PVC Other
- Negative Slope Improper Size Loose Connection Leaks
- Excessive Corrosion/Perforation Obstruction Inadequate/Marginal Combustion Air
- Improper Connection Inadequate Flue Clearance

Comments:

Monitor Condition Recommend Repairs

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISTRIBUTION

BLOWER

CONTROLS/THERMOSTAT

(Calibrations/timed functions not checked)

CIRCULATOR PUMP

- Ductwork Radiators Baseboard Other
- Rusted Dirty Filter Crushed/Disconnected Ducts
- Air Leaks Noted at Plenum/Duct Joints Noisy Blower Circulator Pump Leaking/Noisy/Inoperable

Comments:

 Combination of older and newer ductwork in attic. No defects to ductwork noted. Monitor over time.

AIR CONDITIONER

Brand Heil # of Units 1 Age -- 8 year(s) Design Life 10 -- 12 year(s)



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

Model **HPS048A2B2**

Size **4 TONS**

| ACC | MAR | NI | NP | DEF |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

OPERATION

- Monitor Condition
- Recommend Repairs
- Electric
- Gas
- Central
- Wall
- Swamp Cooler
- Other
- Outside temperature too cold to test
- Outside Unit Not Level
- Noisy Fan/Compressor
- Dirty/Damaged Condenser
- Missing/Improper Condensate Line
- Remove Obstructions/Vegetation
- No Pad Under Unit
- No Outside Disconnect
- Window Units not Inspected
- Temperature Differential Not Within Industry Standards
- At Or Near Design Life
- Needs Normal Maintenance/Cleaning
- Beyond Design Life
- Rust/Corrosion

Comments:

Insulation on exterior freon line is damaged/missing and needs replacing to allow unit to run at optimum efficiency.
 Fins on exterior of unit are damaged/bent/rusted.
 Recommend normal maintainence and cleaning by a licensed HVAC contractor.
 *FYI-Close proximity to salt water will usually cause mechanical units and their components to rust and age faster than normal. System is operational at the time of the inspection, temperature splits are within the design limits.



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

| | |
|-----------------------|-------------------|
| INTERIOR ROOMS | INTERIOR 5 |
|-----------------------|-------------------|

KITCHEN

Monitor Condition Recommend Repairs

- CEILING Typical Cracks Stains
- WALLS Typical Cracks
- WINDOWS/TRIM Evidence of Leak Inoperative Fogged
- FLOOR/FINISH
- INTERIOR DOORS/HARDWARE
- ELECTRICAL (random sampling of outlets, switches, fixtures)
- GFCI PROTECTION (Checked with test button only)
- HEAT/AIR DISTRIBUTION
- COUNTERTOPS/CABINETS
- SINK/FAUCET
- EXHAUST FAN
- STOVE TOP/OVEN Gas Electric
- WATER PRESSURE/FLOW/DRAINAGE
- DISHWASHER/CROSS FLOW PROTECTION Leaking Seal Clogged Drain
- REFRIGERATOR (built-in)
- MICROWAVE (built-in)
- GARBAGE DISPOSAL Seized Noisy Improper Electrical Connection

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Also includes the bar area and utility room.
 Ceiling fan(s) operational at time of inspection.
 Several cabinet drawers and doors do not open and close properly. Recommend installing GFCI protected outlets over kitchen sink counters for safety.

FAMILY ROOM

Monitor Condition Recommend Repairs

- CEILING Typical Cracks
- WALLS Typical Cracks
- WINDOWS/TRIM Evidence of Leak Inoperative Fogged
- FLOOR/FINISH
- INTERIOR DOORS/HARDWARE
- ELECTRICAL (random sampling of outlets, switches, fixtures)
- CLOSET/STORAGE
- HEAT/AIR DISTRIBUTION
- BUILT IN SHELVING
- WET BAR GFCI Protection: Yes No
- MISCELLANEOUS

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comments:

Down stair.
 Ceiling fan(s) operational at time of inspection.

FIREPLACE*

Monitor Condition Recommend Repairs

- OPERATION Number of Fireplaces **0**
- Woodburning Gas Log Gas Starter
- Masonry Firebox Metal Firebox Clean Out Trap
- Damper Bent/Inoperable Poor Drafting Damaged Mortar/Firebrick
- Damaged/Defective Doors Missing Damper Stopper Recommend Cleaning

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Insert

*Annual cleaning is recommended.

Fireplace design and soot / creosote buildup, in most cases, prevent view of chimney liner/cracks.



