

CONFIDENTIAL INSPECTION REPORT

LOCATED AT:
123 Modern Lane
Sarasota, Florida 34236

PREPARED EXCLUSIVELY FOR:
Tom Christopher

INSPECTED ON:
Friday, March 24, 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:

HVAC SYSTEM OVERVIEW

OBSERVATIONS

1: - Water was observed in the HVAC air handler's drain pan. It was reported that the HVAC system had recently been serviced. Recommend keeping system regularly serviced to prevent any future drain line clogs.

ELECTRICAL SYSTEM

ELECTRICAL - WIRING NOTES

2: - Exterior outlet cover at front entranceway was broken off. Recommend repair or replacement.

INTERIOR

INTERIOR DOORS

3: - Upstairs guest closet interior door handle had a rattle in the hardware. Recommend handyman repair.

WALLS

4: - An area of damaged drywall was noted at the living room ceiling. Recommend repairs.

BATHROOMS

SINK

5: - Left master bathroom sink had signs of a possible water leak in the past, however, the sink did not leak at the time of the inspection.

VENT / HEAT

6: - Master bathroom toilet's ceiling vent cover was loose. Recommend securing.

Friday, March 24, 2017
Tom Christopher
123 Modern Lane
Sarasota, Florida 34236

Dear Tom Christopher,

We have enclosed the report for the property inspection we conducted for you on Friday, March 24, 2017 at:

123 Modern Lane
Sarasota, Florida 34236

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

60s

WEATHER

Dry



INSPECTION TIME

8:45 AM - 11:00 AM

PRESENT DURING THE INSPECTION

Buyer's Agent

Seller's Agent

PROPERTY INFORMATION

Condominium

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

The home had areas of partially limited access or limited visibility at the following locations:

- Interior due seller's stored items.
- Garage due seller's stored items.

CONDO ASSOCIATION EXTERIOR

The grounds, exterior and roofing system are typically maintained by the condo association. While the inspector may make general observations of these areas, they are not part of the inspection.

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

Concrete walkways were in serviceable condition.

DRIVEWAY

Driveway was in serviceable condition with common settlement cracking.



LANAI/DECK

Decking appeared in serviceable condition.

SCREEN CAGE

Not present

DECK/BALCONY

Inspected

RETAINING WALL

Not present

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

Commerical

FOUNDATION VISIBILITY

Not Visible

FOUNDATION OBSERVATIONS

Inspecting commercial foundations falls outside the scope of a home inspection. Not inspected.

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

Front 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

Gas meter at front side of home



WATER HEATER - LOCATION

Garage

WATER HEATER - AGE

2014

WATER HEATER - FUEL TYPE

Gas

WATER HEATER - CAPACITY

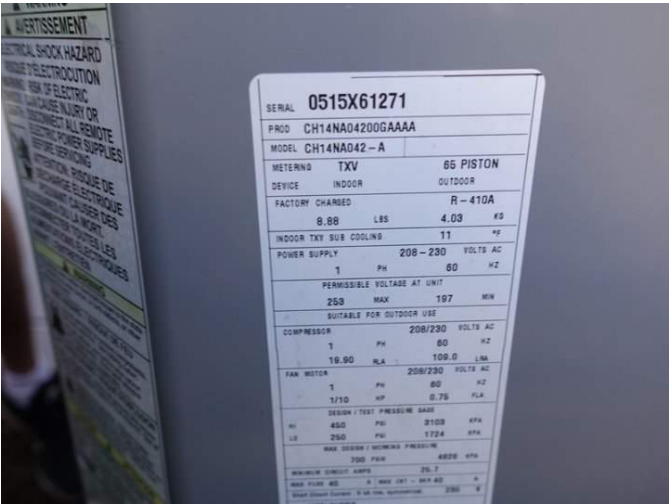
Tankless

WATER HEATER - OBSERVATIONS

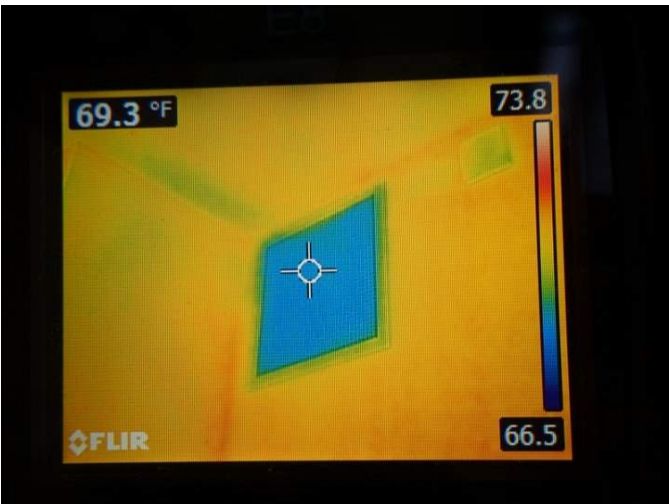
Water heater was operating & appeared in serviceable condition.

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

2015

HVAC SYSTEM BRAND

Carrier

HVAC SYSTEM TONNAGE

3.5-Ton

HVAC SYSTEM TYPE

Split System
Heat pump

OPERATIONAL STATUS

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

OBSERVATIONS

Water was observed in the HVAC air handler's drain pan. It was reported that the HVAC system had recently been serviced. Recommend keeping system regularly serviced to prevent any future drain line clogs.



