

Property Address: 5211 Wendal St. City/State/Zip: Spring Hill, FL 34609

Style of Building: 2 story Est. Age: 5 Year(s) Square Ft: 2830

Inspected For: David Pisarcik  Present  Not Present

Owner/Occupant: ?  Present  Not Present

Buyers Agent: Keith Gordon Company: Addvantage Real Estate

Sellers Agent: \_\_\_\_\_ Company: \_\_\_\_\_

Other: \_\_\_\_\_

Date Inspected: 7/31/2008 Time: 11:00 AM

Inspector(s): Todd Johnson As Agent(s) Of Company \_\_\_\_\_

Inspector(s): \_\_\_\_\_ As Agent(s) Of Company \_\_\_\_\_

WEATHER CONDITIONS: Temperature: 89 (degrees)  Clear  Cloudy  Rain  Snow  Windy

GROUND CONDITIONS:  Dry  Damp  Wet  Frozen  Snow Covered EXPOSURE: South

**FOR OFFICE USE ONLY**  
 Insp. Fee: \$305.00  
 Insp. #: 56  
 Code: T

## REPORT RATING EXPLANATIONS

- N/A:** Not Applicable to the sub-category.
- GOOD:** Better than average for a building this age.
- NORMAL:** Average wear and tear for a building this age.
- FAIR:** Less than average for a building this age with MONITORING REQUIRED and consideration for REPAIR or UPGRADE is likely.
- POOR:** Below average for a building this age. SIGNIFICANTLY DEFICIENT or NEAR THE END of its life. REPAIR or REPLACEMENT of the item MAY BE REQUIRED or should strongly be considered.

*A multiple rating, such as NORMAL FAIR and POOR usually means that a portion of the item was in a normal condition; however, another aspect of the item was not. The inspector will usually make an explanation of this condition in the written commentary.*

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- Roof/Garage: (roof material and surface, flashings, chimneys, etc. as well as garage components.)* ..... 3

**BUILDING INTERIOR**

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- Bathrooms: (sinks, showers, tubs, toilets, drains, venting, etc.)* ..... 5
- Kitchen/Interior Miscellaneous: (countertops, cabinets, sinks, fireplaces, stairways, etc.)* ..... 6

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- Plumbing/Electrical: (water pressure, piping, water heaters, electrical service, wiring, etc.)* ..... 7
- Heating/Air Conditioning: (air handler, blower, ductwork, a/c condenser, etc.)* ..... 8

**BUILDING STRUCTURAL ELEMENTS**

- Crawl Space/Attic: (foundation piers, beams, venting, water penetration, insulation, etc.)* ..... 9
- Overall Condition: (general overview and comments about building.)* ..... 10

	N/A	GOOD	NORM	FAIR*	POOR*
A. Foundation: <input checked="" type="checkbox"/> Obscured    Type: <i>Poured Slab</i> Material: <i>Concrete</i>			<b>X</b>		
B. Exterior Walls - Construction: <i>Block, Frame</i>			<b>X</b>		<b>X</b>
C. Exterior Walls - Siding / Type: <i>Stucco, Vinyl Siding</i>			<b>X</b>		
D. Exterior Walls - Cracks: <i>Stucco Crack(s) Noted</i>			<b>X</b>	<b>X</b>	
E. Eaves / Facia - Eave Vents: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<b>X</b>		
F. Gutters / Downspouts:    Material: <i>Aluminum</i>			<b>X</b>	<b>X</b>	
G. Front Entry / Steps / Railings:			<b>X</b>		
H. Lanai: <input checked="" type="checkbox"/> Screened			<b>X</b>		
I. Caulking: <input checked="" type="checkbox"/> Normal Maintenance Required			<b>X</b>		
J. Painting: <input checked="" type="checkbox"/> Normal Maintenance Required			<b>X</b>		
K. Other:					