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

Comments:



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

| | |
|-----------------------|-------------------|
| INTERIOR ROOMS | INTERIOR 6 |
|-----------------------|-------------------|

BATHROOM Main Bath

| | | |
|-------------------------------------|--|--|
| | <input checked="" type="checkbox"/> Monitor Condition | <input checked="" type="checkbox"/> Recommend Repairs |
| CEILING/WALLS | <input type="checkbox"/> Typical Cracks | <input type="checkbox"/> Stains |
| WINDOWS/TRIM | <input type="checkbox"/> Evidence of Leak | <input type="checkbox"/> Inoperative |
| | <input type="checkbox"/> Fogged | |
| FLOOR/FINISH | | |
| INTERIOR DOORS/HARDWARE | | |
| ELECTRICAL | (random sampling of outlets, switches, fixtures) | |
| GFCI PROTECTION | (Checked with Test Button only. Monthly Test Recommended) | |
| HEAT/AIR DISTRIBUTION | | |
| COUNTERTOPS/CABINETS | | |
| SINK/FAUCET | <input type="checkbox"/> Leaking | <input type="checkbox"/> Cracked/Damaged |
| TOILET | <input checked="" type="checkbox"/> Loose at Base | <input type="checkbox"/> Runs Continuously |
| TUB/SHOWER | | |
| JETTED TUB | Service Access: <input type="checkbox"/> Yes <input type="checkbox"/> No | GFCI: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| TILE WORK/ENCLOSURE | | |
| EXHAUST FAN | | |
| WATER PRESSURE/FLOW/DRAINAGE | | |

| ACC | MAR | NI | NP | DEF |
|-----|-----|----|----|-----|
| ✓ | | | | |
| ✓ | | | | |
| ✓ | | | | |
| ✓ | | | | |
| ✓ | | | | |
| | | | ✓ | |
| ✓ | | | | |
| ✓ | | | | |
| | ✓ | | | |
| | | | | ✓ |
| | | | | ✓ |
| | | | ✓ | |
| | | | | ✓ |
| | | | ✓ | |
| ✓ | | | | |

Comments:

FYI-No exhaust fan present. Recommend opening window during use to allow moisture to escape.
 Recommend installing GFCI outlet(s) for safety.
 Very high moisture content reading with moisture meter on tilework near faucets of bathroom shower/tub.
 There is a severe water leak inside of access panel at tub/shower lines, opposite of wall noted in above comment.
 Toilet bowl is not properly secured to the floor, loose; toilet should be removed to inspect the flange which will require a new wax seal.
 Sink stopper does not work properly; detached.
 Faucet shut-offs under sink missing their handles. Recommend replacing.
 Recommend repairs by a licensed plumber for all above concerns.

BATHROOM Master Bedroom

| | | |
|-------------------------------------|--|--|
| | <input checked="" type="checkbox"/> Monitor Condition | <input checked="" type="checkbox"/> Recommend Repairs |
| CEILING/WALLS | <input type="checkbox"/> Typical Cracks | <input type="checkbox"/> Stains |
| WINDOWS/TRIM | <input type="checkbox"/> Evidence of Leak | <input type="checkbox"/> Inoperative |
| | <input type="checkbox"/> Fogged | |
| FLOOR/FINISH | | |
| INTERIOR DOORS/HARDWARE | | |
| ELECTRICAL | (random sampling of outlets, switches, fixtures) | |
| GFCI PROTECTION | (Checked with Test Button only. Monthly Test Recommended) | |
| HEAT/AIR DISTRIBUTION | | |
| COUNTERTOPS/CABINETS | | |
| SINK/FAUCET | <input type="checkbox"/> Leaking | <input type="checkbox"/> Cracked/Damaged |
| TOILET | <input checked="" type="checkbox"/> Loose at Base | <input type="checkbox"/> Runs Continuously |
| TUB/SHOWER | | |
| JETTED TUB | Service Access: <input type="checkbox"/> Yes <input type="checkbox"/> No | GFCI: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| TILE WORK/ENCLOSURE | | |
| EXHAUST FAN | | |
| WATER PRESSURE/FLOW/DRAINAGE | | |

| ACC | MAR | NI | NP | DEF |
|-----|-----|----|----|-----|
| ✓ | | | | |
| ✓ | | | | |
| ✓ | | | | |
| ✓ | | | | |
| | ✓ | | | |
| | | | ✓ | |
| ✓ | | | | |
| ✓ | | | | |
| | ✓ | | | |
| | | | | ✓ |
| ✓ | | | | |
| | | | | ✓ |
| | | | ✓ | |
| ✓ | | | | |

Comments:

FYI-No exhaust fan present. Recommend opening window during use to allow moisture to escape.



