

Inspection Report

provided by:



Inspector: Thomas Tillman

CGC1516754 - HI5543

Brine Development Services, llc (CGC1516754)

dba **STRUCTURAL PLUS**

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Property Address:

1 Structural Plus Avenue

Apollo Beach, FL 33572



Report Information

Client Information

Customer	Mr and Mrs Satisfied Customer
Phone	813-699-4200

Property Information

Approximate Year Built	2001
Approximate Square Footage	2812
Number of Bedroom	3
Number of Bath	2
Direction House Faces	South

Inspection Information

Inspection Date	07/30/2012
Inspection Time	1:00 pm
Weather Conditions	Warm Partly Cloudy
Outside Temperature	91
Price for Inspection	

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Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

• The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

• Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

REPORT SUMMARY PAGE

This is only a summary of the inspection and is not a complete list of discrepancies.

Section	Condition#	Comment
Exterior	2	Wood Steps to Concrete Deck. The visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection. Steps to pool deck on both sides of residence do not have hand rail. See Photos
Exterior	3	Water proofing (Paint) on exterior walls has reach the end of its lifespan. Recommend repairs as needed.
Exterior	5	Metal single light at Front entry, Metal entry door w/window at Garage Rear, Sliding entry at Rear. Entry at Garage rear has broken window frame
Electrical	26	The main panel appeared to be in serviceable condition at the time of the inspection. Temperature difference between one breaker and the other breakers in panel. This observation does not determine that a circuit breaker is bad or going bad. We advise this be further inspected/monitored be a licensed professional electrician. See Photos
Kitchen	59	Dishwasher Trays show signs of rust and broken stays.
Bath(s)	68	The exhaust fan made an unusual noise / rattle in master bath water closet room.
Bath(s)	71	Caulking is recommended at the Master Bath Shower floor. The tub faucet and shower plumbing was loose at the wall in 2nd bath . Recommend repair. The bathtub, faucet, and drains appeared to be in serviceable condition.
Garage	85	Moisture was observed at rear entry garage door. Recommend further evaluation and repair as needed by a qualified / licensed contractor. See Photos
Garage	87	Appeared Serviceable at time of inspection. Receptacle in garage showed reversed polarity condition. See Photo

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

1 Exterior

Front - Back Entrance

Front Entrance Type

1) Front Entrance Conditions

AS

Wood Steps and Landing to Concrete Porch. The visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection.

Back Entrance Type

2) Back Entrance Conditions

S

Wood Steps to Concrete Deck. The visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection. **Steps to pool deck on both sides of residence do not have hand rail.** See Photos



Exterior Walls

Structure Type

Concrete Block

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are Stucco and Vinyl.

3) Exterior Wall Conditions

R

Water proofing (Paint) on exterior walls has reach the end of its lifespan. Recommend repairs as needed.

Exterior Windows - Doors

Window Type

Single Hung and Fixed

Window Material

Aluminum

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

4) Window Conditions

AS

All windows inspected appear to be in serviceable condition.

5) Exterior Door Conditions

R

Metal single light at Front entry, Metal entry door w/window at Garage Rear, Sliding entry at Rear.
Entry at Garage rear has broken window frame

Exterior Water Faucet(s)

Faucet Location

East side of home. North side of home. South side of home.

6) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

Chimney

7) Chimney Conditions

AS

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable

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NI = Not Inspected

2 Grounds

Grading

Grading Slope

8) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.



Driveways - Sidewalks - Walkways

Driveway Material

Concrete

9) Driveway Conditions

AS

Common cracks were observed in the driveway.

Sidewalk Material

N/A

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

10) Sidewalk Conditions

AS N/A

Retaining Wall

Retaining Wall Material

Block

11) Retaining Wall Conditions

AS The visible and accessible portions of the Swimming Pool retaining walls appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable

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S = Safety

NI = Not Inspected

3 Roofing

Roof Covering

Method of Inspection The roof was inspected by walking the safe and accessible areas.

Roof Style Gable

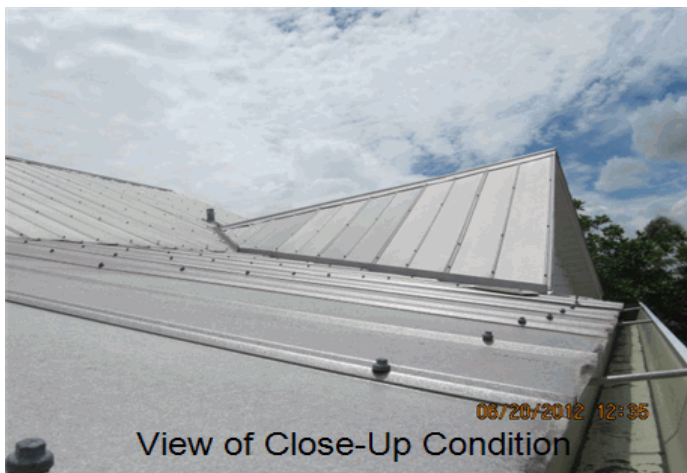
Roof Covering Material Metal

Number of Layers One

12) Roof Covering Condition

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****13) Flashing Conditions****AS**

The exposed flashings appeared to be in serviceable condition at the time of inspection.

