



Inspection Report

Joe Smith Report

Property Address:
111 Main Street
St Augustine FL 32080



Eagle Eye Home Inspections

**Rick Glodowski HI 4677
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St Augustine, FL 32080
904-461-2550**



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|--------------------------------------------------------------|-----------------------------------------|----------------------------------|
| Date: 7/30/2014 | Time: 10:00 AM | Report ID: Sample Report |
| Property: 111 Main Street St Augustine FL 32080 | Customer: Joe Smith Report | Real Estate Professional: |

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Asphalt/Fiberglass
Architectural

Viewed roof covering from:

Ground
Ladder

Sky Light(s):

None

Chimney (exterior):

N/A

| | | IN | NI | NP | RR |
|-----|-------------------------------------------|----|----|----|----|
| 1.0 | Roof Coverings | | | | • |
| 1.1 | Flashings | • | | | |
| 1.2 | Skylights, Chimneys and Roof Penetrations | • | | | |
| 1.3 | Roof Drainage Systems | • | | | |
| | | IN | NI | NP | RR |

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Comments:

1.0 There is damage to the shingles, drip edge and fascia covering above the garage, repairs needed.

There is an active roof leak visible in the attic on the roof decking above the garage, repair needed.

The roof appears to be the original from 2002, average life of a shingle roof is 20 years.



1.0 Picture 1



1.0 Picture 2

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Cement stucco

Stucco:

Masonry

Exterior Entry Doors:

Wood

Steel

Insulated glass

Appurtenance:

Sidewalk

Covered Patio


Driveway:

Concrete

| | | IN | NI | NP | RR |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------|----|----|----|----|
| 2.0 | Wall Cladding Flashing and Trim | | | | • |
| 2.1 | Doors (Exterior) | • | | | |
| 2.2 | Windows | • | | | |
| 2.3 | Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings | | | | • |
| 2.4 | Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) | | | | • |
| 2.5 | Eaves, Soffits and Fascias | • | | | |
| | | IN | NI | NP | RR |

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Comments:

 **2.0** Recommend repairing all exterior stucco cracks, caulking around doors and windows, painting house as needed.

There is evidence of water intrusion into the block walls of the laundry room and the garage, there is moisture damage to the base boards in the laundry room and several stains in the garage block wall. Recommend corrections and repairs. The ground level along the garage appears to be too high and there are several cracks in the exterior stucco, repair all cracks and paint the house to prevent further water intrusion.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8



2.0 Picture 9



2.0 Picture 10




2.0 Picture 11



2.0 Picture 12



2.0 Picture 13

 **2.3** There is a wide crack on the floor of the patio. The edge of the crack is raised and sharp, it can cause injury, repair for safety.



2.3 Picture 1

 **2.4** The tree limbs that are in contact with roof or hanging near roof should be trimmed.

The landscaping was over grown and in contact with the exterior walls, trim all landscaping at least one foot away from the walls.



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

GENIE

| | | IN | NI | NP | RR |
|-----|-------------------------------------------------------------------------------------------|----|----|----|----|
| 3.0 | Garage Ceilings | • | | | |
| 3.1 | Garage Walls (including Firewall Separation) | | | | • |
| 3.2 | Garage Floor | • | | | |
| 3.3 | Garage Door (s) | • | | | |
| 3.4 | Occupant Door (from garage to inside of home) | | | | • |
| 3.5 | Garage Door Operators (Report whether or not doors will reverse when met with resistance) | • | | | |
| | | IN | NI | NP | RR |

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Comments:


3.1 There is evidence of water intrusion into the block walls of the laundry room and the garage, there is moisture damage to the base boards in the laundry room and several stains in the garage block wall. Recommend corrections and repairs. The ground level along the garage appears to be too high and there are several cracks in the exterior stucco, repair all cracks and paint the house to prevent further water intrusion.