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 Main Panel

MAIN SERVICE - TOTAL AMPS

200 Amps

MAIN SERVICE - GROUNDING

Visible

MAIN SERVICE - NOTES

Main disconnect appeared serviceable.

ELECTRICAL PANEL - PHOTOS

Electrical Photos



ELECTRICAL PANEL - BRAND

Eaton

ELECTRICAL PANEL - LOCATION

Garage

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.

Exterior outlet cover at front entranceway was broken off. Recommend repair or replacement.



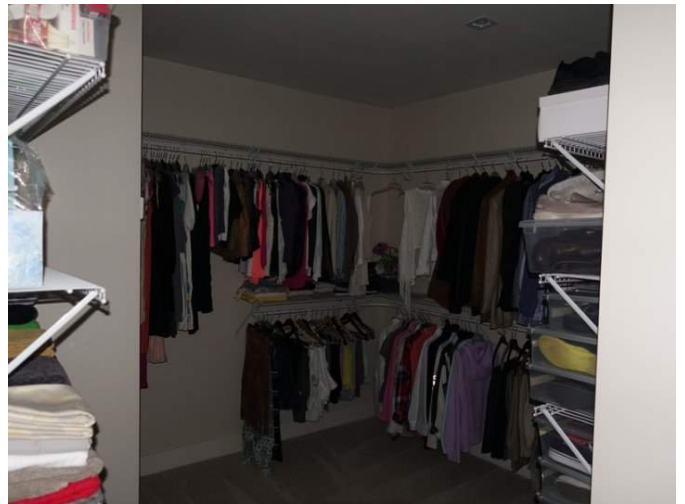
ELECTRICAL RECEPTACLE PHOTOS

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 entry door tested OK.

INTERIOR DOORS

Upstairs guest closet interior door handle had a rattle in the hardware. Recommend handyman repair.



EXTERIOR DOORS

Inspected

WINDOWS

Inspected

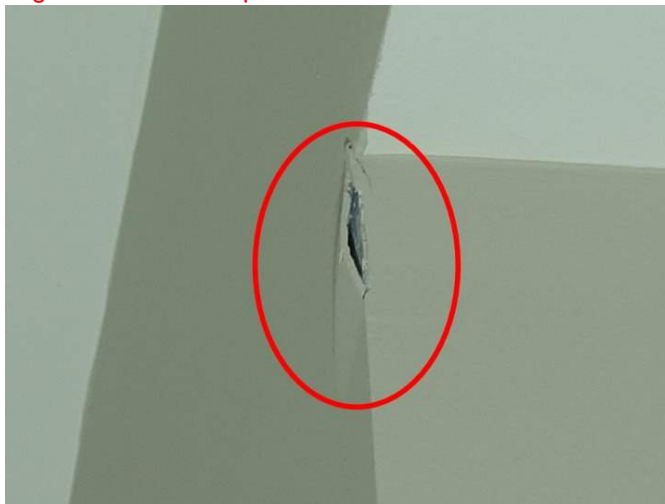
Operational tip: As windows age, their operation can become increasingly more difficult. It is recommended to have the windows serviced periodically to keep them functioning.

CEILINGS

Interior ceilings appeared serviceable.

WALLS

An area of damaged drywall was noted at the living room ceiling. Recommend repairs.



FLOORS

Inspected

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. Seller's items limit visibility.

GARAGE WALLS

Inspected. Seller's items limit visibility.

GARAGE CEILING

Inspected

GARAGE DOOR TO LIVING AREA

Inspected

GARAGE VEHICLE DOOR

Main garage door, springs, tracks and rollers tested ok.



GARAGE AUTOMATIC DOOR OPENER

Automatic garage door opener responded to test.

GARAGE DOOR AUTO REVERSE

Auto reverse controlled by electronic eyes tested ok.

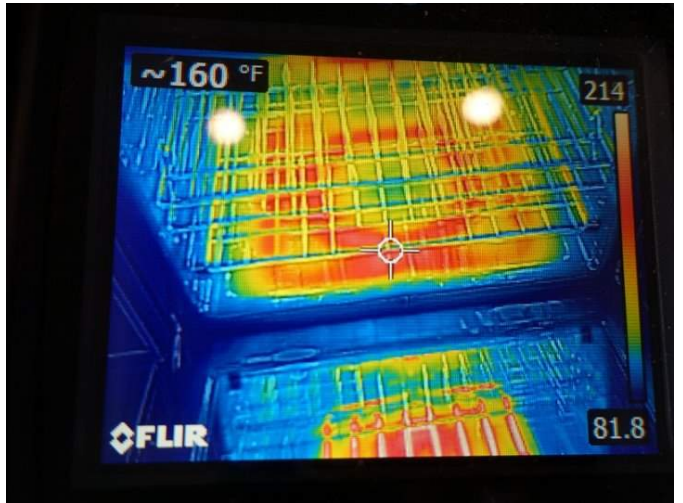
KITCHEN PHOTOS

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 electric 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. Ice & water dispensers operational.

MICROWAVE

Microwave responded to test.

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

All sinks appeared serviceable.

Left master bathroom sink had signs of a possible water leak in the past, however, the sink did not leak at the time of the inspection.



VENT / HEAT

Master bathroom toilet's ceiling vent cover was loose. Recommend securing.



BATHTUB

The master bathtub tested ok.

SHOWER

Showers tested ok.