



CERTIFIED BUILDING INSPECTORS



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Report#: 2857

HOME INSPECTION REPORT FOR:



SUBJECT PROPERTY:
2271 Lafayette Ave.
Winter Park, FL 32789

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INSPECTION SCOPE AND PURPOSE:

The scope of this inspection is a visual assessment of the home and some of its components. Structural components, systems, appurtenances and equipment evaluated were inspected visually or operated from their normal user controls. Components were not dismantled.

The primary purpose of this inspection is to detect and report abnormal conditions at the home that are commonly covered by the provisions of most Florida real estate contracts. However; conditions that are not usually covered by contract provision, such as suspect areas, cosmetic conditions and maintenance concerns are included for informational purposes to be addressed as the client deems necessary.

Although we identify conditions likely covered by the provisions of most real estate contracts and are often addressed by the seller of the home, provisions of altered contracts may negate the seller's responsibility. Your Realtor or attorney should be contacted for further clarification or information in this regard.

The inspection is not intended to identify conditions with the property that may be of concern to some insurance carriers or that may prevent some companies from issuing coverage for the property. In addition, we do not investigate the history of work performed on the property by licensed or unlicensed contractors, or determine if permits were obtained, or determine whether the property was inspected by the municipality and properly closed. This inspection is not intended to determine if the property and/or any improvement were performed under the prevailing municipal codes. Prior to closing, we recommend you review the records of the relevant municipality to verify any previous work performed on the subject property.

This report is for the named client exclusively.

FOOTNOTE: Directional information identified in this report, such as left, right, front and rear, are as the home is viewed from the street of address, unless noted otherwise. (See the cover photo.)

SUMMARY:

As detailed in the body of the report, certain conditions were observed that will require correction and/or additional evaluation. Conditions that are abnormal or unsatisfactory to you should be referred to an appropriately licensed contractor for correction / repair as required. Some of these conditions may be covered by your real estate contract. For further clarification, CONSULT your real estate agent or attorney.

Please read the full report and review the pictures. For your convenience, the conditions that are often covered include, ***but may not be limited to, the following:***

1. The following **Exterior** conditions;
 - A. Please See the WDO and Termite inspection report, that accompanies this report, for the reported Wood Deterioration. Wood damage may not be limited to the listed areas.
2. The following **Roof** condition;
 - A. There were several broken tiles on the roof (10-15 plus),
 - B. At least one tile slipped from the wall flashing (gap) over the master toilet / closet area,
3. The following **Plumbing** conditions;
 - A. Small leak at the toilet supply line and the tank of the left rear guest bathroom toilet.

Footnote: there was pressure pump added to the water supply where it enters the house on the right side. The water pressure detected at the hose bib was 140 psi, at least twice the normal water pressure. In addition, there did not appear to be a main water shut off valve t this location.

4. The following **Electrical** condition;
 - A. The receptacle in the master bathroom are not GFCI protected,
5. The following **Mechanical** condition;
 - A. Moisture was observed between the foil duct in the attic over the access in the ceiling of the right rear bedroom closet. Possible tear /void in the duct.
6. The following **Appliance** condition:
 - A. The lights on the kitchen hood feature did not illuminate,
7. The following **Interior** condition;
 - A. There was elevated moisture at the base board outside the guest bathroom shower. Water leaking at the threshold and/or the shower enclosure.
8. The following **Pool** condition;
 - A. The green indicator lights on the Chlorine generator control box were not illuminated.
9. The following **Irrigation** condition;
 - A. There was a broken head in zone #3 in the rear yard,

Prior to closing, the conditions above should be referred to the appropriate licensed contractor for further evaluation and/or correction as needed. The balance of the systems and/or components associated with the conditions noted in the summary, pictures and/or the body of the report should be checked and/or reviewed by the appropriately licensed contractor.

STRUCTURE/EXTERIOR:

The home inspected is a two story, single family residence of masonry and wood frame construction. The wood framed exterior wall sections include the second floor areas and the gable ends of the roof line. The house was constructed around 2007, and is a four bedroom, 4 ½ bath home of approximately 4,200 square feet.

We do not investigate the timing or permitting of work performed on the subject property. We do not confirm or verify if these additions or improvements are built under the standards of the local municipal codes and/or if there are outstanding issues related to the permits. For this information, we suggest that you contact the local Building Department.

