



# Inspection Report

**John Smith**

**Property Address:**  
1234 South St  
Titusville Fl 32780



**Bell Inspection Service**

**Greg Bell**  
**P O Box 22**  
**Mims, Fl 32754**  
**321-626-8840 Brevard**  
**407-615-3640 Orlando**

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<b>Date:</b> 2/28/2010	<b>Time:</b>	<b>Report ID:</b> 2281001
<b>Property:</b> 1234 South St Titusville Fl 32780	<b>Customer:</b> John Smith	<b>Real Estate Professional:</b>

### Comment Key or Definitions

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

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

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

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

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

**Standards of Practice:**

NACHI National Association of Certified Home Inspectors

**In Attendance:**

Customer and Seller and buyers agent

**Type of building:**

Single Family (2 story)

**Occupancy Status:**

Vacant

**Approximate age of building:**

Over 30 Years

**Home Faces:**

East

**Temperature:**

Below 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

## 1. Roofing

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

### Styles & Materials

**Roof Covering:**  
3-Tab fiberglass

**Viewed roof covering from:**  
Walked roof

**Age of Roof Covering:**  
13-17 Years

**Average Life Of Roof Covering:**  
12-15 Years

**Sky Light(s):**  
One  
Plastic Bubble Type


**Chimney (exterior):**  
Stucco

		IN	NI	NP	RR
1.0	ROOF COVERINGS	X			X
1.1	FLASHINGS	X			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
1.3	ROOF DRAINAGE SYSTEMS	X			X

IN NI NP RR


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### Comments:

 **1.0** The roof covering is nearing the end of its designed life. You should budget to replace the roof coverings in the near future. The roof coverings could last a couple more years. Monitor for leaks and damage. Consult with your home insurer to see what their position is concerning the age of the roof.



1.0 Picture 1

 **1.3** The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

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

**2. Exterior**

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

**Styles & Materials**

**Siding Style:**

RB&B (Reverse board and batten)

**Siding Material:**

Wood

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Sidewalk

**Driveway:**


Concrete

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	X			X
2.1	DOORS (Exterior)	X			
2.2	WINDOWS	X			
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			X
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
2.5	EAVES, SOFFITS AND FASCIAS	X			
2.6	ADDITIONAL BUILDINGS ON PROPERTY	X			X

IN NI NP RR

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**Comments:**


 **2.0** The wood siding needs repair in numerous places on the exterior. The repairs include replacing wood decay and securing boards that are loose or cracked.



2.0 Picture 1



2.0 Picture 2

 **2.3** Repairs have been made to the beams that support the second story deck. The materials used were not long enough so they do not bear on the frame of the home. Consult with a licensed contractor for repair.



2.3 Picture 1

**2.6** The detached garage was built below grade. It is evident that the structure has had water intrusion in the past. There was mold on the walls where they were not recently painted. The baseboards have been replaced with a wider 1 by material. It would appear that someone is trying to hide the damage done to the lower sections of the wallboard from previous water intrusion. It is very likely that the structure was built without a building permit given the elevation of the slab. Consult with the building dept to confirm.

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

### 3. Garage

The inspector will inspect the garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. Inspect any installed electronic sensors and reverse mechanism for automatic openers.

#### Styles & Materials

**Garage Door Type:**  
Two automatic

**Garage Door Material:**  
Metal


**Auto-opener Manufacturer:**  
SEARS  
1/2 HORSEPOWER

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	X			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			X
3.2	GARAGE FLOOR	X			
3.3	GARAGE DOOR (S)	X			
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			X

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#### Comments:

 **3.1** There is drywall damage on the wall by the water heater. Repair as needed.



3.1 Picture 1

 **3.5** The electronic eyes for the garage door should be within 2-4 inches of the garage floor. Move the electronic safety eyes to the proper level.



3.5 Picture 1

**4. Interiors**

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

**Styles & Materials**

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall  
Wood

**Floor Covering(s):**

Linoleum  
Tile

**Interior Doors:**

Solid  
Wood

**Window Types:**

Single-hung  
Sliders  
Double Pane

**Cabinetry:**

Wood

**Countertop:**


Laminate

		IN	NI	NP	RR
4.0	CEILINGS	X			
4.1	WALLS	X			
4.2	FLOORS	X			
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			X
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
4.5	DOORS (REPRESENTATIVE NUMBER)	X			
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X			X

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**Comments:**

 **4.3** The hand/guard rail for the second story stairs are spaced to far apart for safety and is weak and is not secure. A fall or injury could occur if not corrected. A qualified licensed contractor should repair or replace as needed.



