

INSPECTION REPORT



For the Property at:
123 ANY STREET
TAVERNIER, FL 33070

Prepared for: JOHN DOE
Inspection Date: Thursday, November 21, 2013
Prepared by: Mark Hall



HomePro Inspections of the Keys, Inc.
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SUMMARY OF MAJOR COST OR SAFETY CONCERNS

123 Any Street, Tavernier, FL November 21, 2013

Report No. 4911, v.3

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	POOLS/SPA	SEAWALLS	DAVITS	ELEVATOR	SITE INFO	REFERENCE			

This Summary outlines potentially major issues from a cost or safety standpoint. Major cost issues are any items that, in the inspectors opinion, could cost over \$500.00 to correct. Safety concerns would be issues that pose a potential risk of serious injury or health concerns. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Metal

Condition: • [Rust](#)

The metal roof panels are rusted at the lead plumbing vent flashings. The vent flashings are lead and the lead is reacting with the steel roof panels causing rust. Replace the rusted panels and replace the roof jack flashings with metal compatible flashings.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof

Task: Repair

Time: Soon

Cost: \$1,500 - \$2,000+/-

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFI \(Ground Fault Interrupter\)](#)

The outlet inside the Powder Bathroom sink base cabinet is not GFI protected.

Implication(s): Electric shock

Task: Repair

Time: Immediate

Cost: Less than \$100

Cooling & Heat Pump

AIR CONDITIONING \ Condensate drain line

Condition: • [Blocked or crimped](#)

Condensation is running from the rear air-handler indicating a clogged condensate drain.; No condensate water is dripping from the front exterior drain discharge pipe, this drain may be clogged as well. Service both A/C systems. Consult an A/C Contractor

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

Location: Both Air-Handlers

Task: Consult an A/C Contractor

Time: Immediate

Cost: \$350

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Plumbing

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube missing](#)

Install a 3/4" discharge pipe at the downstairs water heater to within 6" of the floor. Safety Concern

Implication(s): Scalding

Location: Downstairs Water Heater

Task: Repair

Time: Immediate

Cost: Less than \$100

Seawalls

CONCRETE & STEEL SEAWALL PANELS, CAP & SUPPORT \ Overview

Condition: • Spalled Concrete

The concrete seawall cap, panels and pilings are badly spalled. Consult a Marine/Concrete Repair Contractor

Note: The seawall seems to be stable although not in good condition. If repairs are desired, it would be costly but the structure should remain stable for many years and remain functional without repair. At some point though, repair or replacement will be necessary.

Location: Seawall

Task: Consult Expert

Time: Discretionary

Cost: Major

Elevator

ELEVATOR \ Safety devices

Condition: • No phone connection / Phone line not connected

The telephone connection is not working. Potential entrapment hazard. Safety Concern

Location: Elevator

Task: Repair

Time: Immediate

Cost: Less than \$100

This concludes the Summary section. If there are any major safety or cost concerns listed above it is recommended that you act upon them within a timely manner. Consultation with experts in the specific area(s) of concern is also recommended.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements or repairs. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material:

- Metal



Metal Roof



Metal Roof

Flat roofing material:

- Built-up



Built-up Roof Over Elevator

Probability of leakage:

- Low

ROOFING

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Limitations or Restrictions

Inspection performed: • By walking on roof

Inspection Results & Recommendations

General

- Trim the trees away from the roof to prevent roof damage and rodent access.

Implication(s): Potential damage to roof panels.

Location: Roof

Task: Repair

Time: Soon

Cost: \$400



Trim Trees Away From Roof Panels

SLOPED ROOFING \ Metal

Condition: • Rust

The metal roof panels are rusted at the lead plumbing vent flashings. The vent flashings are lead and the lead is reacting with the steel roof panels causing rust. Replace the rusted panels and replace the roof jack flashings with metal compatible flashings.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof

Task: Repair

Time: Soon

Cost: \$1,500 - \$2,000+/-

ROOFING

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Rusted Roof Panels



Rusted Roof Panels



Rusted Roof Panels

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Description

General: • Automatic Gate



Automatic Gate

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces: • [Stucco](#)

Soffit and fascia: • [Wood](#) • [Stucco](#)