3.1 Picture 1



3.1 Picture 2

 **3.4** The weather stripping was damaged at the garage to house door, replace damaged stripping.



3.4 Picture 1

4. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Tile
Wood

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood


Countertop:

Laminate

| | | IN | NI | NP | RR |
|-----|-----------------------------------------------|----|----|----|----|
| 4.0 | Ceilings | • | | | |
| 4.1 | Walls | | | | • |
| 4.2 | Floors | • | | | |
| 4.3 | Steps, Stairways, Balconies and Railings | | | • | |
| 4.4 | Counters and Cabinets (representative number) | • | | | |
| 4.5 | Doors (representative number) | | | | • |
| 4.6 | Windows (representative number) | | | | • |
| | | IN | NI | NP | RR |

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Comments:

 **4.1** There is evidence of water intrusion into the block walls of the laundry room and the garage, there is moisture damage to the base boards in the laundry room and several stains in the garage block wall. Recommend corrections and repairs. The ground level along the garage appears to be too high and there are several cracks in the exterior stucco, repair all cracks and paint the house to prevent further water intrusion.



4.1 Picture 1

 **4.5** The sliding glass door did not roll smoothly, repair needed.

The door for the laundry room was missing.



4.5 Picture 1



4.5 Picture 2

 **4.6** A few of the window screens were damaged, replace the damaged screens.

The window in the study has a window tilt latch that is not operating properly, it pops out when operating the window, repair or replace this latch.



4.6 Picture 1



4.6 Picture 2

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

N/A

Floor Structure:

Slab

Wall Structure:

Masonry Block

Ceiling Structure:

2X4

Roof Structure:

Engineered wood trusses
2 X 4 Rafters
Sheathing

Roof-Type:

Gable
Hip

Method used to observe attic:

From entry

Attic info:

Pull Down stairs

| | | IN | NI | NP | RR |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|----|----|
| 5.0 | Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | • | | | |
| 5.1 | Walls (Structural) | • | | | |
| 5.2 | Columns or Piers | | | • | |
| 5.3 | Floors (Structural) | • | | | |
| 5.4 | Ceilings (Structural) | • | | | |
| 5.5 | Roof Structure and Attic | • | | | |
| | | IN | NI | NP | RR |

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public
Well & pump for sprinkler system

Water Filters:

None

Plumbing Water Supply (into home):

Not visible

Plumbing Water Distribution (inside home):

PVC
CPVC

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

40 Gallon (1-2 people)

Manufacturer:

RHEEM

Water Heater Location:

Garage

| | | IN | NI | NP | RR |
|-----|-------------------------------------------------------------------------------------------------|----|----|----|----|
| 6.0 | Plumbing Drain, Waste and Vent Systems | • | | | |
| 6.1 | Plumbing Water Supply, Distribution System and Fixtures | | | | • |
| 6.2 | Hot Water Systems, Controls, Chimneys, Flues and Vents | • | | | |
| 6.3 | Main Water Shut-off Device (Describe location) | • | | | |
| 6.4 | Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks) | | | • | |
| 6.5 | Main Fuel Shut-off (Describe Location) | | | • | |
| 6.6 | Sump Pump | | | • | |
| | | IN | NI | NP | RR |

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Comments:

6.1 The kitchen spray wand and faucet had very low water volume/pressure, recommend further evaluation and repairs.

Both toilets were loose on the floor and show evidence of prior leakage, repairs needed.

The toilet in the master bathroom has a defective fill valve, some times it did not allow water to flow, repair or replace the valve as needed.



6.1 Picture 1



6.1 Picture 2



6.1 Picture 3



6.1 Picture 4

6.2 2002 water heater

6.3 I could not locate the main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

| | | |
|-------------------------------------------------------|---------------------------------------------|----------------------------------------|
| Electrical Service Conductors: Below ground | Panel capacity: 200 AMP | Panel Type: Circuit breakers |
| Electric Panel Manufacturer: SQUARE D | Branch wire 15 and 20 AMP: Copper | Wiring Methods: Romex |

| | | IN | NI | NP | RR |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|----|----|
| 7.0 | Service Entrance Conductors | • | | | |
| 7.1 | Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels | • | | | |
| 7.2 | Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage | • | | | |
| 7.3 | Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) | | | | • |
| 7.4 | Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure | • | | | |
| 7.5 | Operation of GFCI (Ground Fault Circuit Interrupters) | • | | | |
| 7.6 | Location of Main and Distribution Panels | • | | | |
| 7.7 | Smoke Detectors | • | | | |
| 7.8 | Carbon Monoxide Detectors | | | • | |
| | | IN | NI | NP | RR |

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Comments:

 **7.3** The door bell was missing, replace door bell.

The sprinkler pump was plugged into an outlet in the garage and causing the GFCI outlet to trip. The pump should be hard wired and on its own circuit breaker, corrections needed.