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

Recommend installing GFCI outlet(s) for safety.
Toilet bowl is not properly secured to the floor, loose; toilet should be removed to inspect the flange which will require a new wax seal.
Faucet shut-offs under sink missing their handles. Recommend replacing.
Recommend repairs by a licensed plumber.
Outlet very loose from wall; safety hazard.
Recommend repairs by a licensed electrician.
No bathtub/shower access panel present.
Shower pan filled with water, no leaks detected.



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

INTERIOR ROOMS

INTERIOR 7

ROOM Living/Dining Rooms

- Monitor Condition Recommend Repairs
- CEILINGS Typical Cracks Stains
- WALLS Typical Cracks
- WINDOWS/TRIM Evidence of Leak Inoperative Fogged
- FLOOR/FINISH
- INTERIOR DOORS/HARDWARE
- CLOSET
- ELECTRICAL (random sampling of outlets, switches, fixtures)
- HEAT/AIR DISTRIBUTION

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments: **Also includes the halls & entryway.**

ROOM South East bedroom

- Monitor Condition Recommend Repairs
- CEILINGS Typical Cracks Stains
- WALLS Typical Cracks
- WINDOWS/TRIM Evidence of Leak Inoperative Fogged
- FLOOR/FINISH
- INTERIOR DOORS/HARDWARE
- CLOSET
- ELECTRICAL (random sampling of outlets, switches, fixtures)
- HEAT/AIR DISTRIBUTION

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments: **Molding incomplete around interior of closet floor.
Left side closet bi-fold door does not close properly.
Ceiling fan(s) operational at time of inspection.
*May not be a defect, however, closet(s) have older style incandesant bulb fixture, potential for fire hazard. Recommend changing to a protected fixture with a floresent bulb for safety.**

ROOM East Bedroom (middle)

- Monitor Condition Recommend Repairs
- CEILINGS Typical Cracks Stains
- WALLS Typical Cracks
- WINDOWS/TRIM Evidence of Leak Inoperative Fogged
- FLOOR/FINISH
- INTERIOR DOORS/HARDWARE
- CLOSET
- ELECTRICAL (random sampling of outlets, switches, fixtures)
- HEAT/AIR DISTRIBUTION

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments: ***May not be a defect, however, closet(s) have older style incandesant bulb fixture, potential for fire hazard. Recommend changing to a protected fixture with a floresent bulb for safety.
Closet obstructed by personal belongings; limited view.
Ceiling fan inoperational at time of inspection. Blade housing rubs on casing. Recommend rebalancing of blades.**

STAIRS / RAILINGS

- Monitor Condition Recommend Repairs
- Location: A: _____ B: _____ C: _____
- Missing Hand Rail Rail Opening Unsafe Railing/Handrail Loose Tripping Hazard Loose/Damaged Tread Riser

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

Comments: _____

INTERIOR ROOMS

INTERIOR 7

ROOM Master Bedroom

- Monitor Condition** **Recommend Repairs**
 Typical Cracks Stains
 Typical Cracks Fogged
 Evidence of Leak Inoperative
- CEILINGS**
WALLS
WINDOWS/TRIM
FLOOR/FINISH
INTERIOR DOORS/HARDWARE
CLOSET
ELECTRICAL (random sampling of outlets, switches, fixtures)
HEAT/AIR DISTRIBUTION

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments: **Molding around flooring is incomplete.**

ROOM West Bedroom (middle)

- Monitor Condition** **Recommend Repairs**
 Typical Cracks Stains
 Typical Cracks Fogged
 Evidence of Leak Inoperative
- CEILINGS**
WALLS
WINDOWS/TRIM
FLOOR/FINISH
INTERIOR DOORS/HARDWARE
CLOSET
ELECTRICAL (random sampling of outlets, switches, fixtures)
HEAT/AIR DISTRIBUTION

| ACC | MAR | NI | NP | DEF |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments: **Molding around flooring is incomplete.
Flooring incomplete inside closet. Loose floor boards present.
Window crank mechanism difficult to operate. Recommend adjustment.**

ROOM

- Monitor Condition** **Recommend Repairs**
 Typical Cracks Stains
 Typical Cracks Fogged
 Evidence of Leak Inoperative
- CEILINGS**
WALLS
WINDOWS/TRIM
FLOOR/FINISH
INTERIOR DOORS/HARDWARE
CLOSET
ELECTRICAL (random sampling of outlets, switches, fixtures)
HEAT/AIR DISTRIBUTION

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments: _____

STAIRS / RAILINGS

- Monitor Condition** **Recommend Repairs**
- Location: A: _____ B: _____ C: _____
 Missing Hand Rail Rail Opening Unsafe Railing/Handrail Loose Tripping Hazard Loose/Damaged Tread Riser

| ACC | MAR | NI | NP | DEF |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments: _____



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

SUMMARY

Inspector: TONY MARINO
(727) 433-2613

Cliff Clavin
1313 Mockingbird La.

