

# CONFIDENTIAL INSPECTION REPORT

LOCATED AT:  
123 Hawaiian Loop  
Sarasota, Florida 34242

PREPARED EXCLUSIVELY FOR:  
Tom Christopher

INSPECTED ON:  
Friday, March 10, 2017



Inspector, Michael Koester, HI8530  
Direct Inspections



## Executive Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

## GROUNDS & EXTERIOR

### FOLIAGE

1: - Recommend trimming back bushes to allow for ventilation and reduce abrasion of the home's exterior.

## INTERIOR

### ENTRY DOORS

2: - Front door was missing many hinge screws. Recommend repairs.

### EXTERIOR DOORS

3: - Several downstairs exterior doors and upstairs interior doors had wobbly door handles. Recommend handyman service.

4: - Downstairs sliding glass doors to pool area had an area of popped out frame trim. Recommend adjustment / repair.

### CEILINGS

5: - Dry moisture staining was noted at the front guest bed/bath ceiling vents & closet light. Also, staining / discoloration was observed around the vent in front right bath. Moisture staining was seen in the attic around the vents and at some drywall. Recommend further evaluation of ductwork by a qualified HVAC contractor for any servicing or repairs deemed necessary.

## BATHROOMS

### SINK

6: - Sink stopper at the front left bathroom did not operate. Recommend repair.

### SHOWER

7: - Heavily cracked grout/caulking was noted at the front left & right bathtubs. Recommend sealing or repairs as needed.

## POOL & SPA

### ELECTRICAL

8: - A pool light was not functional at the time of inspection. Recommend repairs.

Friday, March 10, 2017  
Tom Christopher  
123 Hawaiian Loop  
Sarasota, Florida 34242

Dear Tom Christopher,

We have enclosed the report for the property inspection we conducted for you on Friday, March 10, 2017 at:

123 Hawaiian Loop  
Sarasota, Florida 34242

According to nationally accepted standards, a Home Inspection is defined as a limited, non-invasive examination of the visible and apparent condition of the home's structure and components at the time of the home inspection. Furthermore, a Home Inspection is not technically exhaustive and does not imply that every defect will be discovered. A home inspection does not include the prediction of future conditions and is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosure which may be required by law.

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Inspector's liability for mistakes or omissions in this inspection report is limited to a refund up to the amount of the fee paid for this inspection and report. The liability of Inspector's principals, agents and employees is also limited to the fee paid. This Liability Limitation is binding on client, client's spouses, heirs, principals etc.

We thank you for the opportunity to be of service to you.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Koester".

Inspector, Michael Koester  
Direct Inspections

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## INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

### DEFINITION OF CONDITION TERMS:

**MARGINAL:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**REPAIR OR REPLACE:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**FURTHER EVALUATION:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## INSPECTION CONDITIONS

### TEMPERATURE

70s

### WEATHER

Dry



### INSPECTION TIME

8:45 AM - 11:00 AM

### PRESENT DURING THE INSPECTION

Buyer

Buyer's Agent

Seller's Agent

### PROPERTY INFORMATION

Single family home

### OCCUPANCY STATUS

Occupied & furnished

### APPROXIMATE BUILDING AGE

2015 - based on online search of county records

### APPROXIMATE ROOF COVERING AGE

2015 - Based on county records

### LIMITED ACCESS / VISIBILITY

-Interior due seller's stored items.

-Garage due seller's stored items.

-Attic had limited access due to construction techniques, areas of low pitch and insulation.



## GROUNDS & EXTERIOR PHOTOS

### EXTERIOR



## GROUNDS & EXTERIOR

*The visible condition of the grounds & exterior are inspected with respect to their effect on the condition of the building.*

### EXTERIOR WALKWAYS

Paver walkways were in serviceable condition.

### DRIVEWAY

Paver driveway was in serviceable condition.

### LANAI/DECK

Decking appeared in serviceable condition.

### DECK/BALCONY

Inspected

### FENCE / GATE

Fences not inspected.