**Comments/Symptoms Observed:**

**\* Items Rated Fair or Poor Require Attention - See Ratings**

- B. This is a block home with stucco finish. The 2nd level is frame construction.
- B. Water appears to be getting in behind the vinyl siding on the second floor of the west side of the home and seeping down through to the walls to the foundation of the first floor. There were wet areas noted a several locations on the west block wall during inspection. Also, there are several stucco cracks, loose stucco and stucco damage around the 1st floor west window which are indications that the interior wall is damp. A visible water line can be seen at the foundation/wall joint of the west wall - this line spans the entire length of the wall from north to south.
- B. I highly recommend that you consult with a licensed general contractor to determine the exact location/cause of the water entry and the dollar amount that it will cost to make the repairs. See page 4 - "Rooms" for more information.
- D. Stucco cracks noted at several locations around the home. In particular, there are more cracks on the south, 2nd story walls and window frames. Keeping all cracks properly sealed will limit water penetration.
- F. A downspout extension should be added at the west side of the pool area and at the SW corner of the home. In each of these locations, the soil is beginning to wash out due to the large volume of water draining into this area. Also, adding a splash block under the gutter may help with erosion.
- H. Both closers for the rear screen doors are missing and should be replaced.

	N/A	GOOD	NORM	FAIR*	POOR*
A. Drainage:			<b>X</b>		
B. Grade at Foundation: <input type="checkbox"/> Slopes Toward Building			<b>X</b>		
C. Public Walks: <input type="checkbox"/> Normal Settlement	<b>X</b>				
D. Private Walks: <input checked="" type="checkbox"/> Normal Settlement			<b>X</b>		
E. Driveway: <input checked="" type="checkbox"/> Normal Settlement			<b>X</b>		
F. Patio / Deck: Material: <i>Masonry</i>			<b>X</b>	<b>X</b>	
G. Fences:				<b>X</b>	<b>X</b>
H. Catch Basin:	<b>X</b>				
I. Pool:			<b>X</b>		
J. Lawn Irrigation System:	<b>X</b>				
K. Waste / Water: <input type="checkbox"/> Septic <input type="checkbox"/> Well	<i>We recommend specialized testing procedures for a thorough analysis of any wells or septic systems which are specifically excluded from this inspection.</i>				
L. Other:					

**Comments/Symptoms Observed:**

*\* Items Rated Fair or Poor Require Attention - See Ratings*

F. Water is collecting at the NE and NW corners of the pool deck. Adding weep holes in the aluminum framing will allow the water to escape from the pool deck.

G. East side of property: Two sections of the fence are leaning and have pickets missing. Repairs will be needed to straighten the fence. Also, a section of fence has fallen at the SW corner of the property and will need to be repaired.

I. The pump was running for the in-ground concrete pool. A cartridge filter, chlorinator, and timer are in place next to the pool pump. The pool light works.

L. There is a spa on the rear lanai of the home. The spa was filled with water but could not be tested because there is no power source need the spa.

## Building Exterior

## ROOF

		N/A	GOOD	NORM	FAIR*	POOR*	
A. Roof Style: <i>Hip</i>							
B. Surface Material: <i>Asphalt Shingle</i>							
C. Estimated Age: <i>5 Year(s)</i>							
D. Number of Layers: <i>1</i>							
E. Surface Condition:		Observation Method: <i>Viewed From Ground</i>				<b>X</b>	
F. Flashings / Skylights:							
G. Vent(s) Physical Condition:							
H. Chimney(s):							
I. Chimney Caps(s):							
J. Parapet Wall and Coping:							
K. Secondary Roof - Style: <i>Shed</i>		Est. Age: <i>5 Year(s)</i>				<b>X</b>	
L. Material - Type: <i>Metal</i>							
M. Other:							

**Comments/Symptoms Observed:**

*\* Items Rated Fair or Poor Require Attention - See Ratings*

E. This is a newer roof. The shingles show little wear and tear. All plumbing vents and vent covers for interior exhaust fans are in place.