14) Gutter & Downspout Conditions**AS**

The gutter system appeared to be in serviceable condition at the time of the inspection.

Attic Area**Attic Access**

Garage

Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with truss framing.

15) Attic Conditions**AS**

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

Attic Ventilation Type

Gable Vents and Electrically Powered Gable Vent Exhaust Fan

Attic Ventilation Conditions

Appears Serviceable. Electric Vent Fan was operating at the time of inspection. It is thermostatically controlled.

Attic Insulation Type

Loose fill

16) Attic Insulation Conditions**AS**

The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.

AS = Appears Serviceable

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NI = Not Inspected

4 Heating - Air

Heating

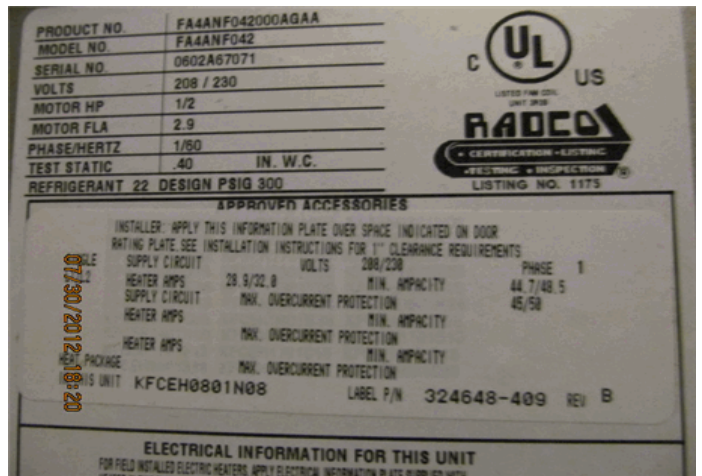
Location of Unit Attic over Garage Area.

Heating Type Heat Pump

Energy Source Electric

Approximate Ton or BTU Rating 3.5 Tons/42,000 BTU s

17) Unit Conditions **AS** The heating system was operational at time of inspection. This is not an indication of future operation or condition.



Distribution Type The visible areas of the heat distribution system is ductwork with registers.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****18) Distribution Conditions****AS**

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

19) Ventilation Conditions**AS**

The visible and accessible portion of the ventilation system appeared to be in serviceable condition at the time of the inspection.

20) Thermostat Condition**AS**

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling**Type of Cooling System**

Split system

AC Unit Power

240V

21) AC Unit Conditions**AS**

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

22) Distribution Conditions

The visible areas of the Air Condition distribution system is ductwork with registers.

23) Ventilation Conditions

The visible and accessible portion of the ventilation system appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

Electrical Service Material Aluminum

Number of Conductors Three

24) Electrical Service Conditions **AS** The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Main Disconnect Location At Main Panel

Electric Panel Location The main electric panel is located at the garage.

Panel Amperage Rating The electrical capacity of main breaker was listed/labeled as 200 amps.

Circuit Protection Type Breakers

25) Wiring Methods **AS** The main power cable is aluminum (Main power cable from local power company). The branch cables are copper.



AS = Appears Serviceable **R = Repair** **S = Safety** **NI = Not Inspected**



26) Electrical Panel Conditions

S

The main panel appeared to be in serviceable condition at the time of the inspection.
Temperature difference between one breaker and the other breakers in panel. This observation does not determine that a circuit breaker is bad or going bad. We advise this be further inspected/monitored by a licensed professional electrician. See Photos



Electrical Sub-panel

Sub-panel Location

Left Exterior Wall

27) Sub-panel Conditions

AS

The Pool Equipment sub panel appeared to be in serviceable condition at the time of inspection.

28) Sub-panel Condition

The Dock Equipment sub panel appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

6 Plumbing

Water Main Line

Main Shutoff Location	The main valve is located at the garage and at the meter.
Main Line Material	The visible material of the main line / pipe appears to be plastic.
29) Main Line & Valve Conditions	AS The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material	The visible material used for the supply lines is plastic.
30) Supply Line Conditions	AS The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material	The visible portions of the waste lines are plastic.
31) Drain Line Conditions	AS The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Water Heater Type	Electric
Water Heater Location	Garage
Water Heater Capacity	50 Gallon
32) Water Heater Conditions	AS The water heater was operable at the time of inspection. TPR valve present and plumbed. This does not however guarantee future performance, operation, or condition.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

7 Interiors

Walls - Ceilings - Floors

33) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

34) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

35) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

36) Heat Source Conditions

AS

N/A

Windows - Doors

37) Interior Window Conditions

AS

The interior windows appeared to be in serviceable condition at the time of the inspection.

38) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

39) Electrical Conditions

AS

Appears Serviceable at time of inspection.

40) Lighting Conditions

AS

Appears Serviceable at time of inspection.

41) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

42) Smoke Detector Conditions

AS

Appeared Serviceable. It is recommended that all smoke and/or co2 detectors be replaced.