### FOLIAGE

Recommend trimming back bushes to allow for ventilation and reduce abrasion of the home's exterior.



### EXTERIOR STAIRS

Inspected

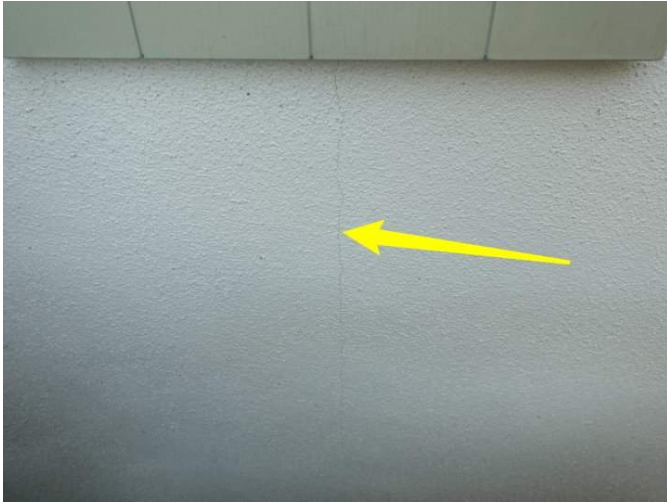
### EXTERIOR WALL MATERIALS

Material: Block with Stucco Coat



## EXTERIOR WALL OBSERVATIONS

Exterior walls inspected. Common settlement cracking observed.



## TRIM

Soffits and fascia were in serviceable condition.

## SPRINKLERS

Control Box Location - Exterior

The sprinkler system was inspected as a courtesy. Irrigation system pressurized and a representative number of zones & sprinkler heads responded to test in manual mode on the irrigation controller. Determination if coverage is complete or proper was not part of the inspection.



## HOSE FAUCET

Exterior accessible faucets appeared serviceable.

## GUTTERS

Gutters appeared serviceable.

## FOUNDATION

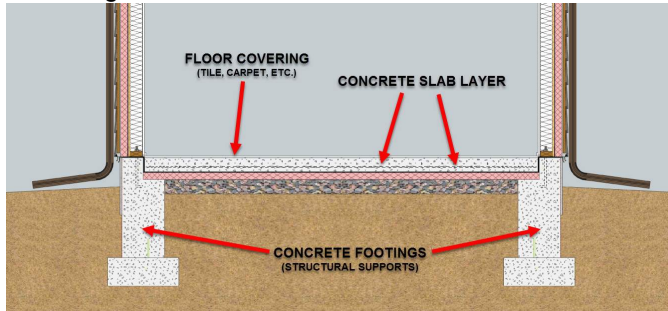
*The visible condition of the foundation components are inspected. Due to floor coverings and landscaping, much of the foundation is normally not visible. The determination of adequacy of the foundation design or structural components is beyond the scope of a home inspection.*

### GRADING

Sloping: Minor Slope

### FOUNDATION TYPE

Slab on grade



### FOUNDATION VISIBILITY

Not Visible

### FOUNDATION OBSERVATIONS

No visible evidence of slab foundation failure noted.

Slab Foundation Informational Conditions: This residence has a slab foundation. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. We are not specialists and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.



## ROOF PHOTOS

### GENERAL ROOF PHOTOS



## ROOF OVERVIEW

*The roofing inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a Qualified Roofing Contractor. The purpose of the inspection is to determine the overall condition. The inspection of the roof includes visual evaluation of the roof-covering materials, visible flashings, roof penetrations, attic vents and plumbing vents. Waterproof underlayments beneath the surface are concealed from view and cannot be evaluated. Due to the many different types of roof covering materials and variations of installation requirements, the General Home Inspection does not include confirmation of proper installation. This roof inspection does not include water leak testing and cannot not certify or warranty the roof against past, current or future leakage. As per Florida law it is required for the seller to fully disclose any past or present leaks, knowable defects or repairs to the roof.*

### ROOF DESIGN

Hip Roof - A hip roof is a type of roof where all sides slope downwards to the walls.