## Building Exterior

## GARAGE

LOCATION:		<input type="checkbox"/> None	<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	N/A	GOOD	NORM	FAIR*	POOR*
A. Building Exterior - Siding Type: <i>Stucco</i>							<b>X</b>		
B. Exterior Walls: <i>Block</i>									<b>X</b>
C. Roof Covering:					<b>X</b>				
D. Roof Structure:					<b>X</b>				
E. Overhead Door(s):							<b>X</b>		
F. Automatic Opener(s):		<input checked="" type="checkbox"/> Operating	<input checked="" type="checkbox"/> Safety Stop				<b>X</b>		
G. Service Door:					<b>X</b>				
H. Floor:		<input checked="" type="checkbox"/> Normal Cracking and Settlement					<b>X</b>		
I. Electric Utility and Supply:							<b>X</b>		
J. Other:									

**Comments/Symptoms Observed:**

*\* Items Rated Fair or Poor Require Attention - See Ratings*

B. Water stains and mold can be seen on several locations on the upper NW and SW areas of the garage walls. Also, there is water seeping into the garage along the base of the west wall. Water stains and mold are visible in this area as well. Please see "Building Exterior" - page 2.

F. The overhead door was operated and is in working condition.

J. The door to the interior is missing its knob and latch. A new door handle will need to be installed.

LOCATION:	N/A	GOOD	NORM	FAIR*	POOR*
A. Water Stains Visible: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Prior					
B. Walls and Ceilings: (General Condition)			<b>X</b>		
C. Windows Type: <i>Single Hung</i> (Sample Testing Only)			<b>X</b>	<b>X</b>	
D. Doors: (Sample Testing Only)			<b>X</b>		
E. Floors:				<b>X</b>	<b>X</b>
F. Electric: <input checked="" type="checkbox"/> Lights / Ceiling Fans <input checked="" type="checkbox"/> Switches <input checked="" type="checkbox"/> Outlets <i>See also, ELECTRICAL - Page 7</i>			<b>X</b>		
G. Heated / Cooled: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<b>X</b>		
H. Other:					

**Comments/Symptoms Observed:**

**\* Items Rated Fair or Poor Require Attention - See Ratings**

- A. West wall of home from the garage to the NW corner of the family room - water is inside of the walls and is seeping into the home. The baseboards are wet, stained, rotting and moldy along the entire west wall of the home. The carpet and padding were saturated with water and the tack strips were rotten in some areas. The exact points of water entry need to be located and repaired immediately to prevent further damage to the home. Also, high moisture content noted on the baseboards on the south and east walls of the front living room (near the front entry). I recommend that any damaged and/or affected areas be replaced and that the home be tested for mold activity prior to inhabiting this home.
- A. There are water stains and mold on the walls in the 2nd story a/c closet. The mold should be properly cleaned from the walls immediately to prevent further spreading.
- C. The kitchen window does not close completely and will not latch/lock. Repairs will be needed on this window. All other windows were operated and are in working condition.
- E. The carpet is damaged throughout the home with burn marks, stains and torn areas.
- F. I could not determine the function of all of the wall switches in the home. Some of the switches may control ceiling fixtures that have yet to be installed.
- F. See "Electrical" - Page 7
- G. See "Heating" & "Cooling" - page 8

LOCATION:	Bathroom No. 1					Bathroom No. 2					Bathroom No. 3				
	Half Bathroom					Hall Bathroom					Master Bathroom				
	N/A	GOOD	NORM	FAIR*	POOR*	N/A	GOOD	NORM	FAIR*	POOR*	N/A	GOOD	NORM	FAIR*	POOR*
A. SINK / VANITY			<b>X</b>					<b>X</b>					<b>X</b>		
Cold Water Supply			<b>X</b>					<b>X</b>					<b>X</b>		
Hot Water Supply			<b>X</b>					<b>X</b>					<b>X</b>		
Drain			<b>X</b>					<b>X</b>					<b>X</b>		
B. BATHTUB	<b>X</b>							<b>X</b>					<b>X</b>		
Cold Water Supply	<b>X</b>							<b>X</b>					<b>X</b>		
Hot Water Supply	<b>X</b>							<b>X</b>					<b>X</b>		
Shower Diverter	<b>X</b>							<b>X</b>					<b>X</b>		
Drain	<b>X</b>							<b>X</b>					<b>X</b>		
C. SHOWER	<b>X</b>					<b>X</b>							<b>X</b>		
Water Supply	<b>X</b>					<b>X</b>							<b>X</b>		
Drain	<b>X</b>					<b>X</b>							<b>X</b>		
D. TOILET			<b>X</b>					<b>X</b>					<b>X</b>		
E. VENTING			<b>X</b>					<b>X</b>					<b>X</b>		
Window	<b>X</b>					<b>X</b>					<b>X</b>				
Electric Fan			<b>X</b>					<b>X</b>					<b>X</b>		
F. ELECTRIC OUTLET(S)			<b>X</b>					<b>X</b>					<b>X</b>		
G. LIGHTING			<b>X</b>					<b>X</b>					<b>X</b>		
H. HEATING / COOLING			<b>X</b>					<b>X</b>					<b>X</b>		
I. WALLS / CEILINGS			<b>X</b>					<b>X</b>					<b>X</b>		
J. FLOOR			<b>X</b>					<b>X</b>					<b>X</b>		
K. DOOR			<b>X</b>					<b>X</b>					<b>X</b>		
L. OTHER:															