Driveway: • Pavers

Walkway: • Concrete

Deck: • Concrete

Inspection Results & Recommendations

WALLS \ Stucco and EIFS

Condition: • [Moisture penetration](#)

Moisture is getting trapped in the stucco on the underside of the deck below the front A/C condenser unit. Caulking & painting recommended soon to prevent damage to the stucco. The stucco may need to be patched soon otherwise.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Under Front A/C Deck

Task: Repair

Time: Discretionary

Cost: \$500

EXTERIOR

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Moisture In Stucco Under Deck

STRUCTURE

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Description

Configuration: • Pileings/Stilt Structure

Configuration: • [Slab-on-grade](#) • [Piles and grade beams](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Concrete](#)

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • [Trusses](#) • [Plywood sheathing](#)

Limitations or Restrictions

General: • Minimal Attic Access

Percent of foundation not visible: • 90 %

Inspection Results & Recommendations

General

- No deficiencies.

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Description

Service entrance cable and location: • Underground - not visible

Service size:

- 400 Amps (240 Volts)



Electric Meter & Disconnects

Main disconnect/service box rating:

- 100 Amps

For Panel C

- 200 Amps

For Panel A

- 150 Amps

For Panel B

Distribution panel rating:

- 100 Amps

Panel C

ELECTRICAL

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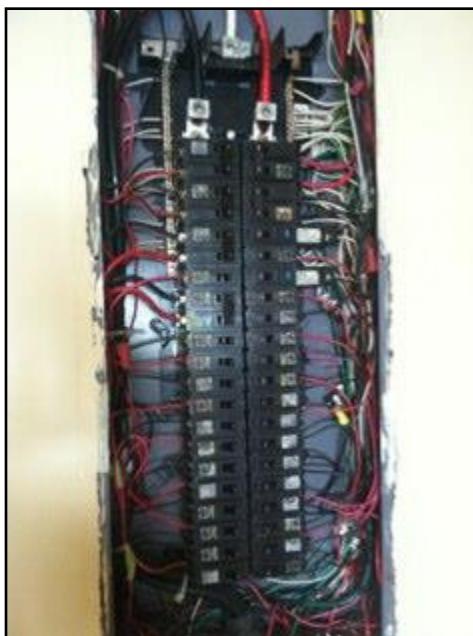
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Electrical Panel C

- 200 Amps

Panel A



Electrical Panel A

- 125 Amps

Panel B

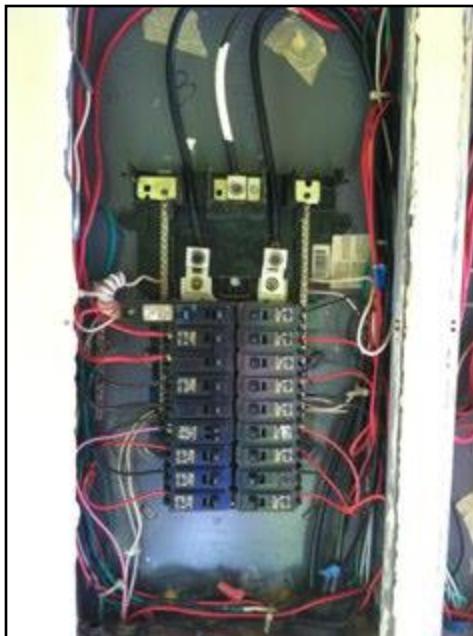
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Electrical Panel B

Distribution panel type and location: • Breakers - hallway

Distribution wire material and type: • [Copper - conduit](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI- dock. • GFCI - Carport

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - kitchen](#) • AFCI - panel • [AFCI - bedroom](#)

Smoke detectors: • [Present](#)

Limitations or Restrictions

System ground: • Quality of ground not determined

Inspection Results & Recommendations

DISTRIBUTION SYSTEM \ Switches

Condition: • The slide dimmer knob is missing at the Bedroom-2 fan light rheostat switch. (Does not affect function of the switch or light)

Task: Repair

Time: Discretionary

Cost: Less than \$100

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

The exterior outlet in the Carport Breezeway near the elevator is loose.

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Implication(s): Electric shock | Fire hazard

Task: Repair

Time: Discretionary

Cost: Less than \$100

Condition: • [No GFI \(Ground Fault Interrupter\)](#)

The outlet inside the Powder Bathroom sink base cabinet is not GFI protected.

