



Inspection Report
2215 Grande Ave.
Pensacola, FL
Prepared for:
Greg & Lisa Sample
06/03/17



2215 McCutchen Place Pensacola, FL 32503
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June 3, 2017

RE: 2215 Grande Ave.
Pensacola, FL

Dear Greg & Lisa Sample:

At your request, a visual inspection of the above referenced property was conducted on June 3, 2017. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. For more information please read our Limitation of Liability included in this inspection report. The following is an opinion report, expressed as a result of the inspection.

IMPORTANT NOTE - PLEASE READ: This summary page is provided only as a brief overview of the Report. This page is not encompassing, and this page alone is not a substitute for the Report in its entirety. The entire Inspection Report including Limitations, must be carefully read to fully assess the findings of the Inspection.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and practices in effect at the time of construction. However, in accordance with prevailing local real estate purchase agreements - **It is recommended that any deficiencies, and the components / systems related to these deficiencies, noted anywhere in the Report, be evaluated / inspected, and addressed as needed by appropriately licensed contractors / professionals, PRIOR TO CLOSING on the contract.**

The following summarized list of deficiencies is not intended to represent the only items that may be addressed per contractual requirements.

Any additional areas of uncertainty, or concern, regarding the home and/or sales contract, should be clarified through consultation with your real estate agent, or an attorney, prior to closing.

EXTERIOR - FOUNDATION - STRUCTURE

TRIM:

CONDITION:

Generally OK but there is some minor wood rot to the trim board on the east end of the front porch's balcony -see photo. Always refer to the WDO (wood destroying organism) report issued by the Pest Inspection Company for the complete list of locations of all of the wood rot and/or termite damage. We recommend that any wood repair work not begin before their list is issued.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

The front door operates and locks OK however the doorbell does not work and the door hits a little at the top.

SMOKE / FIRE DETECTOR:

CONDITION:

The downstairs smoke alarm failed to operate while the upstairs smoke alarm responded to the test button operation.

Because there is a gas item (water heater) in the house and/or garage, it is recommended to install carbon monoxide detectors per manufacturers specifications.

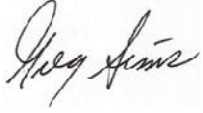
Conditions may change after this inspection, therefore conducting a thorough and complete walk-thru prior to closing is highly recommended. Acquiring an Independent Home Warranty is also recommended.

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Thank you for selecting our firm for your inspection needs. If you have any questions regarding the Inspection Report or the property, please feel free to call us.

Sincerely,

A handwritten signature in black ink that reads "Greg Sims". The signature is written in a cursive style with a large initial "G".

Greg Sims (850) 341-8591
State of Florida Certified Home Inspector #HI336
State of Florida Certified General Contractor #RG0054877
ASHI Certified Home Inspector #244150
Sims Inspections www.SimsInspections.com

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: June 3, 2017.
TIME OF INSPECTION: 8:30 AM.
CLIENT NAME: Greg & Lisa Sample.
INSPECTION SITE: 2215 Grande Ave.
INSPECTION SITE: Pensacola, FL.
CITY/STATE/ZIP:
BUYERS AGENT: Best Realtor
Best in the Land Realty, LLC.

CLIMATIC CONDITIONS:

WEATHER: Partly cloudy.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE in F: 78.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: Southerly.
ESTIMATED AGE OF THE BUILDING: 1977.
BUILDING TYPE: Single family home.
STORIES: 2.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Sewage disposal systems of any type are not inspected by Sims Inspections.
UTILITIES STATUS: All utilities are on.

OTHER INFORMATION:

BUILDING OCCUPIED: Yes, and some of the furniture and stored items restrict full access and viewing of the floors, walls, closets, cabinetry, etc.
PEOPLE PRESENT: Buyers.

PAYMENT INFORMATION:

TOTAL FEE: \$350.00.
PAID BY: Online payment - Thank you.

THIS IS A LEGAL AND BINDING CONTRACT BETWEEN SIMS INSPECTIONS AND CLIENT. PAYMENT FOR THESE SERVICES, AND OR, SUBSEQUENT USE OF THE INSPECTION REPORT, TO ANY DEGREE, CONSTITUTES AGREEMENT WITH, AND ACCEPTANCE OF, ALL CONDITIONS, BY THE CLIENT.