The visible and accessible areas of the stem wall foundation along the exterior walls were checked with no signs of present sagging or settlement. Our survey did not include any soil borings or soil stabilization testing. The finish grade of the ground adjacent to the foundation appeared to be sloped for adequate drainage.

The floor support system for the first floor is a concrete slab. The floor support for the second floor is wood framing and sub flooring. These components are not visible for the most part due

to the ceiling and floor coverings applied.

The exterior walls have a cementitious stucco like finish. These were in relatively satisfactory repair with a normal amount of wear and tear. We noted no abnormal or unusual conditions that would cause concern. Some hairline cracks were noted along the exterior walls of the home. This type of cracking is generally associated with the typical settlement and shrinkage that does occur over the years. Normally, no further movement should be anticipated. However, these exterior cracks should be sealed to eliminate any potential water intrusion and monitored for any further movement. In addition, all voids around window and door openings and pipe / wire penetrations should be sealed to prevent possible moisture intrusion.

Please note that a radiant type foil insulation was utilized against the roof decking and portions of the structural members, therefore, we could not observe all the framing components.

The paver stone driveway and walkways were in good condition. Add sand grout to the paver driveway/walkways where necessary.

In addition to the summary items, the following are for general information;

- the right rear iron gate was altered for the dogs (section removed),
- the driveway maybe lower than the street, therefore, street water may enter drive / yard
- elevated paver at the left front corner of the pool deck,

ROOF:

The roofing system was inspected from the "first floor" surface and the accessible attic spaces. The roof covering is a cement tile installed over an underlayment and wood sheathing. There was no evidence of active roof leakage at the time of inspection, however, the radiant foil insulation against the roof deck makes it difficult to observe minor leaks. Please understand we did not perform a water test on the roof to ensure the roof was watertight nor can we warrant that the roof is absolutely leak free.

Although the concrete tiles are considered a "life-time" roof, there are situations and material defects that do occur that will require repairs and/or re-roofing in the future. Such situations include the cracking, breaking or displacement of the tiles, or issues with the flashing. This roof has both of these conditions. In addition, there was debris on the rear slope over the kitchen pool lanai area. These conditions will allow water to penetrate under the tiles and underlayment if the underlayment has deteriorated or is not secure and watertight. This moisture then can seep to the wood sheathing as a leak. We could not verify the type of flashing, condition of the underlayment used under the roof tiles. There were several tiles that were broken and should be replaced or repaired now.

The economical useful life expectancy remaining for the existing roof is difficult, if not impossible, to determine. Preventive maintenance is important to this or any roof. It is wise to make sure that all the tiles are sealed properly and that broken ones are repaired or replaced. This can be determined by periodic inspection.

The attic ventilation is provided by several off-ridge vents located on the roof and the aluminum soffit vents around the perimeter of the house. We do not determine if the number and position of the roof vents are adequate for individual roofs. Some local power companies can perform energy audits.

The house did have aluminum gutters, with downspouts and no screens. The components appeared to perform as intended, however, without a recent rain, we cannot determine if they

retain water in any low spot, after a period of rain. It is not an issue that the gutters hold some water, other than it provides a breeding area for mosquitos. The gutters did have some debris that should be removed to allow for proper draining, especially at the rear lanai. You may want to consider a screening method to prevent the debris from collecting in the gutters. In addition, the gutter may leak at the seams. These can be sealed to prevent the leaking. We do recommend that the gutter downspouts terminate at least three feet away from the foundation walls. The gutter downspout were served by drain pipes, however, we cannot determine the functionality of the drain pipes.

PLUMBING:

The plumbing system incorporated CPVC plastic supply lines with PVC plastic waste, disposal and vent lines. We were not able to determine the general condition of much of the supply and waste lines inasmuch as they were embedded under the soil/concrete slab and in the wall cavities. We also did not have access to leak detector at the water meter.

The water pressure at (140 psi) is excessive, but flow and drainage were adequate. Over the years, a certain amount of debris and sediment does begin to build up in the waste lines, and/or the plumbing fixtures. This condition could cause some restrictions and slower drainage and water pressure. Recommend having a plumbing evaluate the pressure system and/or abandon the system

Most of the fixtures have shut off valves below. We do not test shut off valves. The main shut off for the water supply was likely located at the right side of the house, however, it appears to have been removed when the pressure pump system was installed. The fixtures appear to be vented to the exterior based on the adequacy of the drainage. The fixtures and faucets appeared to be the age of the home. They are in working order and condition, with the exception of the conditions noted in the summary or in the pictures at the end of the report.