Implication(s): Electric shock

Task: Repair

Time: Immediate

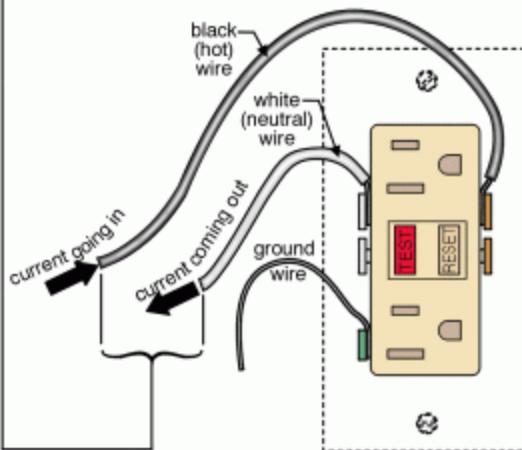
Cost: Less than \$100

Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 millamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:
if the GFI is in the panel, the entire circuit will be shut down



[Click on image to enlarge.](#)

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Damaged](#)

Broken weatherproof cover door at outlet to the right of the barbecue.

Implication(s): Electric shock

Task: Repair

Time: Soon

Cost: Less than \$100

HEATING

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Description

Fuel/energy source: • [Electricity](#)

System type: • Electric heat strips as part of a central A/C cooling system.

Furnace manufacturer: • Trane

Heat distribution: • [Ducts and registers](#)

Approximate capacity:

• [10 kW](#)

Both A/C Systems

Efficiency: • [Conventional](#)

Approximate age:

• [9 years](#)

Both Units

Failure probability: • [Medium](#)

Inspection Results & Recommendations

General

• The heat ran fine.

COOLING & HEAT PUMP

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Description

General: • Central A/C

Note: Rear AHU Unit



Rear A/C Air-Handler

Air conditioning type: • [Air cooled](#)

Manufacturer: • Trane

Cooling capacity:

• 48,000 BTU/hr

Both systems.

• [4 Tons](#)

Both systems.

Compressor type:

• Electric

Front A/C condenser unit. 2004, 4-tons.

COOLING & HEAT PUMP

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Front A/C Condenser Unit

- Electric

Rear A/C condenser unit. 2004, 4-tons.



Rear A/C Condenser Unit

Compressor approximate age:

- 9 years

Both condensers.

Typical life expectancy: • 10 to 15 years

Failure probability: • Medium

Temperature difference:

- 16°

Rear A/C.

- 19°

COOLING & HEAT PUMP

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Front A/C

- Acceptable temperature difference: 14° to 22°
- This suggests good performance.

Limitations or Restrictions

Inspection limited/prevented by: • Attic AHU, Restricted Access

Note: Unable to get to the front A/C air-handler. Restricted space in the attic and blocked by electronics equipment at the Bedroom-2 attic access.



No Attic Access To Front A/C AHU

Inspection Results & Recommendations

AIR CONDITIONING \ Condensate drain line

Condition: • [Blocked or crimped](#)

Condensation is running from the rear air-handler indicating a clogged condensate drain.; No condensate water is dripping from the front exterior drain discharge pipe, this drain may be clogged as well. Service both A/C systems. Consult an A/C Contractor