Limitation of Liability

Please Read Carefully:

All parties involved with this transaction, the Inspection, and the Report, understand and agree, that any and all liability of Sims Inspections', or it's officers', agents', or employees' for any and all errors or omissions, with arising out of or relating in any way to the Inspection and Report, is strictly and expressly limited to the maximum amount of the sum of all fees paid to Sims Inspections for the Inspection and Report. Client absolutely, unequivocally, and unreservedly waives and releases any claim for any additional actual, consequential or incidental damages that exceeds the amount of the sum of such fees. Client understands that

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Sims Inspections is relying on this Limitation of Liability in performing the Inspection and preparing the Report, and would not do so absent this Limitation of Liability

For a printed copy, if desired or needed, please [click here](#).

WITHIN THE SCOPE OF THIS INSPECTION/REPORT

The scope of the inspection is as follows: This is a limited, visual inspection to determine the current, general condition of the systems and components of the home, and to identify and report those items which are suffering readily observable deficiencies, or need repair or further evaluation by licensed contractors or appropriate professionals. The inspection will be performed at a minimum, in compliance with the standards of practice of the American Society of Home Inspectors (ASHI), a copy of which is available upon request, or at www.ASHI.

The inspector is not represented as a specialist in any particular area, but rather is acting as a generalist in various fields. As such, if the Client desires more information on any issue identified in the Report, the Client should contact a specialized or licensed contractor or professional in that field.

Any actions undertaken by the Client based upon any recommendations of the inspector are at the sole expense of the Client. The inspector is not responsible for the costs of repair or correction of any item.

The presented Report is a compilation of conditions discovered and readily observable at the time of the Inspection only. The inspector has not and will not undertake any destructive or invasive analysis, inspection or testing.

Any estimates expressed in the Report regarding remaining life expectancy of equipment, appliances or materials, capacity, maintenance requirements, or adequacy of components are of general opinion in nature, based on knowledge of similar components, of similar condition, and are not reasonably expected to be precise. Variations between the estimates and actual experience should be expected.

OUTSIDE THE SCOPE OF THIS INSPECTION/REPORT

This Inspection, by its nature, is not technically exhaustive, and the resulting Report should not be read to suggest that every aspect of every component was inspected, or that every conceivable deficiency was discovered. The inspector will not disassemble equipment or appliances, or perform any invasive or destructive testing or analysis.

Neither the Report, nor any part of it, should be construed as a confirmation, or denial, of any component's compliance with any governmental, non-governmental, or industry standards, codes or regulations.

The Report is not intended, or presented, as a warranty or guarantee of the present or future adequacy or performance of the homes structure, its components, its equipment, systems and appliances, or of the maintenance requirements for any item. The Report is the result of the inspectors' provision of services shall not be relied upon by the Client or anyone else as an expression or implication of merchantability or fitness for a particular use, regarding the condition of the property, and any such warranties are expressly disclaimed

Any systems, equipment, materials, components, or conditions which are covered, concealed, camouflaged, or by the sheer nature of their location are not readily accessible, or observable are excluded from consideration in this Inspection and Report. No invasive or destructive techniques are utilized, such as (but not limited to): disassembly or/dismantling of components, appliances, or equipment, invasion or opening of walls/ceilings/etc., moving of furnishings, appliances, stored items, or excavation of any kind.

Client agrees to assume all risk for any conditions which are concealed in any way or not observable or observed at the time of inspection.

THE FOLLOWING ARE OUTSIDE THE SCOPE OF THIS INSPECTION, WHETHER CONCEALED OR NOT:

- Engineering analysis of structural stability or condition
- Stucco finishes, coatings, or cladding of any surfaces (see details below)

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- Condition of detached buildings (unless otherwise specified)
- Pools or spas
- Shower pans of any type
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Private water or sewage systems, including septic tanks
- Underground piping systems of any kind
- Air quality, water quality, mold, asbestos, radon, formaldehyde, lead, electromagnetic radiation, or any environmental hazard.
- Security systems, or personal property
- Termites, wood rot, fungus, pests, or other wood destroying organisms
- Water Source heat pumps, Furnace heat exchangers, and floor furnaces of any type
- Recreational facilities
- Water softener or water purifier systems
- Radio-controlled devices, automatic gates, elevators, lifts, thermostatic or time clock controls
- Geological stability or soil conditions
- Building codes/zoning ordinance violations