The water heater for this home is the 2013, Rheem brand 80-gallon electric brand unit located in the utility room on the second floor. The useful economical life expectancy of a tankless water heater is generally 20 years and tank water heaters from 12 to 15 years with normal wear and tear. Although functional, we did note that the water issuing from the water heater was heated to 131 degrees. This is potentially an unsafe temperature and may result in burn injury. We recommend that the settings of the elements be lowered to below 125 degrees as recommended by the manufacturer. You may wish to adjust this according to your own needs. The pressure relief valve is functioning and drains to the exterior. Replacing the heating elements and thermostats is normal maintenance that should be anticipated over time.

There was a whirlpool type tub located in the master bathroom. The tub was filled and tested at the time of the inspection and appeared to function as intended. There was a GFCI circuit breaker in the sub panel dedicated to the tub motor. The whirlpool motor did stop in response to the GFCI device. The tub had an access panel located on the exterior wall. We did not observe any leaks associate with the tub features.

As with many preowned homes, there might be minor repairs that may have to be made from time to time. Examples of such repairs are replacing the ball cocks, rubber flappers or the wax rings in the water closets and installing new washers and aerators/screens on faucets, and adjusting the drain stoppers on the sinks as required, cleaning and/or replacing shower heads. Check to insure that there is some form of sealant between the shower fixture and the wall tiles. These issues are generally normal maintenance that is required over the years.

In addition to the summary items, the following are for general information;

- the trim piece around the washing machine box was missing,

ELECTRICAL:

The main service into the home consisted of an underground, 120/240 volt feed, aluminum service entrance cables and two GE main service disconnect rated at 200 amps each. The disconnect was located adjacent to the meter on the rear exterior wall of the house. The service appeared to be grounded on the exterior below the meter, however, we did not observe the ground rods due to ground cover.

The GE load center panel boxes with the breakers were located in the laundry room and at the pool equipment. In this panel the breakers and corresponding lines were all properly sized and connected, with the exception of the conditions noted in the summary. There were eight AFCI breakers (arc fault circuit interrupter) and two GFCI's in the panels and they all "tripped" when tested. There was room in the box for additional lines or breakers that may be required in the future. The sub panel covers were labeled (with some exception), however, we do not confirm the accuracy of the labeling.

The system included nonmetallic sheathed copper wiring from the sub panel box to the wall switches, receptacles and fixtures. The switches, fixtures and a representative number of the receptacles were checked. The tested devices were in working order, with the exception of the items in the summary above.

The following lights did not illuminate;

- lights in the kitchen hood,
- one of the laundry room lights

NOTE - This is likely simply due to missing or burned out bulbs. We recommend that the bulbs be replaced and that the light/s checked by you again after this is done.

Please note that we do not test the low voltage landscape lighting, lighting control systems, security systems, audio, phone or network and/or TV cabling. Make sure that all remote devices (for ceiling fans, fireplaces, pool equipment, garage doors etc.) are conveyed at the time of the closing.

Ground Fault Circuit Interrupters (GFCI) receptacles have been installed in this home. A GFCI receptacle is a sensitive tripping device for circuits installed around areas where water is near the receptacle. These circuit interrupters are more sensitive than normal circuit breaker and therefore provide far better protection for you in these high risk areas. You should identify the locations of the GFCI receptacles in this home and the other receptacles that are served by each reset. One example is the reset in the left rear guest bath also services the receptacle at the other bathrooms on the second floor. This will help you when the receptacles are not live to know where to go to correct the problem.

Also, the installation of ground fault circuits with ground fault circuit interrupters (GFCI) is highly recommended, particularly for the master bathroom. We recommend that extension cords not remain connected to the unprotected circuit (none GFCI). This may be a shock hazard, especially around wet/damp surfaces.

We did observe smoke detectors in the home. These should have battery back ups and replacing the batteries when you move in is recommended. We recommend multiple smoke and CO2 detectors within the home and the units should be integrated (hard wired) with battery backups.

In addition to the summary items, the following are for general information;

- one or more of the rooms maybe wired for a “half-hot” receptacle, where the wall switch may control power to one-half of the receptacle. You may not want to plug alarms, computers or other like devices in the half hot location.