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

Location: Both Air-Handlers

Task: Consult an A/C Contractor

Time: Immediate

Cost: \$350

COOLING & HEAT PUMP

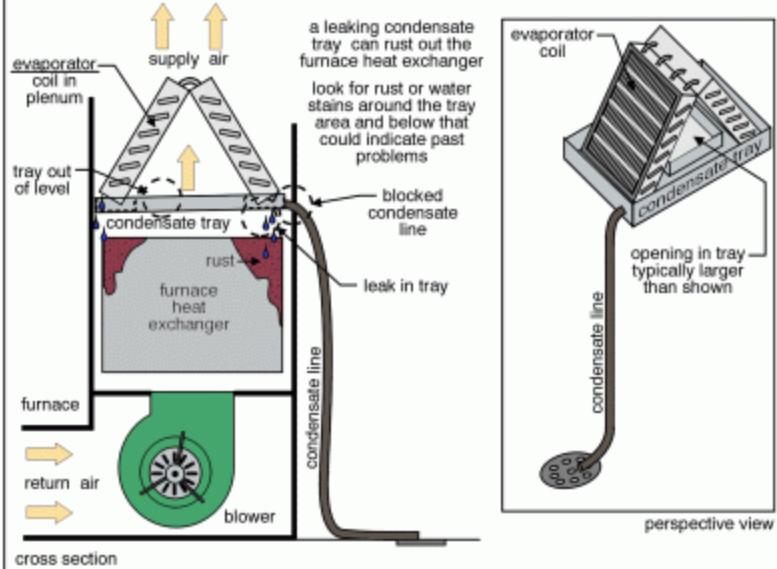
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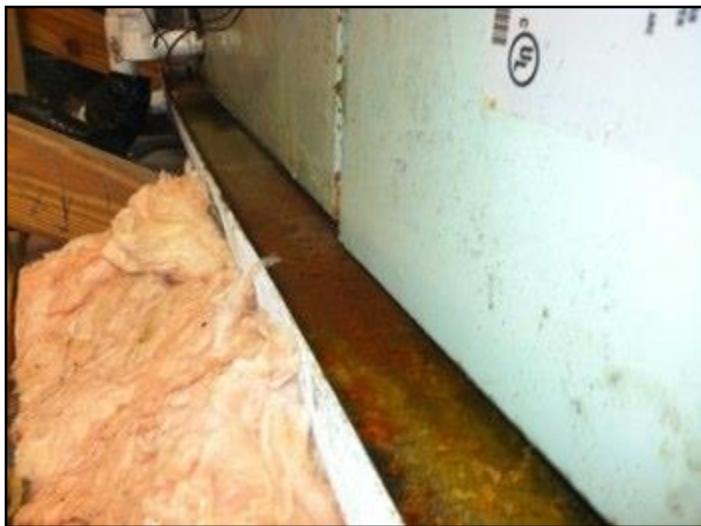
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Leaking condensate tray



[Click on image to enlarge.](#)



Clogged Condensate Drain(s)

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- [Glass fiber](#)



Attic Insulation

Attic/roof insulation amount/value:

- R-30

Attic/roof ventilation:

- [None found](#)

Attic/roof air/vapor barrier:

- [Kraft paper](#)

Wall insulation material:

- Not determined
- Not visible

Limitations or Restrictions

Attic inspection performed:

- Access to the attic was blocked by appliances.

Inspection Results & Recommendations

ATTIC/ROOF \ Roof vents

Condition:

- [Missing](#)

The attic space does not appear to be ventilated. There are no soffit vents and there are no obvious roof top vents. Consider upgrade for more efficiency.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Consult Expert

Time: Discretionary

Cost: Potentially Major

INSULATION AND VENTILATION

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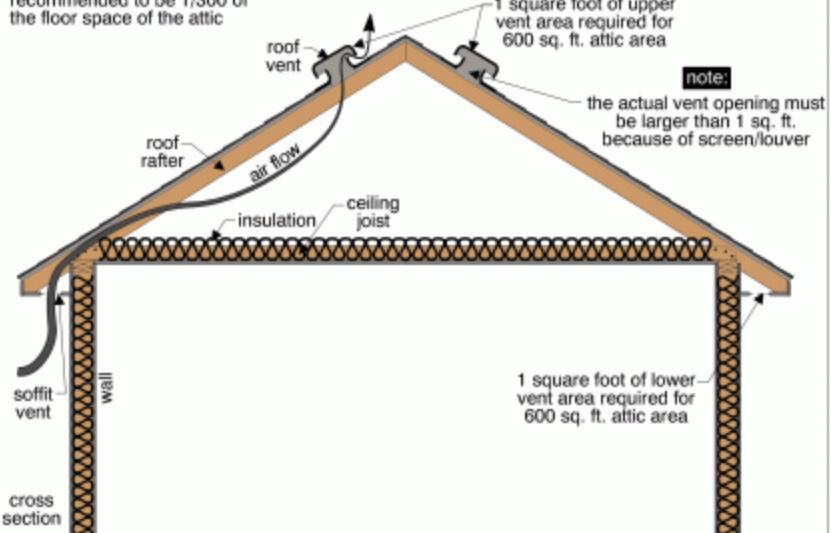
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Recommended amount of attic ventilation

the total vent area is often recommended to be 1/300 of the floor space of the attic



Click on image to enlarge.