Inspection Date: 888 8th. St. N.

Exterior - Exterior 2

Retaining Walls

The rear retaining walls appear in generally good condition.

There appear to be several issues, probably related to one another, with the seawall/walkway above seawall and the pool patio on the south side and s/w corner of pool.

The seawall appears to have bowed outwards. This appears to have caused the walkway (pavers) to sink and misalign. This is evident at the area below the pool. The seawall has no less than 30 cracks and broken sections across span of entire wall.

Recommend further evaluations and repairs by a licensed seawall contractor.

(See "Pool" section of report for pool patio comments).

Exterior - Exterior 2

Roof

Roof is cement tiles fastened with mortar. Main roof not walked, view of the roof was from a ladder at the eaves and from rear flat roof.

Age of roof unknown; appears original.

Clay/concrete/tile roof design life is 30-50 years, depending greatly on when the tiles were installed, as many improvements have been made in recent years.

Flat roof is rolled asphalt roofing material. Estimated age 2-4 years. Good condition; no defects noted.

Main tile roof shows several defects.

There are several areas with previous repairs.

There are several broken or cracked tiles present.

North side 10-15 defective tiles.

West side 2 defective tiles.

South side 6-8 defective tiles.

East side no defective tiles.

The tiles around perimeter of home were tight, but many of the tiles on the roof top were loose.

Also, most peak tiles show cracking, detached and loose tilework.

All above are not only a concern of leaking, but are safety hazards in the event of high winds.

Recommend additional evaluation and professional repairs as required by a licensed roofing contractor.

Exterior - Exterior 3

Gutters

Gutter at rear patio roof is misaligned and not shedding water properly. (Decayed, lower areas obvious).

Gutter at s/w corner of home is missing its down spout and extension.

Gutter at n/e corner of home has a detached bracket.

Recommend professional repairs as required by a licensed contractor.

*Recommend adding splash plates at downspouts to divert water away from the foundation.

Gutters are filled with debris. Recommend cleaning to prevent future damage.



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

Exterior - Exterior 3

Exterior Surface

Body of the house is stucco over block with wood fascia and soffits.

Hairline stucco cracks present at section of west wall between garage utility door and rear corner. Appear cosmetic. Recommend sealing and monitoring over time.

Fascia and soffit boards are in good, solid condition. Always keep freshly painted to prolong the life of the wood.

Electrical outlet to left of garage overhead door shows an open/ground connection; safety hazard.

Electrical outlet at n/e corner is very loose from wall; probable water intrusion.

Exterior outlets should be protected by weather resistant covers. Most are not.

Recommend repairs as needed by a licensed electrician.

Faucet at west wall leaks at handle.

Recommend repairs by a licensed plumber.

Exterior - Exterior 4

Exterior Doors

The garage utility door does not operate properly. The door jamb is decayed and damaged and the lower hinge is detached. Safety hazard of intrusion.

Screen door on rear bedroom sliding glass door did not operate properly.

Recommend repairs as needed by a licensed contractor.

Doorbell inoperative.

Interior Structure - Interior 1

Attic Ventilation

Soffit vents present around perimeter of house.

Several of the soffit vents have torn or missing screens; possible animal intrusion.

Plastic soffit vent at s/e corner is loose.

Recommend repairs by a licensed contractor.

Interior Structure - Interior 1

Attic Electrical

Open electrical junction box near kitchen access; safety hazard. Recommend repairs by licensed electrician.

Electrical/Plumbing - Interior 3

Electrical 1

Main electrical panel is located in the garage.

The clamp on the bond at water main is loose from the grounding bar; safety hazard.

The conduit enclosing the wires from the sprinkler control is detached from n/w corner wall.

The conduit at the junction box to left of patio is disconnected and the cover is improper. (Light switch cover with hole). Recommend professional repairs by licensed electrician.

(Pool equipment--see Pool section of report for details).

Smoke detectors were tested with a canned smoke. Operated properly.

Electrical/Plumbing - Interior 3

Water Heater 1

Water heater is located in the utility room.

Water heater operational at the time of the inspection.

Water heater temperature set at 120 degrees.

Temperature pressure relief valve tube must exit within 6" of floor. Improper installation. There are 3 elbows present in pipe and TPR would most likely not serve its intended purpose if tank was to release pressure. Recommend professional repairs as required by a licensed plumber.