MECHANICAL:

The air conditioning is via two 2006 Trane XB 13 brand heat pumps. At a combined capacity of 7 ½ tons, these should be an effective systems for providing both cool and warm air to the home as necessary, however, we do not perform balance and load calculation/test on the system and/ or ductwork.

The air-conditioning systems contain two primary components. These consist of the Trane air handlers located inside the utility room on the second floor and the condenser units are located on the right rear exterior wall of the home. The air handler circulates the air through the home and cools or heats the air accordingly. The condenser unit provides the pressurized refrigerant to the air handler via copper tubing between the two units. The thermostat for the first floor was located on ding room wall and the thermostat for the second floor was on the family room wall.

A heat pump alone typically is not enough to warm a home when the outside temperatures are very cold. The system with this home includes an electric heat strip system (located in the air handler) to provide additional heating power to this home. The electrical heat strip uses a larger amount of energy than the heat pump, and therefore is used solely to supplement the heat pump.

The air-conditioning systems in the cooling mode provided a temperature differential between the expected industry standards of 15 to 22 degrees.

Please note that we did not test the heat pump system due to the hot ambient temperature at the time of the inspection. The data plate did indicate the electric heat package in the air handler at between 7.2 and 9.6 kilowatts.

There is satisfactory air circulation through the supply registers. The foil sheathed flexible ductwork, as viewed from the attic areas, showed no evidence of significant leaks, with the exception of the possible one over the attic access panel. However, this type of evaluation cannot detect and gauge the affect of minor leaks or determine the capacity or adequacy of the duct system. If many of these are present, they may cause reduced efficiency with the air distribution system. Should you desire a more comprehensive evaluation of the ducting such as pressure testing, we suggest that you contact a mechanical contractor. (NOTE - Some power companies do perform such evaluations at little or no cost as a service to their customers.) Adjustment of the supply registers for the individual rooms may have to be made to get the air circulation best suited to your personal needs.

The useful economical life expectancy of an HVAC unit is generally from 12 to 15 years with normal wear and tear. Though functional at the time of inspection, the major components with the system are seven years old / the originals with the home. Considering this, repairs or maintenance to the air-conditioning system or components should be anticipated. One primary issue with the air conditioning is the cleaning or changing of the filter. The filters for these systems are located at the bottom of the air handlers. This filter should be maintained on a monthly basis. When servicing the filter, you should also pour a little vinegar and water solution down the PVC condensation drain cap at the air handler. This should help keep the drain line clear.

We do not test condensate drain float switches to determine there functionality. We do not want

to stress the system with an abrupt stop.

We recommend that dryer vent pipes be clean periodically to remove the lint that accumulates on the pipe to prevent reduce venting. This may also become a fire hazard if the vent should become completely closed off, not to mention it will take twice as long to dry a load of clothes.

In addition to the summary items, the following are for general information;

- condenser units slightly out of level,

FIREPLACE:

There is a listed pre-engineered masonry fireplace located in the family room. This unit is a ventless style fireplace, therefore, it will not have a functioning damper nor is it vented to the exterior by a chimney. The unit also had a set of gas logs that responded with the wireless remote. We observed no abnormal conditions with this equipment with this limited inspection, however, you may smell gas residue when the unit is operating. We did not observe a fresh air vent in the family room to provide “make-up” air.

Footnote: This fireplace is designed for use with gas logs only and is not designed to burn wood.

Our review of the gas fired appliances was limited to the operation of equipment. We did not check the gas supply lines or gas control and shut off valves. We did not confirm if there is proper “make-up” air / vents for the combustion of the fireplace. For review of these components the local gas company should be consulted.

APPLIANCES:

The Decor cooktop, oven, refrigerator, microwave, Meile dishwasher the garbage disposals, ice maker in the laundry room and the kitchen (vented) and bathroom exhaust, and ceiling fans were checked and found to be functional at the time of inspection. The oven timer and clock were not evaluated nor was the temperature rating of the oven or refrigerator thermostats checked or calibrated with a temperature gauge. We merely checked the heating elements to ensure that they were operational. Note that the ice maker in the laundry room likely has a pump to discharge water. These can fail and introduce water to the room.

All appliances that remain in the home should be in operating condition when the property is taken over. As with any appliances, proper working order does not negate the fact of normal wear and tear and failure of the appliance could occur at any time. Considering this, we suggest that you visit the home once before taking ownership to confirm that everything is operating properly.

Please note that we do not test and/or confirm the operation of the washers and dryers on the premisses.

