

Standard Building Inspection Report

For Larry Davis of 234 Baymeadows Way, Jacksonville, FL

Ameripro Inspection Corporation

Michael Rowan



Trial version

Inspection Depot Inc.

Report Number: TG51103

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Standard Building Inspection Report

INVOICE

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Report: TG51103 (5/25/2004 - 1643 Kingfisher Lane)

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CLIENT INFORMATION

Client Name: Larry Davis
Mailing Address: 234 Baymeadows Way
City, State, Zip: Jacksonville, Fl. 32256

PROPERTY INFORMATION

Property Address: 1643 Kingfisher Lane
City, State, Zip: Ponte Vedra Beach, Fl. 32082
Property Type:
Occupied: Yes
Utilities On: Yes

INSPECTOR

Michael Rowan

WEATHER CONDITIONS

Today's Weather: Light Rain Temperature: 85 +/-
Recent Weather: Heavy Rainfall

AGENT INFORMATION

Selling Agent:
Selling Realtor:
Listing Agent:
Listing Realtor:

ATTENDEES

Buyer's Agent Seller's Agent

HOME WARRANTY RECOMMENDED: YES

INSPECTION FEES

Standard Inspection	\$400.00
Pool / Hot tub Inspection	\$75.00
Shipping TBD	\$0.00
	\$0.00
	\$0.00
	\$0.00
Sub Total:	\$475.00
Sales Tax:	\$0.00
Total Fees:	\$475.00
Amount Received:	\$0.00
Balance Due:	\$475.00

PAYMENT INFORMATION

Payment Method: Credit Card
Credit Card Type:

INSPECTOR'S SIGNATURE

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Note: Please be aware that in light of current issues on mold / fungi contamination in buildings, any comment in this report that indicates water damage, water stains or plumbing leaks should be considered as possible areas of mold growth. Mold testing is not included in this limited inspection process

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Summary

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MAJOR CONDITIONS (= greater than \$500):

219. Budget Exterior Paintwork [+ ?]

Original builder paint finish incomplete. Numerous areas of stucco exposed with no paint covering particularly to second floor. Blotching also evident. Appears only one- coated. Additional evaluation / upgrade advised.

515. Paint Over Spray in Panel [+]

523. Licensed Electrical Inspection Advised

Paint over spray from construction noted inside panel phase conductors and connections. Not permitted per manufacturer's instructions and typical industry standards.

612. Limited Flue Clearance From Pool [+ ?]

613. Rusted Flue

Direct vent flue extends too close to pool edge. Not permitted. Safety hazard. Rust noted also.

738. Rusting Pool Heater Burner Chamber [+]

743. Gas Flue too close to House (?)

Not protected from surface water rain run off. Recommend gutter protection. Unit too close to house and not properly secured and supported on a concrete slab. No manufacturer,s documents present to check clearance. Typical clearances not present. Exhaust flue also below soffit vents. Check manufacturers specifications. Budget possible upgrade. Service / clean needed. Review by pool specialist advised. See also comments on direct vent flue clearances with pool noted in section 6.0.

MINOR CONDITIONS (= greater than \$50):

209. Rusting Nail Pops [+ ?]

Incorrect nail fasteners used. Non corrosive nails should have been used. Repairs needed.

210. Kick out / Diverter Flashing(s) [+ ?]

220. Moisture Stain(s)

208. Inadequate Stucco Coverage

Exposed expanded lath at roof wall intersection left side of front door. Moisture stains noted. Vulnerable detail for future moisture related issues. Recommend upgrade of rain run off and sealants. Additional evaluation/repairs needed.

221. Rusting Nails [+ ?]

External fasteners prematurely deteriorated (rusting). Non corrosive fasteners should have been used.

223. Improper / Non-Standard / Temporary Repairs [+ ?]

Noted at HVAC condensate line to right side. Moisture stains present. Unable to determine inner wall or stucco deterioration without invasive testing. Probability low. Evaluation / repairs needed.

233. Non Standard Deck / Loose Rails [+ !]

Porch railing is loose.Hand rail loose/missing. Non standard deck construction. Ballustrading incorrect. Upgrade needed / Safety hazard.

244. Roof Stucco [+]

Loose builder debris / stucco noted at roof side wall flashings. Remove.