### HIP ROOF

### ROOF COVERING AGE

2015 - Based on county records

### ROOF MATERIAL

Metal

### ROOF INSPECTION METHOD

The roof covering was evaluated by an aerial camera / drone due to height. While the drone provides visual access to the roof covering, drones do have limitations. It is possible that defects exist that were unable to be observed.

### ROOF OBSERVATIONS

The concealed flashings and water shedding underlayment beneath the tiles are not visually accessible and can develop cracking and leaks at any point during the roof's life.



## PLUMBING PHOTOS

### PLUMBING PHOTOS





## PLUMBING SYSTEM OVERVIEW

*A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to a representative number of visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are visually examined for excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be recommended for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.*

### MAIN LINE - LOCATION

Right Side

### MAIN LINE - MATERIAL

Plastic (visible areas)

### MAIN LINE - OBSERVATIONS

Visible section of main line appeared in serviceable condition.

### VISIBLE SUPPLY LINES - MATERIAL

Plastic

### SUPPLY LINES - OBSERVATIONS

Visible supply lines & shut off valves to fixtures appeared in serviceable condition.

### WASTE LINE - MATERIALS

Plastic at visible areas

### WASTE LINE - OBSERVATIONS

The visible under sink waste lines appeared in serviceable condition and were not leaking at the time of inspection. Underground waste lines not visible.

### FUEL SYSTEM - SHUT OFF LOCATION

Propane tank at left side of home.

### WATER HEATER - LOCATION

Exterior

### WATER HEATER - AGE

2015

### WATER HEATER - FUEL TYPE

Gas

### WATER HEATER - CAPACITY

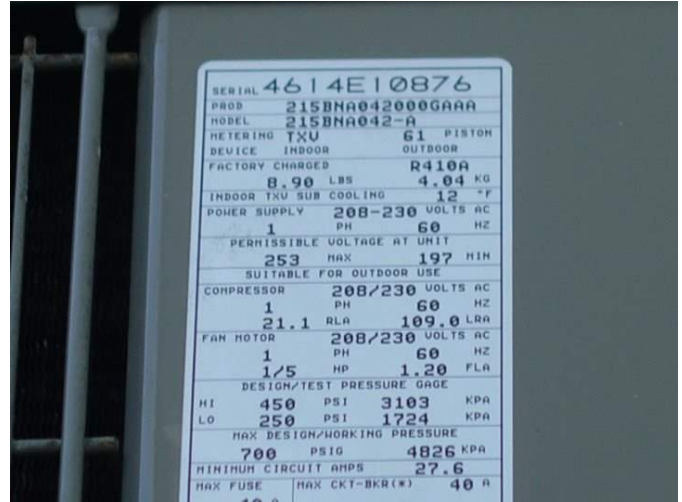
Tankless

### WATER HEATER - OBSERVATIONS

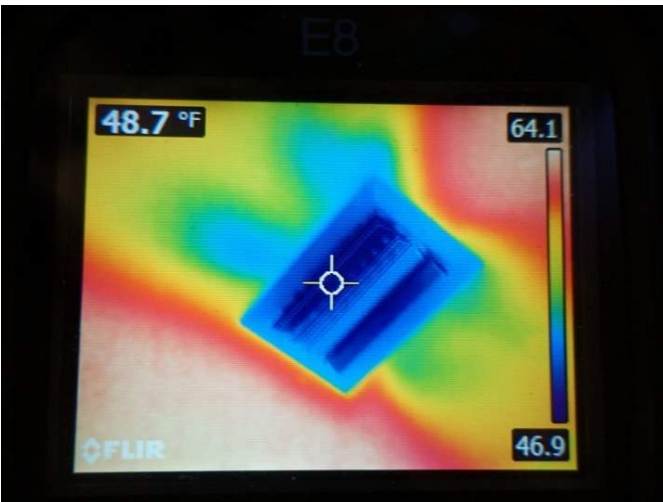
Water heater was operating & appeared in serviceable condition.