An Inspection and Report without this LIMITATION of LIABILITY, which could include the review by appropriate specialists such as but not limited to: Roof, Heating & Air Conditioning, Plumbing, Electrical, Foundation, Fireplace, Pool, Structural Engineer, etc., is available. If this type inspection is desired, Client must contact Sims Inspections for details. The cost of any such inspection will be substantially higher than that of a standard inspection.

Fireplaces & Wood Stoves:

As with any fireplace or wood stove, when making a fire for the first time start with a very small fire to see how well it drafts. If there are any doubts as to the flue condition or the draft a chimney inspection company should be contacted to review all of the fireplace components. Cleaning and inspection on a regular basis is recommended for all fireplaces in order to monitor and address as needed any possible development of cracks/defects.

Condominiums and Townhouses typically are not inspected for deficiencies such as structural, exterior, grounds, roof (or items on the roof) unless otherwise specified and specifically included in the Report.

Stucco: Our policy is to recommend a thorough inspection of all types of stucco clad surfaces by a certified Stucco Inspection contractor, which we are not. As a courtesy to our clients, without assuming any liability, and upon their request, we will report our findings from a "visual only" inspection. Our findings are not a substitute for a valid stucco inspection.

Shower Pans: We conduct a visual and non-invasive inspection of the readily accessible portions of the shower stall. Therefore, it is a limited inspection and may not note any hidden defects which were not visually observable. Flood testing of any shower pan type is not included as part of this inspection.

Sims Inspections does not perform mold testing, assessments, or evaluations. We present no opinion of, and exclude from our inspections, reports and responsibility, any and all issues of microbiological health risks of any kind or form, including but not limited to, mold, fungus, and mildew.

Providing a meaningful assessment of indoor air quality with regards to potential health risks requires an extended survey period of time with sophisticated instrumentation that typically a home inspector cannot (and we do not) provide, even when utilizing the services of an independent lab for analysis of air samples or spores collected.

Sims Inspections certify that we as a company, and our inspectors as individuals, have no interest or connection, financially or otherwise, present or contemplated, with any transactions concerning this property, nor with any professionals or trades-people that may be involved.

Limitation on Reliance: Sims Inspections has performed this inspection solely and exclusively for the Client and no one else. This Report does not transfer to anyone else, and cannot be relied upon by anyone other than the Client. In addition, because the conditions of any property may change over time, and may change based upon things that are not readily observable. In other words the Report only reflects a "snapshot" in time of the day of the Inspection.

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Dispute Resolution: Any disagreement or dispute arising out of or relating to this Inspection or Report, unless a mutual settlement agreement is reached by all parties, shall be decided by the following procedures. First, either party will send written notice of the dispute to the other party specifying the nature of the dispute. Second, the parties will meet, in person, in a good faith attempt to resolve such dispute. If the parties are unable to resolve such dispute by such meeting, then they shall mediate the dispute before a mediator agreed to by the parties. Should the parties be unable to agree to a mediator, a mediator may be appointed by any circuit court judge upon request of either party. Such mediator shall be certified by the Florida Supreme Court and the mediation shall proceed under the statutes and rules governing mediation in Florida. Should the parties be unable to resolve the dispute through mediation, then the matter shall be submitted for decision through litigation to a judge of the circuit or county court of the county in which the property is located. EACH PARTY HEREBY WAIVES THEIR RIGHT TO HAVE ANY MATTER OR DISPUTE ARISING OUT OF OR RELATING TO THIS CONTRACT TRIED TO A JURY. RATHER, THE PARTIES AGREE THAT ALL SUCH DISPUTES SHALL BE TRIED ONLY TO THE COURT IN A NON-JURY FINAL HEARING.

Client agrees to allow Sims Inspections or its agents to review the conditions of any claim, item, or matter in dispute prior to disturbing the conditions and before any repairs or alterations are made to anything which may be viewed as evidence relating to the complaint, otherwise the right to make said claim is waived.