INTERIOR:

The home was furnished at the time of inspection. The items associated with this condition include personal belongings, furniture, wall and window treatments, etc. In some instances these prevented our assessment of the areas hidden from view by the items. As a result, there may be unsatisfactory conditions that could not be observed and that may remain unreported at this time. Prior to closing, we do suggest that you conduct a walk through to check the interior for any other conditions or situations that would need to be addressed or that may have been obscured at the time of our inspection.

The ceilings, walls, floors, windows, doors, trim and bath tiles were checked. Most of these are

in relatively satisfactory condition, normal wear and tear excluded. In addition to the anomalies identified in the Summary that needs to be corrected, we observed the following conditions. These are noted for informational purposes to be addressed as you deem necessary and include *but not limited to the following items*;

- Recommend shims between stone top and cabinet the island in the kitchen (top loose)
- laundry room door, guest bathroom door and left rear bedroom closet door did not catch strike plate,
- the wood threshold to the right rear guest bedroom squeaked,
- cabinet door and drawer obstructed by dryer unit,
- settlement of the countertop in the laundry room,
- small cap piece missing at the window balance of the left dining room window,
- scratches on the wood floors, especially in the living room,
- stains in the bedroom carpet second floor,
- grout missing at the shower jamb of the left rear bathroom,

The windows in the home for the most part are vinyl clad, single hung, double pane design. The interior doors were primarily two panel composite design. With the exception noted in the summary or with pictures, the doors and windows in the home were in operable condition. We recommend periodically re-sealing the exterior frames of the doors and windows to prevent any potential water intrusion, when necessary.

The cabinetry in the kitchen consists of stone tops and wood cabinetry. The operating components were in working condition and the structure of the cabinet appeared to be adequate. The bathroom vanity cabinet consisted of wood cabinets, stone tops with undermount bowls. The drain stoppers in the sink bowls may require adjustments.

The tile walls in the shower units are in satisfactory condition, with the exception of the possible leak at the left rear guest bathroom shower threshold. You should monitor the caulk seams and areas around the plumbing fixtures and shower doors / thresholds. These are common areas from possible water intrusion into the walls. You should realize that the grout lines in these locations are porous and will allow water to seep to the surface supporting the tile if these areas are not sealed. To help prevent decay of the walls surface to the rear of the tile, it is recommended that grout sealer be applied periodically to the grout lines for waterproofing and caulk the larger cracks, especially the corners. Please read the manufacturer's direction for use as many products require the area to be absolutely clear of any water residue.

As a suggestion, install solid type door stoppers where necessary. The spring loaded type inevitably bends, resulting in damage to the walls. Also, lubricate the window balances with spray silicone (Not with WD 40).

As a reminder, there were some smoke detectors in the home. If these should have battery back ups, replacing the batteries when you move in is recommended.

Again as with many preowned homes, there may be some other cosmetic and/or maintenance items that you as the new owners may want to address. Examples of these conditions include, but may not be limited to, grouting and sealing tile areas in the bathrooms or caulking and sealing around the doors and windows.

INSULATION:

The vented attic area contained blown and batt fiberglass insulation with an estimated R value

of 19/30 and a radiant barrier against the roof deck. The side walls likely contain a fiberglass batt with a vapor barrier. This appears to be adequate insulation for the home.

POOL:

The pool pump, filter, timer, supply and return lines were checked and were in operating condition. The pressure on the pump for the supply and return lines produced circulation through the filter (10 psi.). We do not turn off pool systems to disassemble filters or investigate the status of the filter. We recommend that a pool service review the condition of the filter for the efficient operation of the system

We do not have a method to determine if the pool has a leak other than the pipes we can observe. You will need to engage a leak detection company to know if there is a leak or simply evaporation.

As a footnote, we do not evaluate the functionality of the salt/chlorine systems

The pool surface was checked. Other than some minor staining of the pool finish, we detected no abnormal conditions with the pool shell. The effects seen with the finish do not affect the function of the pool however and are cosmetic in nature.

The pool light did illuminate with the switch at the pool equipment. The GFCI device for the pool light was located at the timer box next to the pool equipment. We recommend you inquire with the owner as to the location of the wireless pool light switch (if one exist).

As a footnote; we did observe a child safety fence system with the holes in the “deck” of the pool and the barrier fencing material was stored in the rear of the guest house.