4.3 Picture 1

 **4.6** The two windows on the west wall of the master bedroom need new springs. They will not stay open on their own.



4.6 Picture 1

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

## 5. Structural Components

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



Attic

### Styles & Materials

**Foundation:**

Masonry block  
Poured concrete

**Floor Structure:**

Poured Concrete

**Wall Structure:**

Wood

**Roof Structure:**

Engineered wood trusses

**Roof-Type:**

Gable

**Method used to observe attic:**

Walked

**Attic info:**

Scuttle hole  
Light in attic

**IN NI NP RR**

5.0	FOUNDATIONS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
5.1	WALLS (Structural)	X			
5.2	FLOORS (Structural)	X			
5.3	CEILINGS (structural)	X			
5.4	ROOF STRUCTURE AND ATTIC	X			

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

issues as it relates to the comments in this inspection report.

## 6. Plumbing System

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

### Styles & Materials

**Water Source:**

Public

**Plumbing Water Supply (into home):**

Copper

**Water Shut Off Valve Location:**

Front of House

**Plumbing Water Distribution (inside home):**

Copper

**Plumbing Waste System:**

Septic Tank (not inspected)

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

Electric

**Water Heater Capacity:**

50 Gallon (2-3 people)

**Manufacturer:**

WHIRLPOOL

Extra Info : MFG: 2007

**Water Heater Location:**

Garage

**IN NI NP RR**

6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			X
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			X

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**Comments:**

- 🏠 **6.1** Repair the caulk and grout where needed in tub and shower areas. This is a maintenance issue.



6.1 Picture 1

- 🏠 **6.2** The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



6.2 Picture 1

 **6.3** The shutoff valve needs a new handle.



6.3 Picture 1

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

## 7. Electrical System

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



### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

GOULD

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS	X			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			X
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			X
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)			X	X
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			

IN NI NP RR


IN NI NP RR

7.7	SMOKE DETECTORS	X			
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IN NI NP RR

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**Comments:**

 **7.1** (1) Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

(2) Bolts are used to secure the dead front to the service panel. You risk penetrating one of the conductors when securing the panel cover to the panel. This is a safety hazard that needs to be repaired. Replace current bolts with blunt ended screws that are designed for electrical panels. The dead front was not removed for this reason.



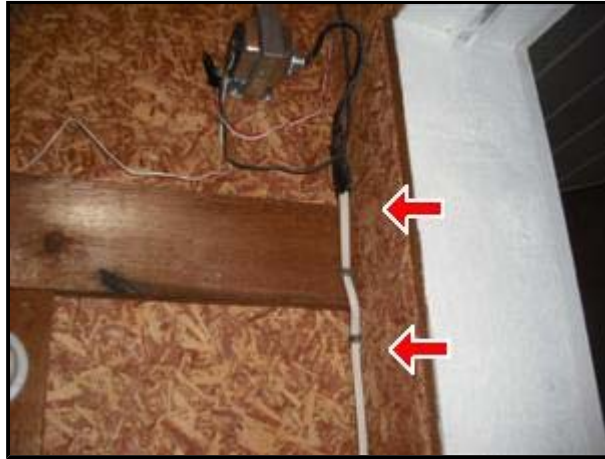
7.1 Picture 1

 **7.3** (1) The outlet on the east wall of the family room has reversed polarity (wired backwards). This can cause damage for any item that uses this outlet. Consult with a licensed electrician for repair.




7.3 Picture 1

(2) All exposed conductors in the home should be in conduit. This is a safety hazard. Consult with a licensed electrician for repair.




7.3 Picture 2

 **7.4** The outlet by the waterfall is exposed and out of the box. This is a safety hazard that should be repaired.



7.4 Picture 1

 **7.5** It is recommended that you have GFCI outlets in all wet locations.

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

## 8. Heating / Central Air Conditioning

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



Air Condenser



Air Handler 1st floor



Air Handler Attic

**Styles & Materials**

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Heat System Brand:</b> GOODMAN	<b>Heating unit date of manufacture:</b> 2001	<b>Ductwork:</b> Insulated
<b>Filter Type:</b> Missing	<b>Types of Fireplaces:</b> Insert	<b>Operable Fireplaces:</b> Two
<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> GOODMAN
<b>Number of AC Only Units:</b> Two	<b>AC Date of Manufacture:</b> 2001	<b>AC Unit Size:</b> 2 Ton 2 1/2 Ton

IN NI NP RR

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT	X			X
8.1	NORMAL OPERATING CONTROLS	X			
8.2	AUTOMATIC SAFETY CONTROLS	X			
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X			
8.7	COOLING AND AIR HANDLER EQUIPMENT	X			X
8.8	NORMAL OPERATING CONTROLS	X			
8.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

IN NI NP RR

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**Comments:**

**8.0** The coils for the air handler are very dirty and have a mold like substance growing on them. This


condition will restrict the air flow and cause the unit to prematurely fail. Consult with a licensed AC Contractor for repair.



8.0 Picture 1

 **8.7** (1) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

(2) It appears that the unit is too small for this size home. You may not reach your desired comfort level during the hotter days of the summer. Consult with a licensed AC Contractor for their recommendation.