**Comments/Symptoms Observed:**

*\* Items Rated Fair or Poor Require Attention - See Ratings*

Half Bathroom

F. See "Electrical" - page 7.

Hall Bathroom

F. See "Electrical" - page 7.

Master Bathroom

A. The backsplash would benefit with caulking at the base to seal the gap at the counter top joint.

L. Very nice bathroom.

## Building Interior

## KITCHEN

KITCHEN LOCATION:	N/A	GOOD	NORM	FAIR*	POOR*
A. Ventilation Type: <i>Stove Top</i>			<b>X</b>		
B. Sink:			<b>X</b>		
C. Sink Drain:			<b>X</b>		
D. Cold Water Supply:			<b>X</b>		
E. Hot Water Supply:			<b>X</b>		
F. Counter Tops:			<b>X</b>		
G. Cabinets:			<b>X</b>		
H. Floor:			<b>X</b>		
I. Lighting / Ceiling Fans:			<b>X</b>		
J. Appliances: Dishwasher: <i>Whirlpool</i> Disposal: <i>Yes</i> Range: <i>Whirlpool</i> Refrigerator: <i>Frigidaire</i> Built In Microwave: <i>Roper</i> Built In Oven: <i>None</i> Cooktop: <i>None</i> Other:					
<b>NOTE: Home Inspections provides a cursory inspection of selected appliances as recommended by the American Society of Home Inspectors. Purchasers should verify the operation of all appliances during the final walk-through.</b>					
K. Other:					

### Comments/Symptoms Observed:

*\* Items Rated Fair or Poor Require Attention - See Ratings*

J. All kitchen appliances were operated and are in working order. It is very important to operate all appliances at final walk-thru to verify correct operation.

J. There is some rust on the front left door of the refrigerator just below the water/ice dispenser. The paint is loose in this area.

## Building Interior

## INTERIOR MISCELLANEOUS

	N/A	GOOD	NORM	FAIR*	POOR*
A. Smoke Detectors: <input checked="" type="checkbox"/> Installed <input type="checkbox"/> None Noted					
B. Fireplace(s): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Damper: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating	<b>X</b>				
Fire Chamber:	<b>X</b>				
Chimney: <input type="checkbox"/> Not Fully Visible	<b>X</b>				
C. Stair Railings: <input type="checkbox"/> None Noted - Recommended			<b>X</b>		
D. Stairway Treads and Risers:			<b>X</b>	<b>X</b>	
E. Doors / Frames to Exterior:			<b>X</b>		
F. Washer/Dryer:    Washing Machine Brand: <i>None</i> Dryer Brand: <i>None</i>	<b>X</b>				
G. Other:					

### Comments/Symptoms Observed:

*\* Items Rated Fair or Poor Require Attention - See Ratings*

A. It is very important to have working smoke detectors in the home. Please check them at the final walk-thru and periodically thereafter.

D. The carpeting has been removed from the stairs. There is a gap between the stair landings and the risers on the first steps. This is a cosmetic issue and is visible because the carpet has been removed.