SPRINKLER:

The seven zone Hunter sprinkler system for the home was checked and found to be operable. This system does have an automatic timer located at the pool equipment on the exterior rear wall of the house. This device was not checked through its full cycle. We merely turned the unit to the manual setting and checked the cyclematic rotation and flow of the sprinkler valves. We do not confirm if every area of the landscaping is properly covered by the system. As a footnote, there was no battery “backup” in the control box in the event of a power outage.

As with most systems, periodic adjustments for spray patterns will have to be made, as water was observed striking the house. The sprinkler heads do need to be cleaned and/or replaced periodically to insure proper working condition. The system did appear to have a wireless rain gauge, however, we do not test the functionality of the device. This device turns the system off, temporarily, during and after a recent rain.

As a recommendation, install spray shields on the sprinkler spray heads adjacent the exterior walls/windows and keep spray heads adjusted as so not to wet the exterior walls. Water intrusion and moisture problems can occur where exterior walls are continuously wet by sprinklers.

The irrigation system derives its water from the well located at the rear wall of the house. These components appear to be functioning as intended. Although the water need for the system are supplied from the well, there may still be restriction on the schedule for watering the yard. In addition, the available ground water supply may be reduce at times, depending on the weather conditions.

The generally accepted watering days are as follows for most of the central florida area, however, you should check (confirm) this with your local water authority. Houses with even addresses can water on Thursdays and Sundays and odd-numbered addresses on Wednesdays and Saturdays, however, not between the hours of 10:00 a.m. and 4:00 p.m.. In addition, you cannot water more than an hour per zone. There has been discussions about reducing the watering days to one day per week.

INFESTATION:

Pursuant to Florida Statute, Section 482, inspectors working solely under the auspices of Certified Building Inspectors are not allowed to conduct Wood Destroying Organism inspections, nor are they to identify wood destroying insects or render any opinion as to whether the home does or does not have evidence of past or present infestation by wood destroying organisms. However, at the same time as your prepurchase home inspection, a separate complete Wood Destroying Organism inspection was conducted by Certified Termite and Pest Services.

The result of this inspection is being sent with this report.

In the attic we did see indication of possible rodent activity as evidenced by the presence of traps. It is difficult to establish the status of the infestation as to past or ongoing. We recommend that you refer this matter to a pest control company for evaluation and treatment as needed.

INSPECTION CRITERIA:

The assessment of the home and its components is done in accordance with the Standards of Practice of The American Society of Home Inspectors (ASHI). The full version of the ASHI Standards conveyed with the Standard Agreement for Inspection signed by you. Otherwise, the full text of the ASHI Standards is available at the ASHI web site WWW.ASHI.org. Please access this site and read the Standards to assure full understanding of the methodology and limitations of your home inspection if you have not already done so.

Any component, situation or condition not specifically mentioned in the Summary and/or body of this report has not been evaluated nor inspected and is not to be construed as having been evaluated, inspected or commented upon. It is recommended that any deficiencies and the components or systems related to these deficiencies noted in the report be evaluated or inspected and repaired as needed by licensed contractors or professionals **PRIOR TO THE CLOSE OF ESCROW.**

We recommend further evaluation **PRIOR** to closing so a properly licensed contractor or professional can evaluate the deficiency or concern further and inspect the remainder of the system or component for additional concerns that may be outside the area of expertise of your inspector or the scope of this inspection.

Where helpful for illustrative purposes, photos were taken of some of the conditions noted at the time of inspection. These are identified in the narrative of the report and conveyed in the Photo Appendix.

While every endeavor is made to accurately report the conditions of the subject structure, components thereof and equipment therein and /or the existence of any and all visible defects in the subject structure, components thereof and the equipment therein, the Client acknowledges that Certified and its inspectors are *generalist* and *not specialist*, and the inspection performed by Certified and its inspectors is limited to a *visual assessment* of the conditions, components, and equipment as they are visible and accessible to the naked eye at the time of the inspection.

Certified and its inspectors do not perform technically exhaustive, prohibitive, destructive, investigatory or similar examination, or inspection of the subject structure and its components and equipment, nor will the inspector comment on any situation that will require the removal of wall, ceilings, panels, personal furnishings or other obstacles to see.

Client acknowledges that although the subject structure, components thereof and equipment therein may be functional and /or in working condition at the time of the inspection, their condition may change thereafter. Therefore the company and its inspectors do not under any circumstances, make any promises, representation, guarantees or warranties as to the actual present, reported or future condition of the subject structure, components thereof and the equipment therein.