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Interior Rooms - Interior 6

Bathroom 1a Main Bath

FYI-No exhaust fan present. Recommend opening window during use to allow moisture to escape.
Recommend installing GFCI outlet(s) for safety.
Very high moisture content reading with moisture meter on tilework near faucets of bathroom shower/tub.
There is a severe water leak inside of access panel at tub/shower lines, opposite of wall noted in above comment.
Toilet bowl is not properly secured to the floor, loose; toilet should be removed to inspect the flange which will require a new wax seal.
Sink stopper does not work properly; detached.
Faucet shut-offs under sink missing their handles. Recommend replacing.
Recommend repairs by a licensed plumber for all above concerns.

Interior Rooms - Interior 6

Bathroom 1b Master Bedroom

FYI-No exhaust fan present. Recommend opening window during use to allow moisture to escape.
Recommend installing GFCI outlet(s) for safety.
Toilet bowl is not properly secured to the floor, loose; toilet should be removed to inspect the flange which will require a new wax seal.
Faucet shut-offs under sink missing their handles. Recommend replacing.
Recommend repairs by a licensed plumber.
Outlet very loose from wall; safety hazard.
Recommend repairs by a licensed electrician.
No bathtub/shower access panel present.
Shower pan filled with water, no leaks detected.

Supplemental

Swimming Pool

The patio sections to canal side of pool and at homes s/w corner are showing signs of sinking and displacement of pavers. The section by the pool does not appear to have yet caused issues with the pool itself, but very well may in the near future.
Recommend further evaluation and professional repairs as required by a licensed pool contractor.
Remainder of pool patio/deck and apron are in generally good condition.
Pool surfae appears in good condition. Not an "in-water" inspection.
Heater not inspected for operation.
Electrical enclosures at pool equipment are rusted. Pool timer box is missing its latch. Lower electrical junction box door not secured. Electrical outlets at pool equipment and at side of pool are not GFCI protected; safety hazards.
Pool filter improperly grounded (ground not attached). Pool light inoperative.
Outfeed water line on heater is leaking at joint.
Recommend professional repairs as required by a licensed pool contractor.
There is only a fence and gate at the east side. West side is open; safety hazard.

Lots and Grounds - Exterior 1

Grading

Areas of yard are near & negative level grading;monitor during heavy rainfall.
Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters, and for this reason we are particularly diligent when we evaluate site conditions. In fact, we compare all sites to an ideal. In short, the ideal property will have soils that slope away from the house, and the interior floors will be at least several inches higher than the exterior grade. Also, the residence will have gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

not meet this ideal, or if any portion of the interior floor is below the exterior grade, we will not endorse it, even though there may be no evidence of moisture intrusion, and recommend that you consult with a grading and drainage contractor. We have discovered evidence of moisture intrusion inside homes when it was raining that would not have been apparent otherwise.

Lots and Grounds - Exterior 1 Driveway

Cracks in the driveway appear cosmetic, recommend sealing and monitoring condition.

Lots and Grounds - Exterior 1 Walks/Steps

Cracks in the walk appear cosmetic, recommend sealing and monitoring condition.

Exterior - Exterior 3 Windows

No broken or cracked windows present at time of inspection.

Screen at kitchen window and at n/e corner room are damaged. Recommend repairs as needed.

Electrical/Plumbing - Interior 3 Laundry 1

Washer and dryer were operational at the time of the inspection, units showing age, recommend monitoring condition. Dryer vent can only be inspected from the unit to the wall. Unable to determine if vent is unclogged and serving its purpose. The vent hose appeared in good condition.

Electrical connections in proper order.

Heating & Air - Interior 4 Heating 1

Air handler is located in the attic.

*Heat pump should not be tested in the heat mode with the exterior temperature above 65 degrees, tested in cooling mode.

Air handler was extremely rusted at interior and exterior, as was the overflow pan. The access door on unit was being loosely secured by only 2 screws and was not air-tight.

Recommend additional evaluation and professional repairs and cleaning by a licensed HVAC contractor.

Heating & Air - Interior 4 Heat Distribution/Blower/Controls/Pump 1

Combination of older and newer ductwork in attic. No defects to ductwork noted. Monitor over time.

Heating & Air - Interior 4 Air Conditioner Operation 1

Insulation on exterior freon line is damaged/missing and needs replacing to allow unit to run at optimum efficiency.

Fins on exterior of unit are damaged/bent/rusted.

Recommend normal maintenance and cleaning by a licensed HVAC contractor.

*FYI-Close proximity to salt water will usually cause mechanical units and their components to rust and age faster than normal. System is operational at the time of the inspection, temperature splits are within the design limits.

Interior Rooms - Interior 5 Kitchen 1

Also includes the bar area and utility room.

Ceiling fan(s) operational at time of inspection.



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Several cabinet drawers and doors do not open and close properly. Recommend installing GFCI protected outlets over kitchen sink counters for safety.

Interior Rooms - Interior 7 Room 1b South East bedroom

Molding incomplete around interior of closet floor.