# Mechanical Systems

# PLUMBING

	N/A	GOOD	NORM	FAIR*	POOR*
A. Water Pressure:			<b>X</b>		
B. Supply Piping Material: <i>Plastic</i>			<b>X</b>		
C. Drain Piping Material: <i>Plastic</i>			<b>X</b>		
D. Water Heater: Type: <i>Electric</i> Size: <i>50 gal.</i> Brand: <i>Rheem</i> Est. Age: <u>5</u> Years Beyond Useful Life? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Marginal			<b>X</b>		
E. Gas Supply Piping:	<b>X</b>				
F. Flood Control: <input checked="" type="checkbox"/> N/A Sump: <input type="checkbox"/> Yes <input type="checkbox"/> No Ejector: <input type="checkbox"/> Yes <input type="checkbox"/> No Functional: <input type="checkbox"/> Yes <input type="checkbox"/> No					
G. Water Main Shutoff Location: <i>East exterior wall of home</i>					
H. Other:					

**Comments/Symptoms Observed:**

**\* Items Rated Fair or Poor Require Attention - See Ratings**

H. All sources of hot and cold water and all drains in the home were checked. No leaks noted.

# Mechanical Systems

# ELECTRICAL

	N/A	GOOD	NORM	FAIR*	POOR*
A. Service Entrance Conductors: <input checked="" type="checkbox"/> 120V <input checked="" type="checkbox"/> Underground <u>150</u> AMPs <input checked="" type="checkbox"/> 240V <input type="checkbox"/> Overhead			<b>X</b>		
B. Service Panel: <input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses Location: <i>Garage</i> Labeled: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial			<b>X</b>		
C. Overcurrent Protection:			<b>X</b>		
D. Wiring - Service Entrance: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Aluminum Wiring - Branch Circuits: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum Wiring - Material: <input type="checkbox"/> Conduit <input checked="" type="checkbox"/> NMS/Romex <input type="checkbox"/> BX			<b>X</b>	<b>X</b>	
E. Receptacles: <i>(Sample Testing Only)</i> <input type="checkbox"/> Some Ungrounded <input type="checkbox"/> Reverse Polarity Noted			<b>X</b>		
F. Light Fixtures / Ceiling Fans: <i>(Sample Testing Only)</i>			<b>X</b>	<b>X</b>	
G. Ground Fault Interrupters: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Tested <input type="checkbox"/> None / Installation Recommended					
H. Upgrading and Expansion: <input type="checkbox"/> Recommended <input type="checkbox"/> Optional <input type="checkbox"/> See Comments					
I. Other:					

**Comments/Symptoms Observed:**

**\* Items Rated Fair or Poor Require Attention - See Ratings**

D. There is a gap in the electrical conduit on the west exterior wall of the home just above the power meter. Repairs should be made to cover the exposed wiring.

F. Light switch covers missing in the upstairs SE bedroom. Covers should be installed for protection against the exposed wiring.

G. The GFI outlet in the half bathroom is not working and needs to be replaced. It is affecting the power in the other two bathrooms as well. All other GFI outlets are in working condition. They are located in the kitchen, bathrooms, garage and exterior. It is recommended that GFI test buttons be depressed at least once a month to verify that outlets are in working order.

# Mechanical Systems

# HEATING

## AIR HANDLER

Unit #	Brand	Model #	Serial #	BTU/KW Rating	Est. Age	Fuel Type
1	Tempstar	EBX3600A	A032973397	?	5 year(s)	Electric
2	Tempstar	EBX3600A	A032973344	?	5 year(s)	Electric

A. Beyond Useful Life? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Marginal <input type="checkbox"/> Aged Equipment	N/A	GOOD	NORM	FAIR*	POOR*
B. Availability of Combustion Air:	X				
C. Flue Piping:	X				
D. Blower:			X		
E. Ductwork System: (Visible Condition Only)			X		
F. Operating Satisfactorily: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Requires Service (See Below)					
G. Other:					

Recommend a 'Clean & Check' service call by a licensed technician BEFORE closing, to secure a more conclusive evaluation.

### Comments/Symptoms Observed:

*\* Items Rated Fair or Poor Require Attention - See Ratings*

Unit #1. Both air handlers are very dirty and need to be cleaned/serviced. The air intake ductwork has a large buildup of dirt and debris on them.