## HVAC PHOTOS

### HVAC PHOTOS



### TEMPERATURES: SUPPLY & RETURN



## HVAC SYSTEM OVERVIEW

*An air conditioning system consists of the cooling/heating equipment's operating and safety controls and a means of distribution. Ages and sizes of equipment are derived from serial and/or model numbers if present. These numbers are interpreted to the best of our ability. This is a non-invasive, basic function review only. We do not dismantle, calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.*

### **HVAC SYSTEM YEAR**

2014

### **HVAC SYSTEM BRAND**

Bryant

### **HVAC SYSTEM TONNAGE**

3.5-Ton

### **HVAC SYSTEM TYPE**

Split System

### **OPERATIONAL STATUS**

HVAC system was operating in heat and cool modes at the time of the inspection.

### **GENERAL RECOMMENDATION**

In Florida, HVAC systems are very important to the home. In addition of providing a comfortable living environment, they also function to pull excess humidity out of the air. It is recommended to have professional semi-annual system service on your equipment to avoid excessive dirt buildup in the cooling coil which causes the system to work harder because a dirty system reduces efficiency and ultimately shortens system lifespan.

## ELECTRICAL SYSTEM

*An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets and switches. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.*

### MAIN SERVICE - DISCONNECT LOCATION

Disconnect at Exterior



### MAIN SERVICE - TOTAL AMPS

225 Amps

### MAIN SERVICE - GROUNDING

Not clearly visible

### MAIN SERVICE - NOTES

Main disconnect appeared serviceable.

### ELECTRICAL PANEL - PHOTOS

Electrical Photos



**ELECTRICAL PANEL - BRAND**

Square D

**ELECTRICAL PANEL - LOCATION**

Laundry

**ELECTRICAL PANEL - SERVICE WIRE**

Copper Service Wire

**ELECTRICAL PANEL - VISIBLE BRANCH WIRING**

Copper Branch Wire

Not Fully visible

**ELECTRICAL PANEL - OBSERVATIONS**

Electrical service panel inspected

**ELECTRICAL - WIRING NOTES**

GFCI protected outlets at kitchen and bathrooms responded to test.

Several front right guest bedroom outlets were missing faceplate covers. Painting in progress. Recommend all electrical outlets and connections be properly covered.





## ELECTRICAL RECEPTACLE PHOTOS

### OUTLET PHOTOS



## INTERIOR PHOTOS

### INTERIORS







## INTERIOR

*Our review of the interior is limited to the readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are inspected. We do not necessarily report on all minor defects or cosmetic damages. We focus on safety items and/or other defects that may impact the sale of the home or require major repairs. Carpeting is not inspected. If remodeling is conducted, the observation of hidden damages is possible.*

### FANS

Ceiling fans were operational.

### SMOKE DETECTORS

Smoke detectors appeared ok and were in proper locations. Evaluation of smoke detectors in this report is only to verify their presence & location. Once buyer moves in all detector batteries should be replaced and detectors checked to make sure they are functional.

### ENTRY DOORS

Front door was missing many hinge screws. Recommend repairs.



### INTERIOR DOORS

Inspected

## EXTERIOR DOORS

Several downstairs exterior doors and upstairs interior doors had wobbly door handles. Recommend handyman service.



Downstairs sliding glass doors to pool area had an area of popped out frame trim. Recommend adjustment / repair.