Attorneys Fees: In the event of any dispute regarding the enforceability or validity of the Limitation of Liability contained in this Agreement, the prevailing party in such dispute shall recover its reasonable attorneys fees and costs from the non-prevailing party, whether incurred in litigation, arbitration, mediation, or on appeal.

Payment: Client accepts full responsibility for all fees due, as compensation to Sims Inspections, for services rendered and also any other expenses that may arise, should a collection process become necessary. This responsibility remains valid under any circumstances and whether or not the sales transaction is completed through closing.

EXTERIOR - FOUNDATION - STRUCTURE

Conditions, of any areas that are not readily viewable or accessible due to the wall finish materials, height, construction design, stored items, vegetation, grade level, or any other factors, are not determined and not within the scope of this inspection. Minor cracks in masonry foundations are not unusual and typically most do not represent a structural concern. Complete evaluation by a structural engineer is recommended when major cracking or possibly bowing is observed. Concrete slab floors typically experience some cracking due to shrinkage during the drying process. Generally, in other than extreme cases, these are not considered a structural problem. In most instances floor coverings prevent detection of cracks or settlement in all but the most severe cases. All flooring conditions that are concealed by floor coverings, furnishings/stored items, construction design, inaccessibility, or otherwise not readily viewable, are not determined and excluded for this inspection.

STRUCTURE:

TYPE OF CONSTRUCTION: Concrete slab with wood frame.
CONDITION: No readily visible problems were observed, the slab is not visible due to the floor covering - i.e. wood, brick, and tile.

WALLS:

MATERIAL: Brick veneer & wood siding.



CONDITION: Both types are in good condition.
FRAMING MEMBER SIZING: The framing is 2" x 4" wood members.

TRIM:

MATERIAL: Wood eaves and trim, wood door jambs and door trim.
CONDITION: **Generally OK but there is some minor wood rot to the trim board on the east end of the front porch's balcony -see photo. Always refer to the WDO (wood destroying organism) report issued by the Pest Inspection Company for the complete list of locations of all of the wood rot and/or termite damage. We recommend that any wood repair work not begin before their list is issued.**



CHIMNEY:

MATERIAL: Brick.
CONDITION: OK, the brick is in good condition and the concrete cap is secure.



ROOF SYSTEM

The absolute water-tightness of a roof system can only be determined by observing it during a period of prolonged rainfall and differing weather and wind conditions. These conditions are rarely, if ever, present during the inspection, and if they are, there are almost always some areas of the roof that will not be observable, due to factors such as, but not limited to: construction/ framing design, ductwork, insulation, low headroom, etc. Therefore this report should not be construed as a warranty, or an absolute opinion, of the complete water-tightness of the roof system. We will, however, endeavor to report observable evidence of roof leaks or problems. **It is also important to talk to the homeowner about any ceiling stains and leak activity whether past or present. A homeowner is obligated by the seller's disclosure paperwork to truthfully report on any roof leak issues since they have owned the home. Make sure you have reviewed the seller's disclosure statement in its entirety.**

ATTIC AND INSULATION:

ATTIC ACCESS LOCATION: Ceiling.



ACCESSIBILITY AND CONDITION:

The attic is somewhat accessible, ventilation is provided, and its visible general conditions are OK.

Note: Complete viewing of this or any attic is not possible due to the framing design, stored items, low headroom, ductwork, insulation, wiring, etc.

INSULATION TYPE AND CONDITION:

Batts & blown - OK.



DEPTH AND R-FACTOR: 12-16 +/- inches = R-38 +/-.

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.



ROOF DECKING:

The visible roof decking material is plywood sheathing.

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ROOF FRAMING: A combination of truss and site built framing using 2 X 4 and/or larger material.



SLOPE: Medium.
ROOF ACCESS: I walked on the roof.
ROOF COVERING STATUS: The roof which is a 2004 installation appears OK. The current general conditions are good and serviceable with signs of normal weathering and aging. Regular maintenance and inspections are advised.



ESTIMATED LIFE EXPECTANCY OF ROOF: The roof covering material has an **estimated** remaining life expectancy of 12 +/- years, assuming proper maintenance is completed as needed. **NOTE: The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damages.**

EXPOSED FLASHINGS:
TYPE: Metal - OK.