ENVIRONMENTAL CONCERNS:

Client acknowledges that what is contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to detect, identify or disclose any health and/or environmental concerns regarding this house or property, including but not limited to the presence of asbestos, radon, lead, urea-formaldehyde fungi, mold, PCBs (Polychlorinated Biphenyls - organic compounds), Reactive Drywall (Chinese Drywall) or other toxic materials (VOC's; volatile organic compounds), or substances in the water, air, soil or building materials. In addition, the inspection is not intended to identify conditions with the property that may be of concern to some insurance carriers or that may prevent some companies from issuing coverage for the property.

The property was not inspected for any fungi or bacteria, and on opinion on any health related effects or indoor air quality is not provided or rendered in the pre purchase inspection we generated. We are not authorized to inspect or report on any fungi or bacteria, nor to report or comment on health or indoor air quality issues related to any fungi or bacteria.

If you are concerned about these issues, you should consult with a certified industrial hygienist or other person(s) trained and qualified to render such opinions.

THANK YOU:

We thank you for selecting us to do your prepurchase home inspection. As stated in the opening paragraphs of this report; prior to closing, the abnormal conditions or situations identified in this document should be referred to appropriately licensed contractors for further technical evaluation and corrective action as required.

In addition to the conditions reported herein we suggest that you discuss the known repair history of the home with the seller and/or seller's representative. This may provide additional information about repairs or past problems known only to the seller if there are any.

Should you have any questions regarding the inspection report or the home, please feel free to contact your inspector.

VENDOR LIST

For your added convenience, we are providing a list of licensed contractors that may be of some assistance. **Please Note:** We offer these references based on services rendered to our clients in the past. Certified Building Inspectors does not receive payment from, nor guaranty or warranty the services of these referenced vendors.

BUILDING CONTRACTORS:

All In Construction Services	407-260-0018
Skofield Homes	407-647-7730
C.D.S. Contractors	321-436-9426

A/C MECHANICAL:

Century Air & Heat	407-894-8417
Renaissance Air	407-677-7570
Bob Heinmiller	407-422-7657
Matthew Roberts	407-365-1222

ELECTRICAL:

Generous Electric	407-425-0756
Palmer Electric	407-646-8700
Ferran Services	407-422-3551

ROOFING CONTRACTORS:

Flemming Brothers	407-679-2070
William R Sims Roofing	407-295-9473
E.H. Engelmeier Roofing	407-291-8600

ROOFING CONSULTANT:

Tile roof expert

Joel Hammock	407-521-1601
William John Associates	

PLUMBING:

Bryan Plumbing	407-299-9006
Herrell Plumbing	407-273-6260
Rainaldi Plumbing	407-282-2900

SEPTIC:

Glen Tatum Septic	407-814-9098
Able Septic	407-889-2704
Lapin Services	407-841-8200

POOL CONTRACTOR

All-Pool Service & Supply	407-295-4540
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FOOTNOTE:

The following pictures are a representation of the outstanding issues related to the house. Not every condition is documented by a photograph.



(2) We did not have access to the buried water meter.



(3) Sealant used at the seams between the window sills and windows.



(4) Water pressure was 140 psi at the hose bib, higher than normal.



(5) Water leaking from the pressure relief possibly due to the elevated water pressure



(6) No main water shut off observed.



(7) Right rear gate was altered.



(8) Right electrical cover panel screw "stripped"



(9) Green indicator lights not illuminated at pool chlorinator.



(10) Raise paver at the left front corner of the pool deck



(11) Water from street may slope to the driveway.



(12) Broken roof tile over the garage.



(13) Several broken roof tiles over the family room.



(14) Broken tile in the valley over the family room.



(15) Debris in the rear gutters



(16) Additional broken tiles.



(17) Movement at the ridge cap over the family room.



(18) Kitchen exhaust hood lights did not illuminate.



(19) Dryer unit obstructs the door / drawer.



(20) Settlement cracks at the stone window sill outside the front window of the front right guest bedroom



(21) Plantation shutter frame may trap shower water in the right front guest bathroom window area.



(22) Evidence of water escaping the shower at the right rear guest bathroom.



(23) Elevated moisture in the base board outside the guest shower.



(24) Water leak at eh toilet supply and tank at the left rear guest bathroom.



(25) Moisture at the HVAC ducts above the attic access.



(26) Broken irrigation head zone #3