301. Improper Flashing(s) [+ ?]

Eave drip water kick out/divertor flush with aluminium fascia. Can

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cause moisture oxidation / damage over time. Should not be flush with fascia trim. Adjust.

323. Improper / Non-Standard Detail [+ ?]

328. Licensed Roofing Inspection Advised

Starter course missing at roof eyebrows and possible other areas. Repair / upgrade as needed.

329. No Access to Attic [+ ?]

No access panel provided to attic on second floor. Required for maintenance and inspections. Recommend provision and reinspect prior to closing.

420. Improper Connection(s) / Dissimilar Metal(s) [+ !]

Rusting noted to direct vent gas log gas line supports. Will promote gas leak. Replace.

428. Master Fan Duct in Attic [+]

Duct disconnected in attic.

509. Rusted Connections - Pool Sub Panel [+ !]

Slight oxidation/rust noted at pool sub panel cover. Not typical for age of system. Premature deterioration. Check/repair needed.

536. Improper / Non-Standard Installation [+ !]

Rear porch receptacle not exterior rated. Replace.

624. Evaluation by HVAC Contractor [+ ?]

Return air supply appears limited. Noisy at return registers when systems are on. Typifies need for additional return registers/ductwork.

625. Service Repair Needed. [+]

Shut down condensation float disconnected at downstairs air handler.

634. Moisture Stains Noted Under Gas Log [+ ?]

Past leak stains noted under gas log. Remote switch at gas valve loose. Check past leak history with seller. Review by HVAC contractor.

715. Noisy Bathroom Fan [+ ?]

Second Floor Jack and Jill bathroom.

737. Rusting Pool Pump [+ ?]

Swimming jet pump under deck not accessible. Not properly secured. Leakage and corrosion also present. Unable to operate at time of inspection. Electrical bonding not identified. Repairs needed. Confirm operation with owner prior to closing

739. Sprinkler Contact with Building [+ ?]

Sprinklers installed too close to exterior walls. Industry standards require minimum clearance of 18 inches. Current condition will promote moisture intrusion and/or other related issues as home ages. Adjust to correct clearance and maintain.

744. Pool Service Needed [+]

Air noted in system when operated.

828. Loose Hand Rail [+ !]

Loose hand rail at top of stairs. Secure.

836. Water / Moisture Stains* [+ ?]

Moisture stains and leakage noted to rear bonus window sill inside and outside. Small area of mold noted to bottom of sill also. Slight separation noted to exterior sill. No active moisture reading at time of inspection. Check historical data with seller. Limited rainfall will affect accuracy of moisture testing. Check proper window / sealant installation by window specialist/manufacturer.

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1.0 Structure

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CHARACTERISTICS:

1.1 FOUNDATION TYPE

Block, Concrete, Footer, Slab, Stem Wall

1.2 ABOVE GROUND

Main Beam: Truss

Floor Support: Joist, Particle Board / OSB, Truss

Outer Walls: Frame, Wood

Interior Walls: Frame, Wood

1.3 SLAB ON GRADE

No Comments

1.4 CRAWL SPACE

No Comments

1.5 BASEMENT

No Comments

1.6 OTHER COMMENTS

No Comments

MAJOR CONDITIONS (= greater than \$500):

No Comments

MINOR CONDITIONS (= greater than \$50):

No Comments

STANDARD DISCLOSURES:

101. Average Settlement

No Comments

140. Prior Termite Treatment Seen? [?]

Baiting stations installed. Multiple stations at various locations. Typifies activity at stations.

Check historical data with seller.

Demo Demo Demo

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2.0 Exterior

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CHARACTERISTICS:

2.1 SURFACE MATERIALS

Surface Type: Stucco

2.2 OUTBUILDINGS / GARAGE

Garage Description: Double, Integral

Garage Door: Metal, Sliding

2.3 FEATURES

Front Porch: Roof Canopy Only

Windows / Doors: Vinyl

Steps: Concrete

Deck: Pressure Treated, Rail(s), Wood

Stairways: Concrete

Driveway: Concrete

Patio / Paths: Concrete

Fences: PVC

Retaining Walls: Wood

2.4 OTHER COMMENTS

No Comments

MAJOR CONDITIONS (= greater than \$500):

208. Inadequate Stucco Coverage [+ ?]

No stucco provided to base of front left columns at office window. Exposed framework, sheathing and lath. Nails rusting. Incorrect use of corrosive nails. Moisture staining evident at right side column, probably due to splash back from adjoining rain run off at entry slab. Check by stucco specialist.