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Description

General: • Septic Aerator Pump



Septic Aerator Pump

General: • Steamer at Master Bathroom shower. Ran fine.

Water supply source: • Public

Service piping into building: • [Not visible](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Meter

Water flow and pressure: • [Functional](#) • [Typical for neighborhood](#)

Water heater fuel/energy source: • Propane

Water heater type: • Tankless

Note: 120 degrees, safe.

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Tankless Water Heater

Water heater type:

- Conventional

Downstairs water heater. 2003, 30 gallons.



Downstairs Water Heater

Tank capacity: • Tankless

Note: Upstairs

Tank capacity:

- 30 gallons

Downstairs

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Water heater approximate age: • 9 years

Typical life expectancy: • 12 to 15 years

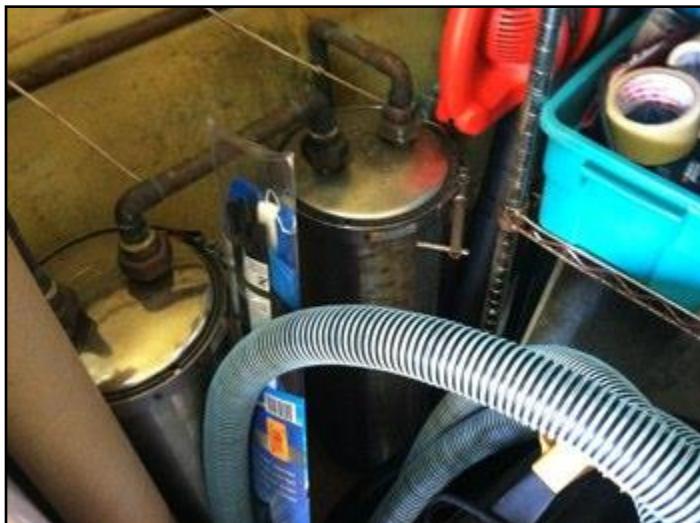
Water heater failure probability: • [Medium](#)

Waste disposal system: • [Septic system](#)

Waste and vent piping in building: • [PVC plastic](#)

Water treatment system: • Water filter.

Note: Service Filters.



Service Water Filters

Limitations or Restrictions

Items excluded from a building inspection: • Concealed plumbing

Inspection Results & Recommendations

SUPPLY PLUMBING \ Water service pipe

Condition: • Corroded copper pipes at the filtration system in the rear Storage Room. Clean the corrosion & monitor.

Implication(s): Could cause pipes to corrode and leak.

Location: Storage Room

Task: Repair

Time: Soon

Cost: \$150 - \$200

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Corroded Pipes

SUPPLY PLUMBING \ Pressure tank

Condition: • The pipes at the pressure tank are broken and the pressure tank system may not function. Consult a Plumber

Note: A pressure tank increases the water pressure in large houses to ensure good water pressure at all locations.

Implication(s): Improved water pressure if repaired.

Location: Front Yard

Task: Consult a Plumber

Time: Discretionary

Cost: \$400 - \$500



Broken Pressure Tank System

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube missing](#)

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Install a 3/4" discharge pipe at the downstairs water heater to within 6" of the floor. Safety Concern