GUTTERS & DOWNSPOUTS:
TYPE & CONDITION: Metal, partial coverage, overall general condition is OK.



PLUMBING

The only elements of the plumbing system that are considered to be included in this inspection report are the piping and plumbing components that are visible and readily accessible without the need for any invasive techniques of any kind, such as dismantling/disassembly of any component of the property. Excluded from consideration in this inspection, with respect to functionality, leakage, or corrosion, are all underground plumbing systems and any components related to, but not limited to: water supply, waste, or sprinkler systems.

MAIN LINE:

SHUTOFF / CONDITION: The water meter is located in the front yard, no visible problems were observed.

SUPPLY LINES:

MATERIAL: Copper.



CONDITION: No visible leaks noted, (most of the piping is hidden in the walls & floor).

WASTE LINES:

MATERIAL: PVC.



CONDITION: No visible leakage noted, (the majority of the waste line piping is not visible).

HOSE FAUCETS:

OPERATION: The accessible exterior hose faucets operated satisfactorily at this time.

WATER HEATER:

TYPE: Gas.
SIZE: 40 Gallons.



AGE: The water heater was manufactured in 2009 (approx. age taken from the unit's data plate).

LOCATION: Garage closet.

CONDITION: Operational at this time, hot water is being produced.

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FUEL SYSTEM:

GAS METER LOCATION: The gas meter is located at the exterior, east side.



ELECTRICAL SYSTEM

Please be aware that it is getting difficult to obtain homeowner's insurance in the State of Florida if your home has aluminum branch wiring. That is the branch wiring for the outlets, switches, and lights. Sims Inspections recommends that any home with aluminum wiring be checked completely by a licensed electrical contractor before purchase is completed. It is also recommended that aluminum wiring be periodically inspected and receive any needed maintenance or corrections by a licensed electrical contractor. The operation or verification, of any timing devices, such as time clock motors, is not included in this inspection. Inoperative light fixtures often are suffering from missing or dead bulbs. Light bulbs are not changed or installed during the inspection

SERVICE:

TYPE: Overhead / 110/220 Volt with circuit breakers.



MAIN PANEL POWER SIZE: 200 amp +/- . The ampacity of the main service panel is adequate for the structure as it is presently being used.

GROUNDING:

Main Service Ground Verified: The main service ground wire was located in the main panel.

CONDUCTORS:

BRANCH WIRING TYPES: Romex - Copper at all 110 / 120 volt items.



ELECTRICAL PANELS:

MAIN PANEL LOCATION: Exterior of the house, east side.

INSPECTOR NOTES: The exterior circuit breakers and wire sizing are correct so far as visible. The exterior panel has been equipped with generator transfer circuit breaker and outlet. Have the seller or an electrician give you directions on how to use this feature.

SUB PANEL #1 LOCATION: Garage.



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SUB PANEL NOTES:

The interior circuit breakers and wire sizing are correct so far as visible.



SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the house are in good working / serviceable condition. Furnishings / stored items prevent access and testing at some outlets and switches.

LIGHT FIXTURES:

CONDITION:

OK condition.

HEATING - AIR CONDITIONING

No liability for air quality is assumed by this company, its employees, or agents.

No invasive techniques, like the dismantling of any system or component, such as would be needed for inspection of furnace heat exchangers, are not practiced during this inspection. The inspector does not light any pilot lights. The inspector does not test any safety devices.

NOTE: Air conditioning systems are not tested when the outside temperature is below 60 degrees (F), and the heating modes of heat pumps are not tested when the temperature is above 75 degrees (F), as testing in these conditions can harm the units.

Thermostats are not tested for calibration or timing functions. Testing of electronic air cleaners, humidifiers and de-humidifiers are not part of this inspection. No pressure testing of any component, of any refrigerant systems, is performed. Therefore, no representation is made as to the state of the refrigerant charge, or system integrity, with regards to leakage. Subjective judgments, as to the acceptability of a system's capacity, adequacy, efficiency, balance, air flow or distribution, or register location are beyond the scope of this inspection. Routine servicing and maintenance of the HVAC system is recommended on a semi-annual basis.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Closet.
UNIT:
SYSTEM TYPE: Forced air - Electric - Heat Pump.