219. Budget Exterior Paintwork [+ ?]

Original builder paint finish incomplete. Numerous areas of stucco exposed with no paint covering particularly to second floor. Blotching also evident. Appears only one- coated. Additional evaluation / upgrade advised.

MINOR CONDITIONS (= greater than \$50):

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Incorrect nail fasteners used. Non corrosive nails should have been used. Repairs needed.

210. Kick out / Diverter Flashing(s) [+ ?]

220. Moisture Stain(s)

208. Inadequate Stucco Coverage

Exposed expanded lath at roof wall intersection left side of front door. Moisture stains noted. Vulnerable detail for future moisture related issues. Recommend upgrade of rain run off and sealants. Additional evaluation/repairs needed.

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External fasteners prematurely deteriorated (rusting). Non corrosive fasteners should have been used.

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Noted at HVAC condensate line to right side. Moisture stains present. Unable to determine inner wall or stucco deterioration without invasive testing. Probability low. Evaluation / repairs needed.

233. Non Standard Deck / Loose Rails [+ !]

Porch railing is loose. Hand rail loose/missing. Non standard deck construction. Ballustrading incorrect. Upgrade needed / Safety hazard.

244. Roof Stucco [+]

Loose builder debris / stucco noted at roof side wall flashings. Remove.

STANDARD DISCLOSURES:

234. Shrubs / Limb Contact with Property

Unmaintained vegetation provides a habitat for mildew, moisture build up, decay and other unwanted defects. Regularly maintain. An 18" clearance is desirable at all times if possible.

239. Lateral Movement at Bulkhead

Slight movement noted to rear left corner/side. Limited inspection due to vegetation. Monitor.

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3.0 Roof

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5 Year Roof Replacement Probability = Low

CHARACTERISTICS:

3.1 CONSTRUCTION STYLE

Roof Age: 3

Inspected From: Eaves

Roof Type: Average, Dormer(s), Gable, Hipped, Rafter Framing, Steep, Truss

Roof Complexity: Complex

Leak Probability: High

Parts Not Visible / Walked Due to: Type

3.2 MATERIALS / COMPONENTS

Sheathing / Type: OSB

Shingle Type: Fiberglass / Asphalt

Flashings: Aluminum, Galvanized Steel, Neoprene / Rubber

Fascia / Soffit: Aluminum, Vinyl

3.3 ATTIC (no access to attic corners, eaves, vaulted roof areas etc.)

Restricted Access To: Low clearance areas - front porch/columns, Second Floor

Visible Insulation: Batt / Blown, Fiberglass

Insulation Thickness: (inches): 12+/-

Ventilation: Off-Ridge, Soffit

3.4 CHIMNEY(S)

No Comments

3.5 GUTTERS / SPOUTS

Coverage: Part

Type: Aluminum, Spout Extension

Recommendations: Advise Full Gutter Installation / Replacement, Debris In Gutter System - Clean / Maintain

3.6 OTHER COMMENTS

Direct Vent gas log. See 8.0.

MAJOR CONDITIONS (= greater than \$500):

No Comments

MINOR CONDITIONS (= greater than \$50):

301. Improper Flashing(s) [+ ?]

Eave drip water kick out/divertor flush with aluminium fascia. Can cause moisture oxidation / damage over time. Should not be flush with fascia trim. Adjust.

323. Improper / Non-Standard Detail [+ ?]

328. Licensed Roofing Inspection Advised

Starter course missing at roof eyebrows and possible other areas. Repair / upgrade as needed.

329. No Access to Attic [+ ?]

No access panel provided to attic on second floor. Required for maintenance and inspections. Recommend provision and reinspect prior to closing.

STANDARD DISCLOSURES:

304. Valley Flashing Not Extended

No Comments

331. Dislodged / Missing Insulation

No Comments

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4.0 Plumbing

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CHARACTERISTICS:

4.1 WATER SUPPLY AND DRAINAGE SERVICES TO BUILDING

Water Service: Public Sewer, Public Water

Supply Pipes: Copper, Plastic

Drains / Vents: Plastic

4.2 WATER MAIN / METER

Water Main: Plastic

Water Meter: External, Ground

Meter Location: Front Yard

House Shut Off Valve Location: Not Located - Check with seller.