Left side closet bi-fold door does not close properly.

Ceiling fan(s) operational at time of inspection.

*May not be a defect, however, closet(s) have older style incandesant bulb fixture, potential for fire hazard. Recommend changing to a protected fixture with a floresent bulb for safety.

Interior Rooms - Interior 7 Room 1c East Bedroom (middle)

*May not be a defect, however, closet(s) have older style incandesant bulb fixture, potential for fire hazard. Recommend changing to a protected fixture with a floresent bulb for safety. Closet obstructed by personal belongings; limited view.

Ceiling fan inoperational at time of inspection. Blade housing rubs on casing. Recommend rebalancing of blades.

Interior Rooms - Interior 7 Room 2a Master Bedroom

Molding around flooring is incomplete.

Interior Rooms - Interior 7 Room 2b West Bedroom (middle)

Molding around flooring is incomplete.

Flooring incomplete inside closet. Loose floor boards present.

Window crank mechanism difficult to operate. Recommend adjustment.



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

PHOTO PAGE

Location of Property Inspected: 1313 Mockingbird La.
Suntoohot FL. 23456



Sunken and separated area of pavers at s/w corner of pool patio.



"Bowed" seawall at area below pool.

PHOTO PAGE



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Broken sections of seawall.



Cracks in seawall.



Sunken area of pavers on patio at s/w corner.



Sunken area of paver walkway above seawall/below pool.

PHOTO PAGE

Location of Property Inspected: 1313 Mockingbird La.
Suntoohot FL. 23456



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Incomplete molding at several areas of interior.



Floor not complete inside closet of west side bedroom.



View of ductwork in attic.



Hurricane strap system present at roof structure.

PHOTO PAGE

**Location of Property Inspected: 1313 Mockingbird La.
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Several broken/cracked/detached roof tiles at most areas of the main roof.



Detached and broken roof tiles at peaks.



Loose roof tiles present.



Previous repairs to roof tiles.

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**Location of Property Inspected: 1313 Mockingbird La.
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Pool electrical panels rusted and damaged.



Pool light inoperable.



Leak at output line of pool heater.



Improper ground at pool filter casing.

PHOTO PAGE

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Outlet at n/e corner is loose from wall.



Open junction box in attic access above kitchen pantry.



Outlet in master bedroom bathroom is very loose from wall.



Fan in east bedroom did not operate properly.

PHOTO PAGE

Location of Property Inspected: 1313 Mockingbird La.
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NATIONAL PROPERTY INSPECTIONS

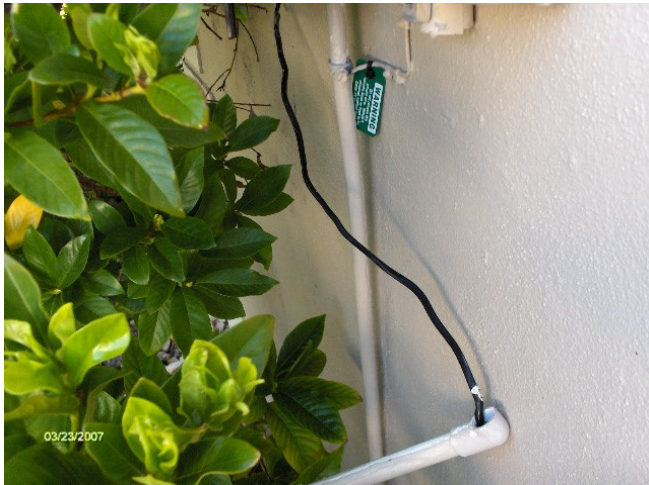
----- INSPECTION REPORT -----



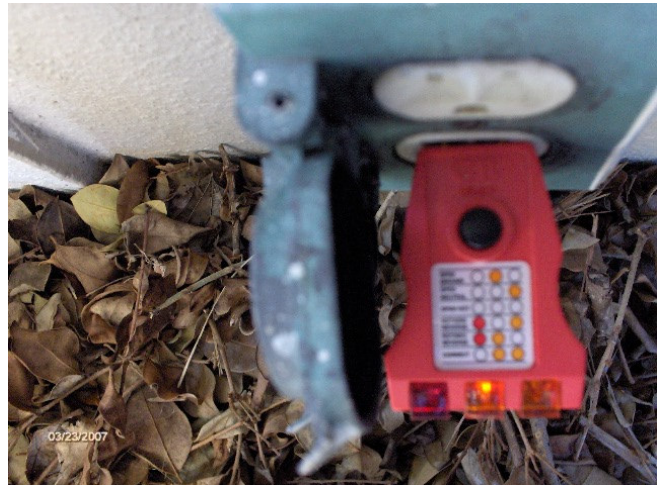
Exterior outlets should have weather resistant covers; most do not.