CAPACITY OF UNIT: 3 1/2 ton.
APPROXIMATE AGE: The inside heating system can last 15-25 years with normal maintenance and this unit was built in 2008 (approximate age is taken from unit's data plate when possible).

HEATING SYSTEM CONDITION:

PRIMARY UNIT: The heating unit is producing heated air, within its normally expected range, at the time of the inspection.
BLOWER FAN: Functioning OK at this time.
AIR PLENUM: No visible leaks were noted.
AIR FILTERS: OK, suggest the continued use of a quality type filter.

AIR CONDITIONING:

TYPE: Central electric.
POWER SOURCE: 220 Volt, electrical disconnect present.
MAKE/MODEL/SERIAL: Goodman / G042 / 2008.



EXTERIOR COMPRESSOR/CONDENSER AGE & INTERIOR COIL/AIR: Exterior and interior units were built in 2008. Manufacturing ages are taken from the unit's data plate. The exterior unit typically lasts 12-15 years with proper maintenance.

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HANDLER AGE:
CAPACITY OF UNIT:

3 1/2 ton (approx. size (tonnage) taken from the unit's data plate).
A/C SIZING: The general rule of thumb for proper sizing of central air conditioner systems is that each ton of air conditioning will service between 600 to 750 square feet of living area, given proper operation. The above listed tonnage figure multiplied times each of these numbers should give you a range into which the actual square footage of the house should fall. Unit capacity requirements will vary according to other factors such as building age & type, windows, insulation, etc. **Any concerns of yours about the HVAC system's efficiency, air distribution, or register locations should be reviewed by an HVAC contractor.**

AIR TEMPERATURE DROP:

The temperature difference between the intake and the supply is between 15-20 degrees. This is normal for this air conditioning unit.

CONDENSATE DRAIN LINE:

A condensate drain line is installed and is presently draining to the exterior.
A condensate drain line access port has been added to the drain line. This has been installed so you may remove the cap and pour a small amount of bleach into the line. The bleach's purpose is to keep the condensate drain line clean and free of sludge. Using this may help you to avoid water damage from occurring inside your house should the line become clogged. **It is common practice in this area to pour 1/4 cup of bleach down the pipe every other month or 1 cup at the beginning and 1 cup at the end of the cooling season.**

As an upgrade, to help prevent possible condensation drain water overflow in the home, a float shut off switch has been added to your condensate drain line. The purpose of the float shut off switch is to turn the A/C unit off should the drain line become clogged, thus not allowing the water to back up into the home. The thermostat is working OK, responds normally to control demands.

NORMAL CONTROLS:



HVAC CLOSET:

CONDITION: OK condition.

DUCTWORK:

TYPE: Fiberglass ductboard with flexible ducts.
DUCTS/AIR SUPPLY: OK - no air leaks were noted, where viewable.



INTERIOR

Some conditions of walls and ceilings, both surface and inner, cannot be determined due to wall/ceiling finishing materials, furnishings, stored items, or any other means of concealment. Areas of normal wear and tear or cosmetic defects are typically not included in the report. Damage/stains to floor covering materials are often concealed by furnishings or stored items and beyond the scope of this inspection. Conditions beneath any floor covering are not determined. Accurately determining the condition of some insulated glass windows/doors can be, and sometimes is, not possible due to such factors as very minor fogging conditions, temperature effects, weather conditions, lighting, lack of cleanliness and inaccessibility because of furnishings/stored items/location. If the possibility of even very minor fogging of insulated glass is a concern, then a complete review of all insulated glass by a professional glass contractor is recommended. **As with any fireplace or stove, when making a fire for the first time start with a very small fire to see how well it drafts. If there are any doubts as to the flue condition or the draft a chimney inspection company should be contacted to review all of the fireplace components. Cleaning and inspection on a regular basis is recommended for all fireplaces in order to monitor and address as needed any possible development of cracks/defects.** Smoke alarms are recommended to be installed within 15 feet of all bedroom doors, and should be tested regularly.

DOORS:

MAIN ENTRY DOOR:

The front door operates and locks OK however the doorbell does not work and the door hits a little at the top.



OTHER EXTERIOR DOORS: The rear door operates and locks OK.