Other: Irrigation Meter, Yes - Stable at both meters.

4.3 BATHROOM(S)

Fixtures: Fan(s), Shower Enclosure(s), Sink(s), Toilet(s), Tub(s)

Bath Materials: Metal, Plastic, Tile

Bath Other: Air Admittance Valves - Kitchen Island, No Access Under Tub, Shower Pan(s)
Filled - No Leakage Noted, Yes

4.4 KITCHEN

Fixtures: Disposal, Double Sink, Hose Spray

Disposal Switch Location: Wall

4.5 OTHER COMMENTS

No Comments

MAJOR CONDITIONS (= greater than \$500):

No Comments

MINOR CONDITIONS (= greater than \$50):

419. Poor / Improper Venting [+]

Diswasher drain not secured high enough under sink.

420. Improper Connection(s) / Dissimilar Metal(s) [+ !]

Rusting noted to direct vent gas log gas line supports. Will promote gas leak. Replace.

428. Master Fan Duct in Attic [+]

Duct disconnected in attic.

432. Improper / Non-Standard / Temporary Repairs [+]

Noted to piping under kitchen sink. Untidy/not secure. Potential break hazard.
Recommend upgrade.

STANDARD DISCLOSURES:

No Comments

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5.0 Electrical

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CHARACTERISTICS:

5.1 SERVICE TO BUILDING (electromagnetic fields not checked)

Main Panel Location: Garage

Amphere Rating: 200 amp

Meters: 1 Meter, Located Outside

Voltage Rating: 120 / 240 (three wire), Copper Entrance Cables

5.2 PANEL BOX(S) AND DISTRIBUTION

Not All Light Switches/Receptacles Identified/Operated (check with seller)

Panel Type: Circuit Breaker Panel

Sub Panel(s): Pool Equipment - 50 amp

Main Disconnect: Breaker, Inside

Service Grounding To: Not Visible, Rebar (?)

120 Volt Wiring: Copper

240 Volt Wiring: Aluminum (approved in most areas), Copper

Wiring Type: BX, Romex

Ground Fault Interrupter (GFI): Bathrooms, Exterior, Kitchen, Low, Main Panel

120 Volt Outlets: 3-Pin Grounded

5.3 EQUIPMENT PRESENT IN BUILDING

Smoke Detectors: Battery Type, Wired

Carbon Monoxide Monitors: Cable Television (not inspected), Ceiling Fan(s), Recessed Lights, Security System (not inspected)

5.4 OTHER COMMENTS

No Comments

MAJOR CONDITIONS (= greater than \$500):

515. Paint Over Spray in Panel [+]

523. Licensed Electrical Inspection Advised

Paint over spray from construction noted inside panel phase conductors and connections. Not permitted per manufacturer's instructions and typical industry standards.

MINOR CONDITIONS (= greater than \$50):

509. Rusted Connections - Pool Sub Panel [+ !]

Slight oxidation/rust noted at pool sub panel cover. Not typical for age of system.

Premature deterioration. Check/repair needed.

536. Improper / Non-Standard Installation [+ !]

Rear porch receptacle not exterior rated. Replace.

STANDARD DISCLOSURES:

No Comments

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6.0 Heat / Cool

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CHARACTERISTICS:

6.1 HEATING SOURCE

Energy Type: Electric
Delivery Type: Forced Air

6.2 FORCED AIR HEATING

Number Of Heat Zones: 2
Age: 3
Furnace Type: Forced Air Furnace, Heat Pump
Motor Blower: Direct Drive, Fan
Furnace Features: Air Filter
Supply Registers Located: High
Return Registers Located: High

6.3 COOLING SYSTEM

Number Of Cooling Zones: Two
Tonnage: 5/2 ton
Characteristics: Electric, Heat Pump, Uses Heat Ducts
Condensation: Float Switch/Pump (not tested), Pipe, Tray
Cooling Testing: Outside Temperature Prohibited Test, Reverse Valve Not Checked

6.4 WATER SYSTEM

No Comments

6.5 MISCELLANEOUS

Thermostats: Programmable
Ductwork: Flex, Insulated
Miscellaneous: Gas Tank for Pool equipment, Gas Tank Below Ground (not tested)
Gas Log: Direct Vent, Pilot/Gas Log on / tested, Remote control system - not tested.