Fireplace

Fireplace Location

Double Sided Fireplace w/ openings at Living room and Master Bedroom

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

Fireplace materials

The fireplace is metal/pre-fabricated.

43) Fireplace Conditions

AS

The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection. It is Recommended that all Fireplaces be serviced by professional contractor prior to operation.

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

8 Kitchen

Walls - Ceilings - Floors

44) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

45) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

46) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

47) Heat Source Conditions

AS

N/A

Windows - Doors

48) Kitchen Window Conditions

AS

N/A

49) Kitchen Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

50) Electrical Conditions

AS

All Electrical Conditions tested appeared serviceable at time of inspection.

51) Lighting Conditions

AS

All Lighting Conditions tested appeared serviceable at time of inspection.

52) Ceiling Fan Conditions

AS

N/A

Kitchen Sink - Counter tops - Cabinets

53) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

54) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****55) Sink Plumbing Conditions****AS**

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

**56) Garbage Disposal Condition****AS**

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

Appliances**Stove - Range Type****57) Stove - Range Condition****AS**

Appeared Serviceable

58) Hood Fan Conditions**AS**

The fan / hood and light were in operational condition at the time of the inspection.

59) Dishwasher Conditions**R**

Dishwasher Trays show signs of rust and broken stays.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****9 Bath(s)****Walls - Ceilings - Floors**

60) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

61) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

62) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

63) Heat Source Conditions

AS

N/A

Windows - Doors

64) Bathroom Window Conditions

AS

Appeared Serviceable at time of inspection.

65) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

66) Electrical Conditions

AS

The electrical conditions appeared to be in serviceable condition at the time of the inspection.

67) Lighting Conditions

AS

The lighting conditions appeared to be in serviceable condition at the time of the inspection.

68) Vent Fan Conditions

R**The exhaust fan made an unusual noise / rattle in master bath water closet room.**

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected



Bathroom Sink

69) Counter - Cabinet Conditions

AS

Appeared Serviceable at time of inspection.

70) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bath

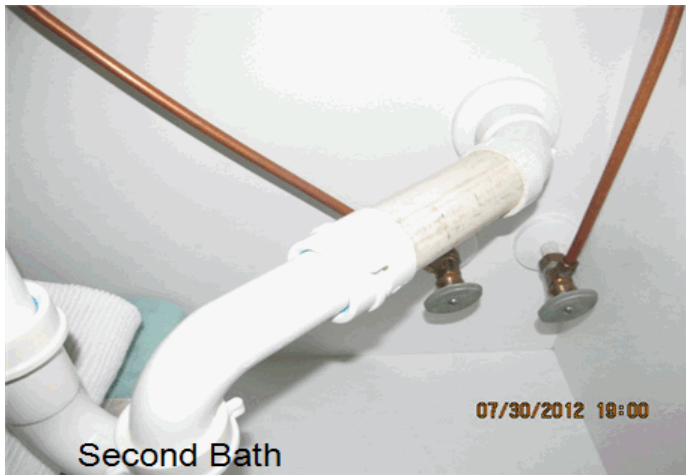


AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected



Shower - Tub - Toilet

71) Shower - Tub Conditions

R

Caulking is recommended at the Master Bath Shower floor. The tub faucet and shower plumbing was loose at the wall in 2nd bath . Recommend repair. The bathtub, faucet, and drains appeared to be in serviceable condition.



72) Toilet Conditions

AS

The toilets appeared to be in serviceable condition at the time of inspection in bath

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

10 Laundry

Subsection Name

73) Wall Conditions Appeared Serviceable at time of inspection.

74) Ceiling Conditions Appeared Serviceable at time of inspection.

75) Floor Conditions Appeared Serviceable at time of inspection.

76) Electrical Conditions Appeared Serviceable at time of inspection.

77) Plumbing Conditions Appeared Serviceable at time of inspection.



78) Counter Top and Cabinet Conditions Appeared Serviceable at time of inspection.

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

11 Garage

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

79) Siding Conditions (if detached)

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

80) Roof Conditions (if detached)

AS

N/A

81) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

82) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

83) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

84) Window Conditions

AS

Appeared Serviceable

85) Door Conditions

R

Moisture was observed at rear entry garage door. Recommend further evaluation and repair as needed by a qualified / licensed contractor. See Photos



86) Vehicle Door Conditions

AS

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

87) Electrical Conditions

S

Appeared Serviceable at time of inspection. **Receptacle in garage showed reversed polarity condition. See Photo**



88) Lighting Conditions

AS

Appeared Serviceable at time of inspection.

89) Additional Info

Garage has dedicated 220 volt circuit unused for future use.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

12 Foundation - Crawl Space

Foundation

Foundation Type Slab on grade and slab over stem wall and back fill.

Foundation Material Concrete

90) Foundation Conditions AS Appeared serviceable at time of inspection. Slab did not appear to have visibly noticeable issues.

Flooring Structure

Flooring Support Type Concrete

91) Flooring Conditions AS The visible and accessible areas of the concrete system appeared to be in serviceable condition at the time of the inspection.