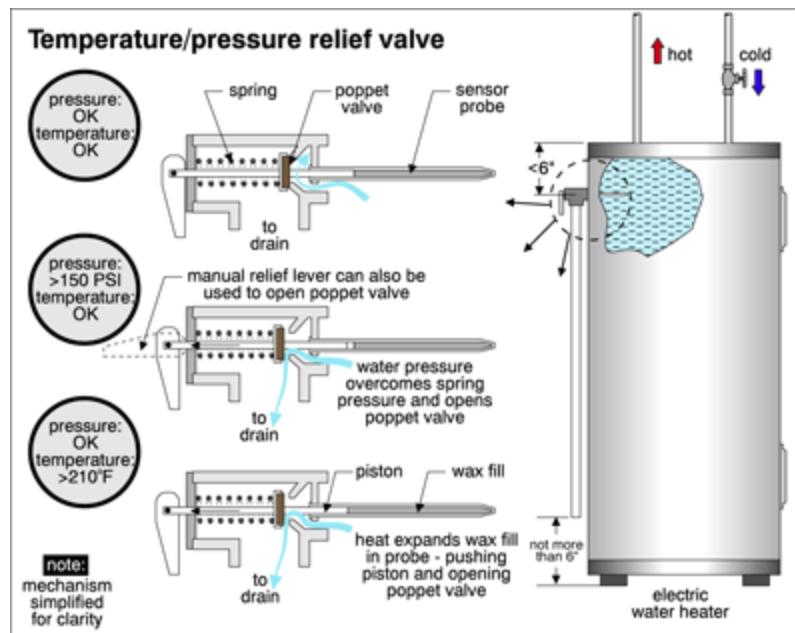
Implication(s): Scalding

Location: Downstairs Water Heater

Task: Repair

Time: Immediate

Cost: Less than \$100



Click on image to enlarge.



No Discharge Pipe @ TP Valve

FIXTURES AND FAUCETS \ Shower stall

Condition: • The water flow becomes restricted when the downstairs graduated shower valve is turned into the HOT zone of the valve. The internal mixing cartridge may be defective. (This is most likely caused by lack of use)

Implication(s): Reduced water pressure.

Location: Downstairs Shower

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Task: Repair

Time: Discretionary

Cost: \$100 - \$150



Downstairs Shower Valve

FIXTURES AND FAUCETS \ Bidet

Condition: • The bidet drain stopper pull rod is not connected.

Location: Master Bathroom

Task: Repair

Time: Discretionary

Cost: Less than \$100

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Description

Major floor finishes: • Slate

Major floor finishes: • [Hardwood](#) • [Stone](#) • [Marble](#) • Tile

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • Aluminum clad wood. • Hurricane Rated/Impact

Windows: • [Casement](#) • Wood

Glazing: • Impact Glass

Glazing: • [Single](#)

Exterior doors - type/material: • Aluminum-clad. • Hurricane Rated/Impact

Exterior doors - type/material: • Hinged • [French](#) • [Sliding glass](#) • [Wood](#)

Doors: • Inspected

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Stairs and railings: • Inspected

Inspection Results & Recommendations

DOORS \ Doors and frames

Condition: • Adjust

Adjust the Bedroom 2 closet door, does not latch.

Implication(s): Annoyance.

Location: Bedroom 2

Task: Repair

Time: Discretionary

Cost: Less than \$100

DOORS \ Hardware

Condition: • [Loose](#)

Loose door knob escutcheon trim at the Entry Foyer door to the Game Room.; Repair the door handle for the downstairs Bathroom, the handle is loose & pulls off.

Implication(s): Equipment failure

Location: Various Downstairs

Task: Repair

Time: Discretionary

Cost: Less than \$100

APPLIANCES

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Description

General: • Warming Oven, 2005 Two thus.

Low replacement probability.

General: • Wine Cooler, 2005

Low replacement probability.

General: • Ice Machine, 2005

Low replacement probability.

Cooktop:

- Gas with electronic ignition
- 2005
- Low failure probability

Exhaust fan/range hood: • Discharge to exterior • Low failure probability

Oven:

- Conventional and convection
- Two thus.
- Wall oven
- 2005
- Self-cleaning
- Low failure probability

Refrigerator: • Sub Zero, 2004

Refrigerator: • Low failure probability

Freezer: • Sun Zero, 2004

Freezer: • Upright • Low failure probability

Dishwasher:

- Built-in
- 2005
- Low failure probability

Microwave oven:

- Under-cabinet
- 2004
- Low failure probability

Waste disposal:

- Continuous feed
- 2005
- 1 horsepower
- Low failure probability

APPLIANCES

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPLIANCES	POOLS/SPA	SEAWALLS	DAVITS	ELEVATOR	SITE INFO	REFERENCE			

Washer and dryer:

- Stacked washer and dryer
- 2004
- Low failure probability - washer & dryer

Doorbell: • Wired type • Front door

Kitchen counter material: • Engineered stone

Limitations or Restrictions

General: • Appliances are tested for basic operation only.