6.6 ZONES

Zone 1: Main System Downstairs (5 Ton) - Carrier - thermostat located master hall, Ext.Unit S/N: 1801E01403, Ext. Unit 5 Year Replacement Probability: Low, Int.Unit S/N: 1301A58748, Int. Unit 5 Year Replacement Probability: Low, Tested For Cooling, Amp Draw Ext. Unit: 15.9, Amp Draw Int. Unit: 1.9, Supply / Return Temp: 56/71
Zone 2: Upstairs Unit (2 Ton) - thermostat in SF hall, Ext.Unit S/N: 0901Z21798, Ext. Unit 5 Year Replacement Probability: Low, Int.Unit S/N: 0901A71610, Int. Unit 5 Year Replacement Probability: Medium, Tested For Cooling, Amp Draw Ext. Unit: 6.8, Amp Draw Int. Unit: 1.2, Supply / Return Temp: 55/73

6.7 OTHER COMMENTS

No Comments

MAJOR CONDITIONS (= greater than \$500):

612. Limited Flue Clearance From Pool [+ ?]
613. Rusted Flue

Direct vent flue extends too close to pool edge. Not permitted. Safety hazard. Rust noted also.

MINOR CONDITIONS (= greater than \$50):

624. Evaluation by HVAC Contractor [+ ?]
Return air supply appears limited. Noisy at return registers when systems are on. Typifies need for additional return registers/ductwork.
625. Service Repair Needed. [+]
Shut down condensation float disconnected at downstairs air handler.
634. Moisture Stains Noted Under Gas Log [+ ?]
Past leak stains noted under gas log. Remote switch at gas valve loose. Check past leak history with seller. Review by HVAC contractor.

STANDARD DISCLOSURES:

629. Dryer Vent Close to Outside Units
Monitor/maintain lint clearance. Budget possible relocation of dryer duct.

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7.0 Appliances

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CHARACTERISTICS:

7.1 WATER HEATER AND ASSOCIATED EQUIPMENT

1. Gallons: 50, Location: Garage, Years Old: 3, Serial Number: RU03001B19769

Description: Electric, Relief Valve Fitted, Hot Water Temp: 120+/-

7.2 APPLIANCES

Range Top: Corning Top, Electric, Good Condition

Oven: Electric, Good Condition, Self Cleaning (not tested)

Fan: Filter, Good Condition

Microwave: Good Condition

Dishwasher: Good Condition

Disposal: Good Condition

7.3 WATER MANAGEMENT SYSTEM PRESENT

Lawn Sprinkler System: Three Zones, Rain Sensor

7.4 POOL / SPA EQUIPMENT PRESENT

Other: Two Pumps, Cartridge - 35 psi, External Remote Controls, Chlorinator, Manufactured Stone Facing, Automatic valves, Floor Cleaning System (not tested), Gas, In Ground, 3/Waterfalls, Marcite, Pool Lights, Spa Lights, Exercise Jets, Water Level Adequate, Water Softener / Treatment (not tested)

7.5 MISCELLANEOUS EQUIPMENT

Door Bell(s), Garage Door Auto Reverse, Garage Door Opener

7.6 OTHER COMMENTS

No Comments

MAJOR CONDITIONS (= greater than \$500):

738. Rusting Pool Heater Burner Chamber [+]

743. Gas Flue too close to House (?)

Not protected from surface water rain run off. Recommend gutter protection. Unit too close to house and not properly secured and supported on a concrete slab. No manufacturer,s documents present to check clearance. Typical clearances not present. Exhaust flue also below soffit vents. Check manufacturers specifications. Budget possible upgrade. Service / clean needed. Review by pool specialist advised. See also comments on direct vent flue clearances with pool noted in section 6.0.

MINOR CONDITIONS (= greater than \$50):

715. Noisy Bathroom Fan [+ ?]

Second Floor Jack and Jill bathroom.

737. Rusting Pool Pump [+ ?]

Swimming jet pump under deck not accessible. Not properly secured. Leakage and corrosion also present. Unable to operate at time of inspection. Electrical bonding not identified. Repairs needed. Confirm operation with owner prior to closing

739. Sprinkler Contact with Building [+ ?]

Sprinklers installed too close to exterior walls. Industry standards require minimum clearance of 18 inches. Current condition will promote moisture intrusion and/or other related issues as home ages. Adjust to correct clearance and maintain.