## WINDOWS

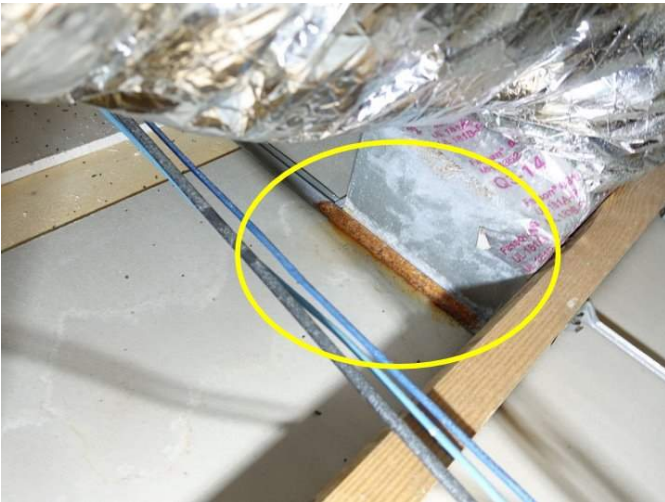
Inspected

Operational tip: As windows age, their operation can become increasingly more difficult. It is recommended to have the windows serviced periodically to keep them functioning.



## CEILINGS

Dry moisture staining was noted at the front guest bed/bath ceiling vents & closet light. Also, staining / discoloration was observed around the vent in front right bath. Moisture staining was seen in the attic around the vents and at some drywall. Recommend further evaluation of ductwork by a qualified HVAC contractor for any servicing or repairs deemed necessary.



## WALLS

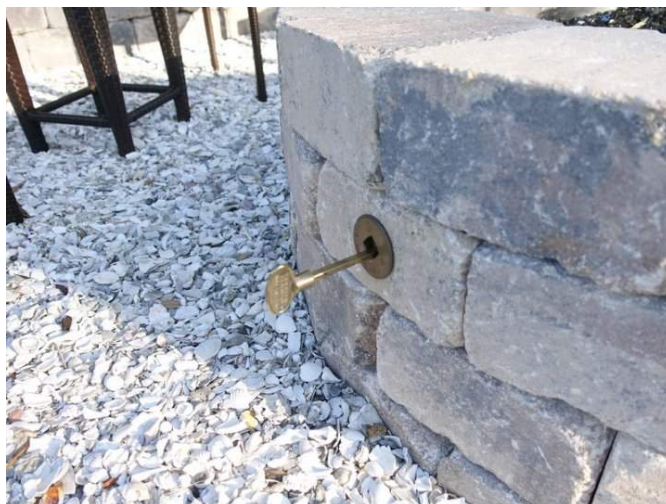
Interior walls appeared serviceable.

## FLOORS

Inspected

## FIREPLACE(S)

Patio gas fireplace pilot light was not on. Gas supply could be heard. Ask seller if fireplace is on a remote control. Unable to test.



## LAUNDRY

Water & electrical supply appeared serviceable. Washer and dryer were run through short cycle. Tested ok.



## GARAGE

*Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of the garage is limited to readily accessible areas that are not concealed by furnishings or stored items.*

### GARAGE PHOTOS

Garage Photos



### GARAGE FLOOR

Inspected

### GARAGE WALLS

Inspected. Seller's items limit visibility.

### GARAGE CEILING

Inspected

### GARAGE DOOR TO LIVING AREA

Inspected

### GARAGE EXTERIOR DOOR

Garage person doors appeared serviceable.

### GARAGE VEHICLE DOOR

Garage doors, springs, tracks and rollers tested ok.

### **GARAGE AUTOMATIC DOOR OPENER**

Automatic garage door openers responded to test.



### **GARAGE DOOR AUTO REVERSE**

Auto reverse controlled by electronic eyes tested ok.



## ATTIC

*In accordance with industry standards, this inspection covers areas of the attic that were reasonably accessible at the time of inspection. Many factors including attic height, low clearance, ductwork, lack of walkable space and insulation obscuring framing which blocks view of inspector's walkable support will limit accessible areas. We do not disturb or move any portion of insulation as it may well obscure water pipes, gas piping, electrical conduits, junction boxes, exhaust fans, and other components. In the case where an attic has limited access, all systems and components not clearly visible from the attic access point are not inspected. The Inspector cannot, and does not, offer an opinion as to whether the roof has leaked in the past, leaks now, or may leak in the future. No guarantee against future roof leaks or other issues is made.*

### ATTIC PHOTOS

Attic



### INSPECTION ACCESS

Entered - Attic had limited access due to construction techniques, areas of low pitch and insulation.