INTERIOR DOORS: The interior doors operate OK.

WINDOWS:

WINDOW TYPE: Vinyl - Insulated.

CONDITION: The accessible windows were opened and they operated normally. Some windows may have been inaccessible due to the furnishings and/or stored items and were not operated.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, general conditions are OK.

CEILINGS:

TYPE & CONDITION: Drywall, general conditions are OK.

FLOORS:

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TYPE & CONDITION: Wood, brick, & tile, general conditions are OK.



STAIRS & HANDRAILS:

CONDITION: The stair's handrail and railings are tight and secure.



FIREPLACE/WOOD BURNING DEVICES:

TYPE / LOCATION: Masonry, located in the family room / den.



CONDITION: The general condition of the fireplace is OK, and the damper is operational.
As with any fireplace or wood stove, when making a fire for the first time start with a very small fire to see how well it drafts. If there are any doubts as to the flue condition or the draft a chimney inspection company should be contacted to review all of the fireplace components.

SMOKE / FIRE DETECTOR:

CONDITION: **The downstairs smoke alarm failed to operate while the upstairs smoke alarm responded to the test button operation.**
Because there is a gas item (water heater) in the house and/or garage, it is recommended to install carbon monoxide detectors per manufacturers specifications.



CEILING FAN(S):

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CONDITION:

The ceiling fans are operating as designed on at least one speed.



BATHROOMS

Often the full viewing of cabinets/vanities is limited due to stored items, and sometimes assembly design; therefore, only those areas that are readily accessible and viewable, without moving stored items, are taken into consideration and included in the inspection report. Only the surfaces of shower pans are reviewed for possible visual defects that may indicate possible leakage. Determining the full integrity of shower pans, and tub/shower surrounds, requires testing which is beyond the scope of this inspection. The proper application and continued maintenance of all sealants, such as grout or caulking, in wet areas is very important, as even minor imperfections can allow water to enter wall/floor systems and cause damage.

BATHROOM(S):

FLOOR: OK condition.

OUTLETS: The GFCI outlets in the bathrooms are working.



VENT FANS: There are exhaust fans in the bathrooms and they are working at this time.

CABINETS: The vanity cabinets and tops in the bathrooms are in good condition. Cabinet viewing can be limited due to stored items.



SINK & DRAIN FIXTURE: The sinks and drainage lines are working properly at this time.

FAUCET & SUPPLY LINES: From what is visible the faucet and supply lines are satisfactory.



TOILET CONDITION: The toilets function properly at this time.

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TUB MIXING VALVE &
STOPPER:

The tub mixing valves and the tub units are in good condition.



TUB & SHOWER WALLS:

OK condition.

TUB/SHOWER DRAIN:

The tub/shower units drain at an acceptable rate.

CAULKING:

The caulking in the water contact areas appears to be satisfactory.

KITCHEN / APPLIANCES / LAUNDRY

Evaluation of accessory appliances, such as, but not limited to, freezers, free standing ice makers, etc. are not included in this inspection. Some functions of appliances, such as cleaning operation, various cooking cycles, thermostat calibration/operation, timing devices, clocks, etc. are not tested during this inspection. Appliances are tested for functionality only, such as, for example a dishwasher's general operation and not its cleaning efficiency. Appliances are not moved or adjusted during this inspection.

Laundry appliances are not tested or moved during this inspection and the condition of the walls or flooring hidden by them cannot be judged. Drain lines are not tested and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel - the sink and faucet are OK.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric cooktop - all of the burners operated OK.
Electric wall oven - the broiler, oven, and oven door all operated satisfactorily.



VENTILATION:

TYPE AND CONDITION: **There is not any ventilation noted other than a nearby window.**

REFRIGERATOR:

TYPE AND CONDITION: The inside of the refrigerator is cold (below 40) and the gaskets and shelving are in good condition. The water and ice features are working OK.



DISHWASHER:

CONDITION: OK - I ran the dishwasher through a normal cycle without any visible leaks. Cleaning efficiency is not included as part of this inspection.



GARBAGE DISPOSAL:

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CONDITION: OK - the blades are moving and no leakage was observed.



OTHER BUILT-INS:

MICROWAVE: The smaller table top style microwave oven's testing was limited to it's heating function in one mode only, which operated properly.