Inspection Results & Recommendations

COOKTOP \ General

Condition: • Auto-ignition inoperative

The electric igniters for the barbecue are not working. (HomePro cannot test appliances if the igniters do not work.
Repair, then test)

Location: Barbecue

Task: Repair

Time: Discretionary

Cost: Less than \$100



Barbecue Igniters Not Working

COUNTERS/CABINETS \ Cabinets

Condition: • Doors do not close properly

Adjust the pull-out pantry cabinet between the refrigerators, does not close tightly and tends to roll back open, adjust roller guides.

Location: Kitchen

Task: Repair

APPLIANCES

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Time: Discretionary

Cost: \$100



Adjust Pull Out Pantry Cabinet

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Description

Pool / Spa type: • Below ground • Plaster / Gunite

Heater:

- Heat pump
- Ran fine.



Pool Heater

Water filter:

- Cartridge filter



Filter

Pumps:

- Circulation
- Ran fine.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Pool Pumps

Electrical - breaker location: • At equipment

Electrical - wiring: • Rigid Conduit

General: • Chlorine Generator



Chlorine Generator

General: • Swimming Pool

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Swimming Pool

Limitations or Restrictions

General: • Pool shell not inspected.

Inspection Results & Recommendations

WATER FILTER \ Pressure gauge

Condition: • The filter pressure gauge is working fine but leaking. Repair recommended.

Location: Pool Equipment

Task: Repair

Time: Discretionary

Cost: \$100



Leaking Pressure Gauge

SEAWALLS

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Description

General: • Note: The existing davit based may not be useable, the bolts have been cut off or are too short for proper davit installation.



Davit Bases

~~Concrete & steel seawall panels, cap & support~~ Precast concrete panels • T-or-H concrete pilings • Tie-backs

Limitations or Restrictions

Inspection performed: • Visual from above

Inspection Results & Recommendations

CONCRETE & STEEL SEA WALL PANELS, CAP & SUPPORT \ Overview

Condition: • Spalled Concrete

The concrete seawall cap, panels and pilings are badly spalled. Consult a Marine/Concrete Repair Contractor

Note: The seawall seems to be stable although not in good condition. If repairs are desired, it would be costly but the structure should remain stable for many years and remain functional without repair. At some point though, repair or replacement will be necessary.

Location: Seawall

Task: Consult Expert

Time: Discretionary

Cost: Major

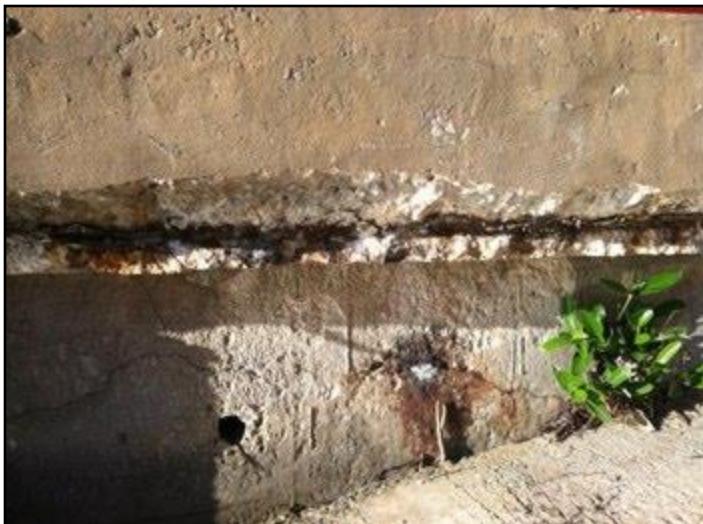
SEAWALLS

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Spalled Concrete



Spalled Concrete



Spalled Concrete



Spalled Concrete

SEAWALLS

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Spalled Concrete

Condition: • Cracked pilings

Condition: • Spalled pilings

Condition: • Major repairs needed

Condition: • Consult a Marine Contractor for further evaluation



Spalled Concrete

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

Disclaimer: • The intent of this dock/seawall/davit/lift inspection is to provide the client with a general overview of the condition and possible risk(s) associated with this purchase. Davits & lifts are only checked for operation and condition of components. This inspection does not assess the weight capacity or ability of the davit to lift or bear weight. Unseen/non-inspectable conditions such as rusted or broken tie-backs, prop erosion along seawalls and around pilings, canal bottom erosion or recession, tides, currents, vessel impacts and other conditions beyond the control of the inspection company, limits the liability of the inspector & inspection company to the total of the dock/seawall portion of the total inspection fee/fees charged. No warranty is expressed or implied.