Open junction box with detached conduit to left of patio.



Detached conduit at sprinkler system control panel wiring.



Open/grounded outlet to left of garage overhead door.

PHOTO PAGE

**Location of Property Inspected: 1313 Mockingbird La.
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NATIONAL PROPERTY INSPECTIONS

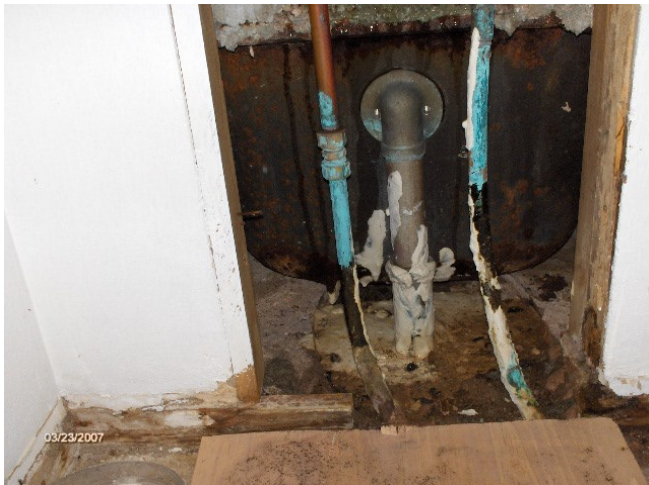
----- INSPECTION REPORT -----



Very high moisture content reading with moisture meter on tilework near faucets of main bathroom shower/tub. See pics below.



Severe water leak at main bathroom shower access panel.



Severe water leak at main bathroom shower access panel.



Both toilets in home are very loose from the floors.

PHOTO PAGE

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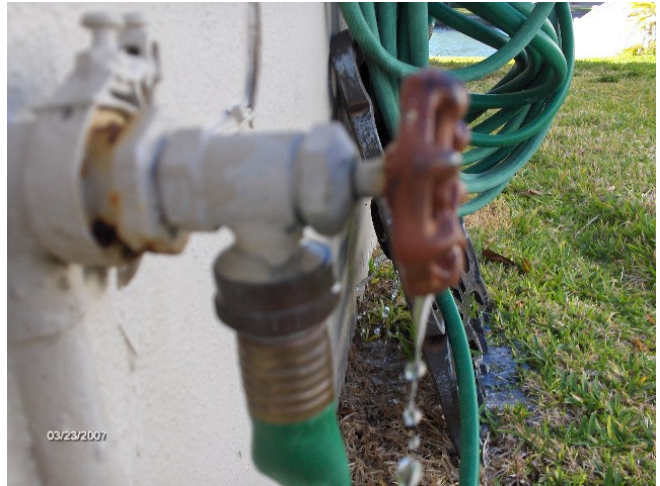


NATIONAL PROPERTY INSPECTIONS

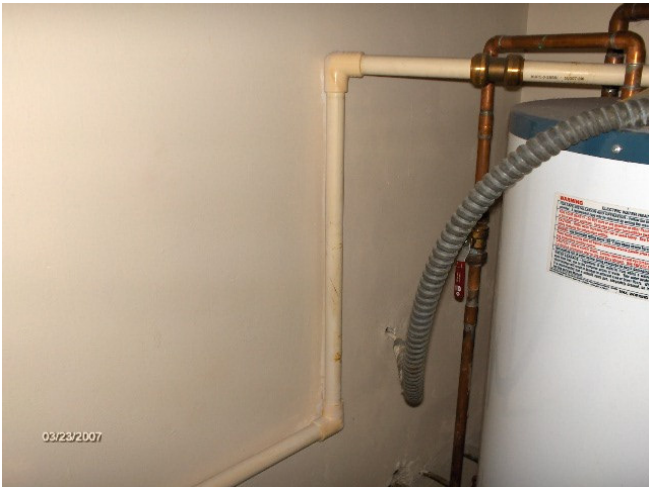
----- INSPECTION REPORT -----



Bond clamp loose at water main.



Leak at faucet handle on west wall.



Improper TPR valve extension pipe on water heater.



Bathroom sink faucet shut-offs missing their handles.

PHOTO PAGE

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Gutters are misaligned, detached and are missing downspouts and extensions.



Hairline "step" cracks at s/w corner of stucco wall.



Vertical cracks at s/w corner of stucco wall.



Recommend replacing attic access cover in garage.