## INSULATION

Attic had Icynene insulation installed which limits view of the roof decking.



## DUCTWORK

Ductwork Photos





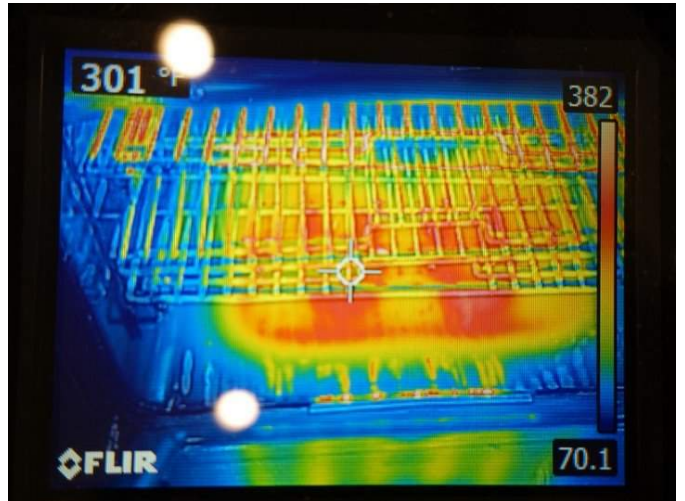
## KITCHEN PHOTOS

### KITCHEN PHOTOS

Dishwasher was run through a standard cycle. Completed. No visible moisture at base after cycle.



Range & oven were operating.



Refrigerator was cooling. Freezer was freezing. OK



## KITCHEN

*The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Small appliances, portable dishwashers, and countertop microwave ovens are not tested.*

### SINK(S)

Kitchen sink appeared serviceable.

### GENERAL

Sampling of the cabinets, doors & drawers appeared in serviceable condition.

### DISPOSAL

Garbage disposal tested ok.



### COOKTOP

Gas cooktop and oven's "bake" function responded to test.

### DISHWASHER

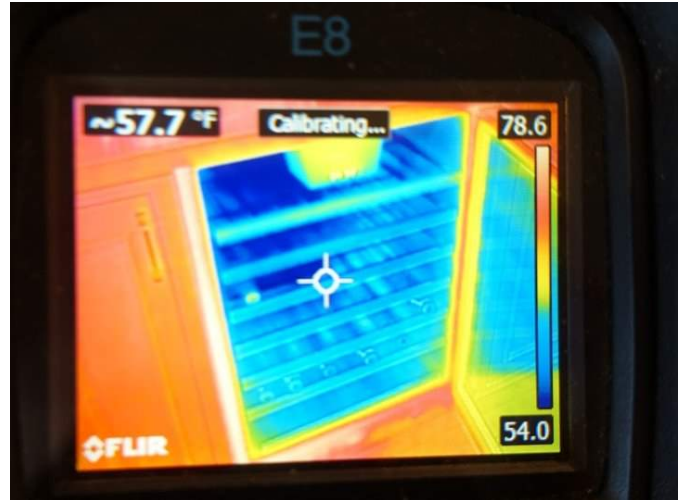
Dishwasher was run through a standard cycle. Completed cycle & drained. No moisture was visible at base of dishwasher after cycle.

### REFRIGERATOR

Refrigerator and freezer were cooling at time of inspection.



Wine refrigerator was cooling.

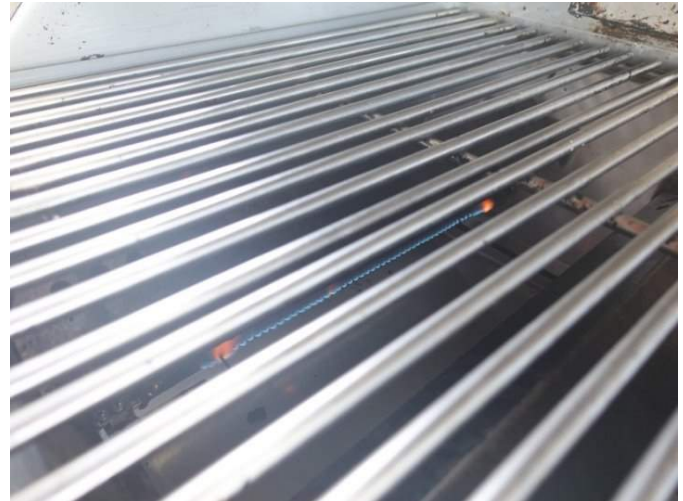


## MICROWAVE

Microwave responded to test.