Boat lifts:

- Side elevator lift



Boat Lift

- Cable
- Stainless steel cables
- Belt drive
- Aluminum construction
- Canal bottom mounted
- Seawall cap mounted
- Capacity labeled

7,000 Lbs.

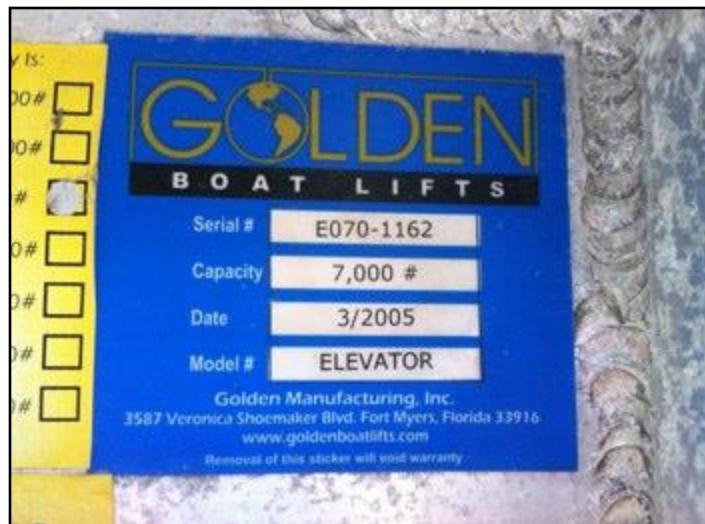
DAVITS

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Boat Lift Capacity Label

- Tested
- Zinc anodes

Still in good condition. Replace once 75% depleted.



Zinc Anodes

Inspection performed: • Lift tested • Visual from above

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Inspection Results & Recommendations

BOAT LIFTS \ Overview

Condition: • Tested

Ran fine.

ELEVATOR

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Description

General: • Elevator equipment.



Elevator Equipment

Elevator type:

- Hydraulic piston



Elevator Cab

Cab gate-door type: • Accordion folding • Manual

Safety devices: • ALARM button • STOP button • Telephone • Auto stop for cab gate-door • No function if outer door not latched

ELEVATOR

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Controls: • Call button(s) • Floor button(s) • Light switch

Limitations or Restrictions

Inspection performed: • Tested • All safety functions tested • Call buttons tested • By riding

Inspection Results & Recommendations

ELEVATOR \ Safety devices

Condition: • No phone connection / Phone line not connected

The telephone connection is not working. Potential entrapment hazard. Safety Concern

Location: Elevator

Task: Repair

Time: Immediate

Cost: Less than \$100

Condition: • Entrapment hazard

SITE INFO

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Description

Weather: • Sunny • Clear • No wind

Approximate temperature: • 82°

Attendees: • Seller • Buyer's Agent • Seller's Agent

Access to home provided by: • Seller's agent

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 12:30 p.m.

Approximate inspection End time: • The inspection ended at 7:00 p.m.

Approximate date of construction: • 2004

Approximate size of home: • 4400 ft.²

Building type: • Single Family Residence

Number of stories: • On Stilts

Number of stories: • Two

Number of bedrooms: • Three

Number of bathrooms: • Five

Garage, carport and outbuildings: • Carport below house.

Street type: • Residential

Street surface: • Paved

END OF REPORT

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

- » 01. ROOFING, FLASHINGS AND CHIMNEYS
- » 02. EXTERIOR
- » 03. STRUCTURE
- » 04. ELECTRICAL
- » 05. HEATING
- » 06. COOLING/HEAT PUMPS
- » 07. INSULATION
- » 08. PLUMBING
- » 09. INTERIOR
- » 10. APPLIANCES
- » 11. LIFE CYCLES AND COSTS
- » 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

- » 13. HOME SET-UP AND MAINTENANCE
- » 14. MORE ABOUT HOME INSPECTIONS