7.3 Picture 1



7.3 Picture 2

.....
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

| | | |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------|
| Heat Type: Heat Pump Forced Air (also provides cool air) | Energy Source: Electric | Number of Heat Systems (excluding wood): One |
| Heat System Brand: GOODMAN TRANE | Ductwork: Insulated | Filter Type: Disposable |
| Filter Size: 16x20 | Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) | Cooling Equipment Energy Source: Electricity |
| Central Air Manufacturer: GOODMAN TRANE | Number of AC Only Units: One | |

| | | IN | NI | NP | RR |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|----|----|
| 8.0 | Heating Equipment | • | | | |
| 8.1 | Normal Operating Controls | • | | | |
| 8.2 | Automatic Safety Controls | | | • | |
| 8.3 | Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | • | | | |
| 8.4 | Presence of Installed Heat Source in Each Room | • | | | |
| 8.5 | Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems) | | | • | |
| 8.6 | Solid Fuel Heating Devices (Fireplaces, Woodstove) | | | • | |
| 8.7 | Gas/LP Firelogs and Fireplaces | | | • | |
| 8.8 | Cooling and Air Handler Equipment | • | | | |
| 8.9 | Normal Operating Controls | • | | | |
| 8.10 | Presence of Installed Cooling Source in Each Room | • | | | |
| | | IN | NI | NP | RR |

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Comments:

8.8 FYI: The condenser is a 2002 and the air handler is a 2010, 2.5 ton system.

The condenser is nearing the end of its useful life.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Batt
Approximate
R-19

Ventilation:

Off ridge vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Metal


Floor System Insulation:

N/A

| | | IN | NI | NP | RR |
|-----|-----------------------------------------------------|----|----|----|----|
| 9.0 | Insulation in Attic | | | | • |
| 9.1 | Insulation Under Floor System | | | • | |
| 9.2 | Vapor Retarders (in Crawlspace or basement) | | | • | |
| 9.3 | Ventilation of Attic and Foundation Areas | • | | | |
| 9.4 | Venting Systems (Kitchens, Baths and Laundry) | • | | | |
| 9.5 | Ventilation Fans and Thermostatic Controls in Attic | | | • | |
| | | IN | NI | NP | RR |

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Comments:

 **9.0** A section of insulation on the knee wall near the garage was missing, replace the insulation to prevent heat from the attic to migrate into the house.



9.0 Picture 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Exhaust/Range hood:

RE-CIRCULATE

Exhaust fan is part of the built in microwave oven

Dishwasher Brand:

AMERICANA

Disposer Brand:

ACE

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

GENERAL ELECTRIC

| | | IN | NI | NP | RR |
|------|-----------------------------|----|----|----|----|
| 10.0 | Dishwasher | | | | • |
| 10.1 | Ranges/Ovens/Cooktops | • | | | |
| 10.2 | Range Hood (s) | • | | | |
| 10.3 | Trash Compactor | | | • | |
| 10.4 | Food Waste Disposer | | | | • |
| 10.5 | Microwave Cooking Equipment | • | | | |
| | | IN | NI | NP | RR |

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Comments:

10.0 The dishwasher racks show evidence of rust damage, recommend replacing racks.



10.0 Picture 1

 **10.4** The garbage disposal did not operate, repair or replace as needed.



10.4 Picture 1

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Home Warranty Information

This home inspection has qualified you for an opportunity to purchase a one year home warranty with no "Pre-Existing" Limitations seen with traditional warranties. Traditional warranty companies demand that all covered items must be in good working order when the coverage takes effect (when you close on your home). The HomeGauge Extended Care Home Warranty is different because it requires a home inspection and guarantees the home inspection up to the terms and conditions of the policy. In other words, if the home inspector inspects a covered system and does not recommend repairs, later if that item needs repair, the warranty pays for it, period! **Note: The warranty cost can be added to your closing costs if desired by sending the warranty invoice (obtained beside the uploaded report) to your closing attorney or escrow agent.**

Styles & Materials

Home Warranty:

Recommend Home warranty from Old Republic

| | |
|------|-----------------------------------------------------------|
| | |
| 11.0 | This home is eligible for a one year Home Warranty offer! |
| | |

Comments:


11.0 Items included in the one year home warranty if purchased are: *Furnaces, Boilers, Heat Pumps, Central Air Conditioners, Electrical System, Thermostats, Water heater System, Plumbing, Polybutylene lines, Sump Pump, WhirlPools, Dishwasher, Food Waste Disposer, Cooking Range/Oven, Microwave, Kitchen Refrigerator, Trash Compactor, Plumbing Fixtures and Faucets, Domestic Water Softener, Clearing of Line Stoppage, Well Water System, Refrigerant Recapture and Disposal, Permits in conjunction with a covered repair, Code Violations in conjunction with a covered repair, Improper installation or modification, Removal of defective equipment, Fireplace gas burner, Attic and Exhaust fans, Humidifiers, Dehumidifiers, Electronic Air Filtering Devices, Door bell System, Lighting Fixtures, Septic Lines, Ejector pump.* **For more information and to compare warranties or purchase this warranty, please click on the Warranty offer beside your uploaded report.**

12. Lawn Sprinklers

| | | IN | NI | NP | RR |
|------|-------------------------------|----|----|----|----|
| 12.0 | Sprinkler Operation | | | | • |
| 12.1 | Controllers | • | | | |
| 12.2 | Rotary Heads | • | | | |
| 12.3 | Visible Connections or Clamps | • | | | |
| 12.4 | Drains | | | • | |
| 12.5 | Sensors | | | • | |
| | | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **12.0** The sprinkler system did not operate properly, two zones did not come on, several sprinkler heads were either damaged, loose and not spraying in the proper direction, repairs needed.



12.0 Picture 1



12.0 Picture 2



12.0 Picture 3



12.0 Picture 4



12.0 Picture 5



12.0 Picture 6

General Summary



Eagle Eye Home Inspections

5255 Atlantic View
St Augustine, FL 32080
904-461-2550

Customer
Joe Smith
Report

Address
111 Main Street
St Augustine FL 32080

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing



1.0 Roof Coverings

Repair or Replace

 There is damage to the shingles, drip edge and fascia covering above the garage, repairs needed.

There is an active roof leak visible in the attic on the roof decking above the garage, repair needed.

The roof appears to be the original from 2002, average life of a shingle roof is 20 years.

2. Exterior



2.0 Wall Cladding Flashing and Trim

2. Exterior



Repair or Replace

- Recommend repairing all exterior stucco cracks, caulking around doors and windows, painting house as needed.

There is evidence of water intrusion into the block walls of the laundry room and the garage, there is moisture damage to the base boards in the laundry room and several stains in the garage block wall. Recommend corrections and repairs. The ground level along the garage appears to be too high and there are several cracks in the exterior stucco, repair all cracks and paint the house to prevent further water intrusion.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

- There is a wide crack on the floor of the patio. The edge of the crack is raised and sharp, it can cause injury, repair for safety.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

- The tree limbs that are in contact with roof or hanging near roof should be trimmed.

The landscaping was over grown and in contact with the exterior walls, trim all landscaping at least one foot away from the walls.

3. Garage



3.1 Garage Walls (including Firewall Separation)

Repair or Replace

- There is evidence of water intrusion into the block walls of the laundry room and the garage, there is moisture damage to the base boards in the laundry room and several stains in the garage block wall. Recommend corrections and repairs. The ground level along the garage appears to be too high and there are several cracks in the exterior stucco, repair all cracks and paint the house to prevent further water intrusion.

3.4 Occupant Door (from garage to inside of home)

Repair or Replace

- The weather stripping was damaged at the garage to house door, replace damaged stripping.

4. Interiors



4.1 Walls

Repair or Replace

- There is evidence of water intrusion into the block walls of the laundry room and the garage, there is moisture damage to the base boards in the laundry room and several stains in the garage block wall. Recommend corrections and repairs. The ground level along the garage appears to be too high and there are several cracks in the exterior stucco, repair all cracks and paint the house to prevent further water intrusion.

4.5 Doors (representative number)

Repair or Replace

- The sliding glass door did not roll smoothly, repair needed.

4. Interiors



The door for the laundry room was missing.

4.6 Windows (representative number)

Repair or Replace



A few of the window screens were damaged, replace the damaged screens.

The window in the study has a window tilt latch that is not operating properly, it pops out when operating the window, repair or replace this latch.

6. Plumbing System



6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace



The kitchen spray wand and faucet had very low water volume/pressure, recommend further evaluation and repairs.

Both toilets were loose on the floor and show evidence of prior leakage, repairs needed.

The toilet in the master bathroom has a defective fill valve, some times it did not allow water to flow, repair or replace the valve as needed.