744. Pool Service Needed [+]

Air noted in system when operated.

STANDARD DISCLOSURES:

741. Pool Staining / Spalling

No Comments

742. Pool Deck Cracking / Loose Pool Tile

No Comments

745. Recently Painted Pool Deck

Appears maintenance upgrade. Check with seller.

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8.0 Interior

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CHARACTERISTICS:

8.1 FLOOR FINISHES

Other Floor: Carpets, Ceramic Tile, Rugs

8.2 WALL / CEILING FINISHES

Material: Drywall

Walls: Textured / Paint, Wallpaper

Ceilings: Flat, Textured / Paint, Tray

8.3 WINDOWS

Aluminum, Dbl. Glazing, Fixed, Single Hung, Sliding

8.4 DOORS

Bi-Fold, Hinged, Hollow, Paint / Stain, Pocket, Screens, Slider, Solid

8.5 FIREPLACES

Direct Vent, Glass Panel, Mantle, No Damper, Prefab - Direct vent, Tile

8.6 PORCHES

Enclosed, Fan(s), Screen

8.7 FEATURES

Furnishings Prevent Full Inspection, Garage Full Prevents Full Inspection, Staircase

Attic: With Stairway

Kitchen Counters: Corian

8.8 OTHER COMMENTS

No Comments

MAJOR CONDITIONS (= greater than \$500):

No Comments

MINOR CONDITIONS (= greater than \$50):

828. Loose Hand Rail [+ !]

Loose hand rail at top of stairs. Secure.

836. Water / Moisture Stains* [+ ?]

Moisture stains and leakage noted to rear bonus window sill inside and outside. Small area of mold noted to bottom of sill also. Slight separation noted to exterior sill. No active moisture reading at time of inspection. Check historical data with seller. Limited rainfall will

affect accuracy of moisture testing. Check proper window / sealant installation by window specialist/manufacturer.

STANDARD DISCLOSURES:

801. Cracked Tile

Noted adjacent gas log. Rug and furniture limited inspection. Appears to be isolated to a small area. Check with seller?

830. Uneven Rise / Run

Various Steps.

837. Sample Moisture Testing to Baseboard / Around Windows / Doors

838. No Moisture Readings Noted

No Comments

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141_Loose anchor bolts in attic



205_Incomplete Stucco



210_Flashing



221_Rusty nails



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223_Moisture stains



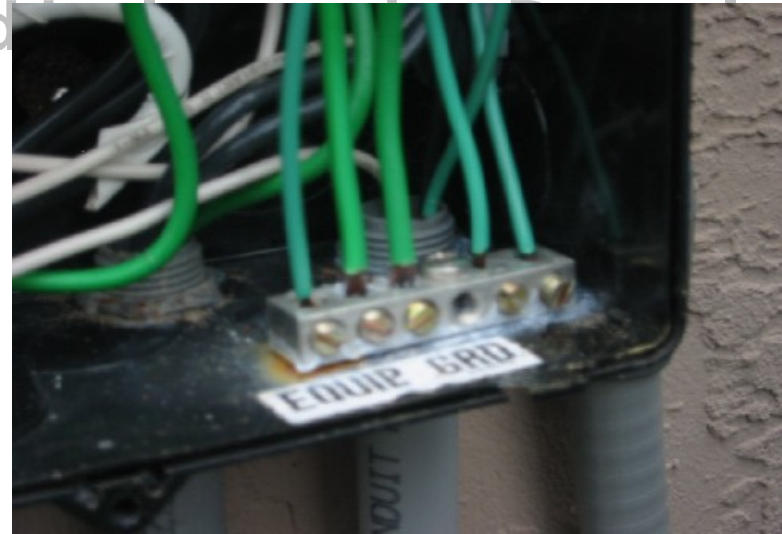
233_Loose rails



428_Duct disconnected in attic



509_Slight oxidation and rust noted at pool sub panel cover



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515_Paint over spray



536_Rear porch receptacle not exterior rated



612_Direct vent flue extends too close to pool edge



625_Disconnected condensation float



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737_Swimming jet pump under deck



738_Pool Heater Chamber



739_Sprinklers installed too close to exterior walls 2



739_Sprinklers installed too close to exterior walls



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836_Moisture stains



Cover_House



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