PHOTO PAGE

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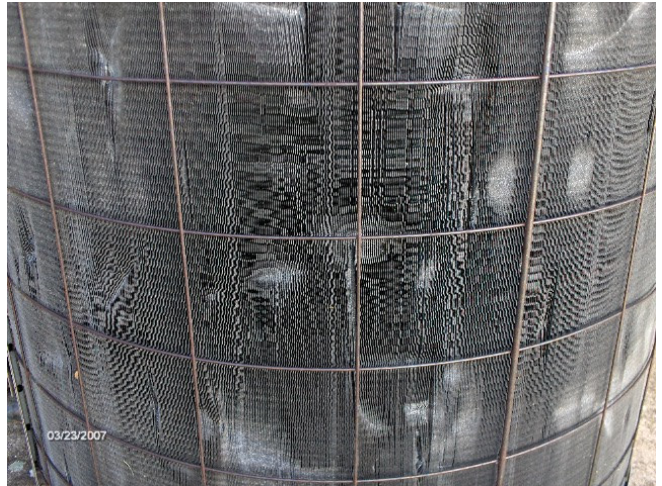


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AC freon line missing sections of insulation.



Damage to ac condensor fins.



Rust and decay inside air handler.



Rust in overflow pan of air handler.

PHOTO PAGE

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Front view of home.



Near level/negative grading at areas of yards.



Damage to door and door jambs at garage utility door.



Missing/torn/loose soffit vents at eaves.



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

SUPPLEMENTAL

LAWN SPRINKLER*

Monitor Condition Recommend Repairs

| ACC | MAR | NI | NP | DEF |
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of Zones

- Manual Automatic Shut Down For The Season Missing/Broken Heads
 General Deterioration Leaks (above ground) Corrosion Apparent Unprofessional Workmanship
 Poor Water Pressure/Flow Defective/Missing Cross Connect Prevention Missing Anti-Siphon Valve

Comments: **Underground leaks may not be detected.**

SWIMMING POOL*

NOTE: Pool Bodies, Diving Boards, Slides, Self-Cleaning & Chlorinating Devices are beyond the scope of this Inspection.

- In Ground Above Ground Winterized Covered At Time Of Inspection
 Concrete Plaster/Shotcrete Vinyl Fiberglass Other Pebble-tec

Monitor Condition Recommend Repairs

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HEATER

- Gas Electric Solar

FILTER

- Cartridge Diatomaceous Earth Sand

PUMP(S)

- Leaks Noisy Inoperative

ELECTRICAL

- Missing/Loose Bond Deteriorated

LIGHT(S)

- Inoperative Loose Housing

GFCI (Checked w/test button only)

- Inoperative Missing

CHILD SAFETY FENCE

- Incorrect Height None

CHILD SAFETY GATE

- Not Self Latching/Lock None

DECK/APRON

- Settlement/Heaving Cracking Common Cracks

- Defective/Missing Drain Cover(s) Poor Control Access Defective/Missing Ladder Broken/Missing Handrail

Comments:

The patio sections to canal side of pool and at homes s/w corner are showing signs of sinking and displacement of pavers. The section by the pool does not appear to have yet caused issues with the pool itself, but very well may in the near future. Recommend further evaluation and professional repairs as required by a licensed pool contractor.

Remainder of pool patio/deck and apron are in generally good condition. Pool surfae appears in good condition. Not an "in-water" inspection. Heater not inspected for operation.

Electrical enclosures at pool equipment are rusted. Pool timer box is missing its latch. Lower electrical junction box door not secured. Electrical outlets at pool equipment and at side of pool are not GFCI protected; safety hazards.

Pool filter improperly grounded (ground not attached). Pool light inoperative. Outfeed water line on heater is leaking at joint.

Recommend professional repairs as required by a licensed pool contractor.

There is only a fence and gate at the east side. West side is open; safety hazard.

HOT TUB/SPA*

NOTE: Spa Bodies are beyond the scope of this Inspection

- TYPE: Built-In Portable Indoor Outdoor Winterized/Inaccessible



NATIONAL PROPERTY INSPECTIONS

----- INSPECTION REPORT -----

HEATER

Gas

Monitor Condition

Recommend Repairs

PUMP(S)

Leaks

Electric

Solar

BLOWER

Inoperative

Noisy

Inoperative

ELECTRICAL

Missing/Loose Bond Deteriorated

LIGHT(S)

Inoperative

Loose Housing

GFCI

Inoperative

Missing

SHELL/FRAME

Cracks

Defective/Missing Safety Drain Cover(s)

| ACC | MAR | NI | NP | DEF |
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Comments:

*** Lawn Sprinklers, Pools, Hot Tubs, and Spas are all high maintenance items requiring ongoing care. This inspection is a visual only of exposed/accessible areas and is intended to comment on the overall condition of systems at the time of the inspection. It should not be construed as any type of insurance policy, warranty, or guarantee.**