Unit #1. The louvered openings at the air return access panels are very dirty and should be cleaned and the filters should be replaced.

Unit #2. There are stains on the platform below unit #2 and there is mold on interior walls of the a/c closet. The stains tested dry at the time of inspection but the mold needs to be cleaned off of the walls and a/c unit.

F. The electric heat was operated to verify that it is in working order.

# Mechanical Systems

# COOLING

## A/C CONDENSER

Unit #	Brand	Model #	Serial #	Tonage	Est. Age	Heat Pump
1	Tempstar	TCH230AKC1	E032726911	2.5	5 year(s)	Yes
2	Tempstar	TCH236AKC1	E032936050	3	5 year(s)	Yes

A. Beyond Useful Life? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Marginal <input type="checkbox"/> Aged Equipment	N/A	GOOD	NORM	FAIR*	POOR*
B. Ductwork System: (Visible Condition Only) <input checked="" type="checkbox"/> Same as Heating			X	X	
C. Tested in Cooling Mode - Yes <input type="checkbox"/> Tested in Heating Mode - No <input type="checkbox"/> Unit(s) Not Tested					
D. Operating Satisfactorily: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Requires Service (See Below)	Ambient Temperature: 85 Degrees				
E. Other:					

Recommend a 'Clean & Check' service call by a licensed technician BEFORE closing, to secure a more conclusive evaluation.

NOTE: It is NOT advisable to test (nor should the unit be operated) UNLESS the outside temperature is at least 65 degrees for 24 consecutive hours. *Verify operation BEFORE closing.*

### Comments/Symptoms Observed:

*\* Items Rated Fair or Poor Require Attention - See Ratings*

Unit #1. The copper refrigerant line at the air conditioning condenser needs to be properly insulated.

Unit #1. The concrete pad for the compressor is not level. The unit will operate more efficiently on a level surface.

C. Due to higher outside temperature, the systems were not operated in the heating mode. Operating a heat pump in temperature above 65 degrees could cause damage to the condenser unit.

D. The split system air conditioners were operated in the cooling mode for at least 15 minutes. The temperature differentials between supply and return air, measured at the air handler, are within normal range.

## Structural

## CRAWL SPACE

CRAWL SPACE		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Limited Access	N/A	GOOD	NORM	FAIR*	POOR*
Observation Method: <i>None</i>		Access Point(s):						
A. Perimeter Foundation/Piers:		<input type="checkbox"/> Wood	<input type="checkbox"/> Masonry	<input type="checkbox"/> Steel	<b>X</b>			
B. Interior Foundation/Piers:		<input type="checkbox"/> Wood	<input type="checkbox"/> Masonry	<input type="checkbox"/> Steel	<b>X</b>			
C. Beams:		<input type="checkbox"/> Wood	<input type="checkbox"/> Masonry	<input type="checkbox"/> Steel	<b>X</b>			
D. Joists:					<b>X</b>			
E. Water Stains: <input type="checkbox"/> Wood Rot Noted					<b>X</b>			
F. Venting: <input type="checkbox"/> Vented					<b>X</b>			
G. Crawl Space Floor Type: <i>None</i>								
H. Floor Condition:		<input type="checkbox"/> Dry	<input type="checkbox"/> Damp	<input type="checkbox"/> Wet				
I. Other:								

**Comments/Symptoms Observed:**

*\* Items Rated Fair or Poor Require Attention - See Ratings*

I. No crawl space at this property.

## Structural

## ATTIC

ATTIC		<input type="checkbox"/> None	<input checked="" type="checkbox"/> Limited Access	N/A	GOOD	NORM	FAIR*	POOR*
Observation Method: <i>Crawled</i>		Access Point(s): <i>Upstairs Hallway</i>						
A. Water Penetration:		<input checked="" type="checkbox"/> None Noted	<input type="checkbox"/> Active	<input type="checkbox"/> Prior				
B. Venting of Attic - Venting Types: <i>Roof Vent, Eave Vent</i>						<b>X</b>		
C. Power Fan:					<b>X</b>			
D. Insulation: Avg: <i>11±</i> Inches		Material Type: <i>Glass Fiber (loose fill), Glass Fiber (batt)</i>						
E. Roof Framing: <input type="checkbox"/> Joists/Rafters		<input checked="" type="checkbox"/> Prefab Trusses						
F. Deflection: <input type="checkbox"/> None Noted		<input type="checkbox"/> Some Noted						
G. Interior Chimney and Flashing:					<b>X</b>			
H. Plumbing Stack Vent(s):						<b>X</b>		
I. Venting - Interior Appliances:								<b>X</b>
J. Other:								