~

BBQ on back deck responded to test.



## HOOD

Inspected

## BATHROOMS

*Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, floor heaters, spa tubs, heated towel bars, etc.*

### TOILET

Toilets tested ok and were properly secured to the floor.

### SINK

Sink stopper at the front left bathroom did not operate. Recommend repair.



### VENT / HEAT

All bathrooms had functional electric ventilation.

### BATHTUB

The bathtubs tested ok.

### SHOWER

Heavily cracked grout/caulking was noted at the front left & right bathtubs. Recommend sealing or repairs as needed.



## POOL & SPA

*The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.*

### BODY

Pebblestone



### FILTER

Filter appeared serviceable.





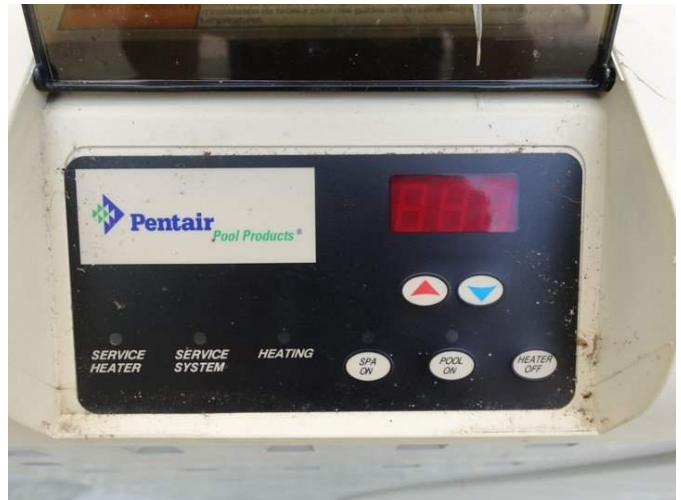
## PUMPS

Pool circulation pump was operating at the time of inspection.



## HEATER

Pool heater appeared in serviceable condition. No thermostatic controls were found to evaluate heating function. Recommend asking seller to demonstrate heating operation.





## ELECTRICAL

A pool light was not functional at the time of inspection. Recommend repairs.



## BABY GATE

Baby gate holders were present around the pool. Recommend asking seller regarding the location of the baby gate fencing.

## SALT CELL

The inspection of salt chlorine generators is not included with this report. Determining functionality is beyond the scope of this inspection. A salt chlorine generator (also known as a salt system or salt chlorinator) is a swimming pool chlorination system that creates chlorine from salt. As salt water travels through the swimming pool's circulation system it enters the salt chlorine generator and passes through a salt cell. As the salt water flows through the cell, a low voltage, direct current is applied to flat, rectangular plates in the cell, initiating electrolysis through electrolysis, salt and water break up into hydrogen gas and hypochlorous acid. the hydrogen gas simply leaves the swimming pool water in the form of tiny bubbles. The hypochlorous acid sanitizes the swimming pool water and ultimately reverts back into salt, and the process repeats. For additional information or a specialized inspection we recommend contacting a reputable pool company.

## GENERAL DISCLAIMER

Informational Conditions: Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our inspection service. Therefore, you should ask the sellers to guarantee that the spa and pool do not leak, request to review the water bills for a twelve-month period or obtain comprehensive insurance to cover such an eventuality. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection. If not already installed, it is recommended that any doors and/or windows adjacent to the pool have alarm sensors installed to improve pool safety.