INTERIOR COMPONENTS:

COUNTERS AND CABINETS: The cabinets and tops are in good condition as viewed. Complete cabinet viewing is limited due to stored items.



WINDOWS/DOORS: The sink window operates OK.

LAUNDRY:

CONDITION: Plumbing is OK / serviceable. 220 Service is operative (older three (3) prong outlet noted, new dryers use a four (4) prong outlet). Dryer venting is provided. **As part of routine maintenance, it is advised to keep the vent clean and free of lint and debris.**



GARAGE - CARPORT- OUTBUILDING

Conditions of attached garages receive a general overview using established inspection techniques as do any other components of the structure. The determination of a firewall's heat resistance rating is beyond the scope of this inspection. Attached, enclosed garage areas should not be used for storage of flammable materials.

TYPE:

LOCATION: Attached two (2) car garage.



ROOF / WALLS / CEILING:

CONDITION: OK.

FLOOR:

CONDITION: OK, small typical cracks noted.

FIRE WALL:

CONDITION: OK, however the fire-resistance rating of the firewall is beyond the scope of this inspection.

GARAGE DOOR(S):

CONDITION: The garage door is working and serviceable, the automatic door opener works properly, and the automatic reverse feature is operational.



INSPECTOR NOTES:

Stored items restrict full viewing of the garage area.

LAWN SPRINKLER SYSTEM

This inspection does not include the determination of water pressure, volume, or quality from any water well system. Information regarding these factors may be obtained, possibly, from the homeowners or the local agricultural extension office. Most sprinkler systems require ongoing review, adjustments and maintenance to assure proper operation. It is recommended that you request from the homeowner proper operational/maintenance procedures.

WATER SOURCE:

TYPE: Municipal supply.



DISTRIBUTION VALVES:

TYPE: Automatic operation.

NUMBER OF ZONES: 4 Zones.



CONDITION: All visible zones are working at this time.

VISIBLE SUPPLY LINES:

TYPE: PVC.

MINOR LEAKS: None visible.

ELECTRIC CONTROLS:

SUB PANELS AND TIMERS: The irrigation timer is located on the exterior south wall of the garage and is functioning at this time.



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SPRINKLER HEADS: CONDITION:

The visible sprinkler heads are OK / Serviceable. Most sprinkler heads will need adjustments and repairs from time to time. It is advised to keep the sprinklers off the building and equipment. **Note: Individual sprinkler heads are not inspected for efficiency operation. The lawn and shrub coverage by the irrigation water is also not checked.**



GROUNDS

Determination of site stability or any geological conditions is beyond the scope of this inspection and should be addressed by a soils engineer or geologist if this information is desired. In this report, any reference to grade generally speaks to its relationship to the immediate areas of the exposed walls or foundation, and is an opinion only, in reference to other known similar conditions, and does not attempt to determine the drainage performance for the overall site. This inspection is a visual review only and does not address any underground systems such as sewer/septic, water/piping, or cables. Knowledge of any prior structural or foundation concerns or repairs should be readily disclosed by the sellers and we strongly encourage that you request any information they have or of which they have knowledge regarding these items.

DRIVEWAY:

TYPE: Concrete.
CONDITION: OK, minor cracks noted are typical.



SIDEWALKS:

TYPE: Concrete.
CONDITION: OK.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

SITE: Gentle slope, front to rear, water should always be directed away from the building.

PATIO:

TYPE: Concrete.
CONDITION: OK.

DECKS:

TYPE: Wood.
CONDITION: General conditions are OK.



FENCES & GATES:

TYPE: Wood.

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CONDITION:

From what is viewable the fence and gate are OK, in good and serviceable condition.



INSPECTOR NOTES:

The small outbuilding was not inspected.





Residential Commercial 4 Point Insurance Wind Mitigation

INVOICE

June 3, 2017

Client:
Greg & Lisa Sample

Inspection Address:
**2215 Grande Ave.
Pensacola, FL**

Buyer's Agent:
**Best Realtor
Best in the Land Realty, LLC**

Total Amount Paid: \$350

We greatly appreciate your business

**2215 McCutchen Place Pensacola, FL 32503
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