**Comments/Symptoms Observed:**

*\* Items Rated Fair or Poor Require Attention - See Ratings*

Observation Method: I could not access remote areas of the attic due to roof design and duct placement.

D. Insulation is missing in approx 8 sq ft around the attic access point. Adding insulation will help with efficiency of the home.

I. The metal flexible vent pipes for the master bathroom and hall bathroom exhaust fans are not secured and sealed properly to the roof vent. Repairs should be made to allow the bathroom exhaust to flow directly to the exterior.

I. The dryer vent pipe is not connected to vent cover at roof. There is much lint on attic floor in this area. The vent pipe needs to be properly connected.

- A.  Structurally Sound
- B.  Structurally Sound, But:
- C.  Further Analysis Recommended
- D.  Structural Repairs to be Considered:

**Comments:**

There is a severe water penetration problem in this home on multiple walls. I recommend that these areas be properly repaired to stop the water penetration and that any/all damaged wood, drywall, carpet, etc. be replaced. Also, I strongly recommend that the home be tested for mold spore type and levels prior to moving into the home. Best Wishes from Frontline Property Inspections.

**GENERAL PROPERTY CIRCUMSTANCES**

Our inspection is directed toward the major elements of the property. As noted, some items are only sample tested. Additionally, our inspection is occasionally impeded by limited accessibility, especially in occupied homes. Therefore, please do not expect that every defect will be reported. Clients might anticipate and budget an amount not less than \$1000.00 to cover unforeseen and undiscovered contingencies, minor repairs and other happenings.



# INVOICE

Date: 7/30/2008 Prepared By: Todd Johnson

To: David Pisarcik Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Cel Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: dpisarcik10@yahoo.com

**Inspection or Service Performed At:**  
5211 Wendal St.  
Spring Hill FL 34609

**Date of Service:**  
7/31/2008

**CREDIT CARD INFORMATION**

VISA       MASTERCARD  
 DISCOVER       AMERICAN EXPRESS

Name on Card: \_\_\_\_\_  
Card Number: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
Signature: X \_\_\_\_\_

<input checked="" type="checkbox"/> Inspection Fee	\$	<u>365.00</u>
<input type="checkbox"/> Radon Testing	\$	<u>0.00</u>
<input type="checkbox"/> Pest	\$	<u>0.00</u>
<input type="checkbox"/> Lead	\$	<u>0.00</u>
<input type="checkbox"/> Mold Screen	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Other: <u>Discount</u>	\$	<u>-60.00</u>
<u>pd Ch#209</u>	\$	<u>-305.00</u>
<b>TOTAL DUE:</b>		<b>\$ <u>0.00</u></b>

**PAYMENT IS DUE UPON RECEIPT OF REPORT**  
Please Make Checks Payable To: "Frontline Property Inspections"

*Thank You!*

Frontline Property Inspections  
1724 Sweetspire Drive  
Trinity, FL 34655  
Phone: 727.460.2655 / Fax: 727.645.5620

**Inspected For:** *David Pisarcik*  
**Property Address:** *5211 Wendal St.*  
**City/State/Zip:** *Spring Hill, FL 34609*  
**Style of Building:** *2 story*  
**Date Inspected:** *7/31/2008*

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## Building Proper

1. Water appears to be getting in behind the vinyl siding on the second floor of the west side of the home and seeping down through to the walls to the foundation of the first floor. There were wet areas noted at several locations on the west block wall during inspection. Also, there are several stucco cracks, loose stucco and stucco damage around the 1st floor west window which are indications that the interior wall is damp. A visible water line can be seen at the foundation/wall joint of the west wall - this line spans the entire length of the wall from north to south.
2. I highly recommend that you consult with a licensed general contractor to determine the exact location/cause of the water entry and the dollar amount that it will cost to make the repairs. See page 4 - "Rooms" for more information.
3. Stucco cracks noted at several locations around the home. In particular, there are more cracks on the south, 2nd story walls and window frames. Keeping all cracks properly sealed will limit water penetration.
4. A downspout extension should be added at the west side of the pool area and at the SW corner of the home. In each of these locations, the soil is beginning to wash out due to the large volume of water draining into this area. Also, adding a splash block under the gutter may help with erosion.
5. Both closers for the rear screen doors are missing and should be replaced.