7. Electrical System



7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace



The door bell was missing, replace door bell.

The sprinkler pump was plugged into an outlet in the garage and causing the GFCI outlet to trip. The pump should be hard wired and on its own circuit breaker, corrections needed.

9. Insulation and Ventilation



9.0 Insulation in Attic

Repair or Replace




A section of insulation on the knee wall near the garage was missing, replace the insulation to prevent heat from the attic to migrate into the house.


10. Built-In Kitchen Appliances**10.0 Dishwasher****Repair or Replace**

 The dishwasher racks show evidence of rust damage, recommend replacing racks.

10.4 Food Waste Disposer**Repair or Replace**

 The garbage disposal did not operate, repair or replace as needed.

12. Lawn Sprinklers**12.0 Sprinkler Operation****Repair or Replace**

 The sprinkler system did not operate properly, two zones did not come on, several sprinkler heads were either damaged, loose and not spraying in the proper direction, repairs needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Rick Glodowski



INVOICE

Eagle Eye Home Inspections
5255 Atlantic View
St Augustine, FL 32080
904-461-2550
Inspected By: Rick Glodowski

Inspection Date: 7/30/2014
Report ID: Sample Report

| | |
|---------------------------------------------|------------------------------------------|
| Customer Info: | Inspection Property: |
| Joe Smith Report | 111 Main Street St Augustine FL 32080 |
| Customer's Real Estate Professional: | |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|---------|-------|--------|---------------------------|
| | | | Tax \$0.00 |
| | | | Total Price \$0.00 |

Payment Method:
Payment Status:
Note:

September 11, 2014September 11, 2014

TO THE HOME INSPECTOR: THE FOLLOWING ARE INSTRUCTIONS ON HOW TO INCLUDE YOUR INSPECTION AGREEMENT

Free of charge: 111 Main Street, St Augustine, FL 32080

HG Staff will set up one of our sample agreements with your information for free as a sample demonstration on format, selecting fields to auto-populate etc using one of our sample agreement forms. You can do this yourself too if you have a specific agreement you have had prepared using your own contract agreement form, or we will do it for you for an extra fee at your request.

How To Use One Of Our Sample Agreements:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and find one of the sample agreements you like. They are named agreement-sample1.html and so forth.
2. Clean up the text as necessary using the built in editor and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
3. Save As. Use the button with a disk on it and the "+" on it to save it as "disclaim.html". Now you are ready to use the online click agreement and it will also insert a copy of your agreement in the report.

How To Add Your Own Agreement:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and choose the Disclaim File:
2. Clear out this content and paste in yours. Note: if pasting from MS Word you must paste it first in MS notepad (Start /All Programs: Accessories: notepad), then copy from note pad and paste it here.
3. Next, clean up the text as necessary from the paste in, and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
4. Save. Now you are ready use the online click agreement and it will also insert a copy of your agreement in the report.

Fees: Inspectors who need help using their own agreement can ask us for a fee to help them format and place in correctly. Fee is based on number of pages and if there are tables, drawings etc and how much work is involved. A simple contract with a few pages can be done easily following the instructions above, or watch a video tour at our support page on our website.

Disclaimer: The sample agreements we offer are samples. They have been used and are being used by inspectors but at your own risk. We strongly advise you to hire an attorney to review and make edits as necessary. By using any of our sample agreements you hold harmless HomeGauge and SHGI Corp and its owners. There, our disclaimer is over.

The following sample references ASHI as the inspectors association but in no way implies that ASHI has approved this agreement.



INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 111 Main Street St Augustine FL 32080

Inspection Fee: \$ 0.00

Client requests a visual inspection of the structure identified at the above address by Eagle Eye Home Inspections hereinafter collectively referred as

1. the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist.

2. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

CONFIDENTIAL REPORT: Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the

3. Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS ARESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the

4. time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

5. Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

6. **CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

8. **LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time

be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency

9. conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

ARBITRATION: It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection

10. report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the

11. inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable

12. attorney's fees, arbitrator fees and other costs.

Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this

13. **Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.**

SEVERABILITY: If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in

14. full force and effect between the parties.

PAYMENT: Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including

15. but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

ENTIRE CONTRACT: This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____ **Signature of Client** _____
(One signature binds all)

Printed Name of Client: _____

Dated _____ **For the Company** Rick Glodowski