## Exterior Grounds

1. Water is collecting at the NE and NW corners of the pool deck. Adding weep holes in the aluminum framing will allow the water to escape from the pool deck.
2. East side of property: Two sections of the fence are leaning and have pickets missing. Repairs will be needed to straighten the fence. Also, a section of fence has fallen at the SW corner of the property and will need to be repaired.

## Garage

1. Water stains and mold can be seen on several locations on the upper NW and SW areas of the garage walls. Also, there is water seeping into the garage along the base of the west wall. Water stains and mold are visible in this area as well. Please see "Building Exterior" - page 2.
2. The door to the interior is missing its knob and latch. A new door handle will need to be installed.

## Interior Rooms

1. West wall of home from the garage to the NW corner of the family room - water is inside of the walls and is seeping into the home. The baseboards are wet, stained, rotting and moldy along the entire west wall of the home. The carpet and padding were saturated with water and the tack strips were rotten in some areas. The exact points of water entry need to be located and repaired immediately to prevent further damage to the home. Also, high moisture content noted on the baseboards on the south and east walls of the front living room (near the front entry). I recommend that any damaged and/or affected areas be replaced and that the home be tested for mold activity prior to inhabiting this home.
2. There are water stains and mold on the walls in the 2nd story a/c closet. The mold should be properly cleaned from the walls immediately to prevent further spreading.
3. The kitchen window does not close completely and will not latch/lock. Repairs will be needed on this window. All other windows were operated and are in working condition.
4. The carpet is damaged throughout the home with burn marks, stains and torn areas.

## Electrical

1. There is a gap in the electrical conduit on the west exterior wall of the home just above the power meter. Repairs should be made to cover the exposed wiring.
2. Light switch covers missing in the upstairs SE bedroom. Covers should be installed for protection against the exposed wiring.

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## Electrical

3. The GFI outlet in the half bathroom is not working and needs to be replaced. It is affecting the power in the other two bathrooms as well. All other GFI outlets are in working condition. They are located in the kitchen, bathrooms, garage and exterior. It is recommended that GFI test buttons be depressed at least once a month to verify that outlets are in working order.

## Heating

1. Both air handlers are very dirty and need to be cleaned/serviced. The air intake ductwork has a large buildup of dirt and debris on them.
2. The louvered openings at the air return access panels are very dirty and should be cleaned and the filters should be replaced.
3. There are stains on the platform below unit #2 and there is mold on interior walls of the a/c closet. The stains tested dry at the time of inspection but the mold needs to be cleaned off of the walls and a/c unit.

## Cooling

1. The copper refrigerant line at the air conditioning condenser needs to be properly insulated.
2. The concrete pad for the compressor is not level. The unit will operate more efficiently on a level surface.

## Attic

1. Insulation is missing in approx 8 sq ft around the attic access point. Adding insulation will help with efficiency of the home.
2. The metal flexible vent pipes for the master bathroom and hall bathroom exhaust fans are not secured and sealed properly to the roof vent. Repairs should be made to allow the bathroom exhaust to flow directly to the exterior.
3. The dryer vent pipe is not connected to vent cover at roof. There is much lint on attic floor in this area. The vent pipe needs to be properly connected.

## Overall Condition

1. There is a severe water penetration problem in this home on multiple walls. I recommend that these areas be properly repaired to stop the water penetration and that any/all damaged wood, drywall, carpet, etc. be replaced. Also, I strongly recommend that the home be tested for mold spore type and levels prior to moving into the home. Best Wishes from Frontline Property Inspections.