 (3) The fins are damaged on the air condenser. This will reduce the efficiency of the unit. Consult with an AC Contractor for repair.

 (4) The conduit to the condenser disconnect needs to be attached to the box.



8.7 Picture 1

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

## 9. Insulation and Ventilation

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

### Styles & Materials

**Attic Insulation:**

Blown

**Ventilation:**

Ridge vents  
Soffit Vents

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Vinyl

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	X			
9.1	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X			
9.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
9.3	VENTING SYSTEMS (Kitchens, baths and laundry)	X			
9.4	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	

**IN NI NP RR**

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**Comments:**

**9.4** It is recommended that you add a [thermostatic fan](#) to your attic. This will increase the life of the roof covering and reduce your cooling costs during the summer.

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

**10. Built-In Kitchen Appliances**

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

**Styles & Materials**

**Dishwasher Brand:**  
KENMORE

**Range/Oven:**  
JENN AIR  
WHIRLPOOL

**Refrigerator:**  
GENERAL ELECTRIC

		IN	NI	NP	RR
10.0	DISHWASHER	X			
10.1	RANGES/OVENS/COOKTOPS	X			
10.2	FOOD WASTE DISPOSER	X			
10.3	REFRIGERATOR	X			

IN NI NP RR

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

## 11. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: [http://www.ihf.org/foryourhealth/article\\_children.html](http://www.ihf.org/foryourhealth/article_children.html)



### Styles & Materials

**Style:**

In ground  
Heated

**Wall Material:**

Gunite (concrete)

		IN	Yes	NI	NP	RR	No
11.0	OPERATIONAL CONDITION OF POOL	X					
11.1	SURFACE WALLS AND FLOOR OF POOL	X				X	
11.2	PERMANENT ACCESSORIES CONDITION	X					
11.3	PUMPS FOR CIRCULATION OF WATER	X				X	
11.4	POOL HEATERS			X			
11.5	VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL IS ON A GROUND FAULT CIRCUIT (GFCI)	X				X	
11.6	OVERFLOW SKIMMERS AND DRAINS	X					
11.7	IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL						X
11.8	IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING						X
11.9	DOES FENCE HAVE A SELF CLOSING LATCH AND LOCK ON DOOR		X				
11.10	DOES THE DOOR LATCH HEIGHT AND LOCATION ATTEMPT TO BE REASONABLY		X				


IN Yes NI NP RR No


		IN	Yes	NI	NP	RR	No
	DIFFICULT FOR YOUNG CHILDREN TO REACH						
11.11	ELECTRIC LIGHTS SECURE		X				
11.12	DOES THE SURFACE AROUND POOL ENCOURAGE DRAINAGE AWAY FROM POOL		X				
11.13	Pool Cage	X					


IN Yes NI NP RR No

IN=Inspected, Yes=Yes, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, No=No

**Comments:**

 **11.1** The pool finish is old and in poor condition. You will need to resurface the pool in the near future. Consult with a pool contractor for costs.

 **11.3** It is recommended that you have the pool inspected by a pool contractor given the age and condition of the pool.

 **11.5** The system does not appear to be GFCI protected.

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Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# General Summary



**Bell Inspection Service**

**P O Box 22  
Mims, FL 32754  
321-626-8840 Brevard  
407-615-3640 Orlando**

**Customer**  
John Smith

**Address**  
1234 South St  
Titusville FL 32780

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

## 1. Roofing

### 1.0 ROOF COVERINGS

**Inspected, Repair or Replace**



The roof covering is nearing the end of its designed life. You should budget to replace the roof coverings in the near future. The roof coverings could last a couple more years. Monitor for leaks and damage. Consult with your home insurer to see what their position is concerning the age of the roof.

### 1.3 ROOF DRAINAGE SYSTEMS

**Inspected, Repair or Replace**



The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

## 2. Exterior

### 2.0 WALL CLADDING FLASHING AND TRIM

**Inspected, Repair or Replace**



The wood siding needs repair in numerous places on the exterior. The repairs include replacing wood decay and securing boards that are loose or cracked.

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

**Inspected, Repair or Replace**



Repairs have been made to the beams that support the second story deck. The materials used were not

## 2. Exterior

long enough so they do not bear on the frame of the home. Consult with a licensed contractor for repair.

### 2.6 ADDITIONAL BUILDINGS ON PROPERTY

#### Inspected, Repair or Replace



The detached garage was built below grade. It is evident that the structure has had water intrusion in the past. There was mold on the walls where they were not recently painted. The baseboards have been replaced with a wider 1 by material. It would appear that someone is trying to hide the damage done to the lower sections of the wallboard from previous water intrusion. It is very likely that the structure was built without a building permit given the elevation of the slab. Consult with the building dept to confirm.

## 3. Garage

### 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

#### Inspected, Repair or Replace



There is drywall damage on the wall by the water heater. Repair as needed.

### 3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

#### Inspected, Repair or Replace



The electronic eyes for the garage door should be within 2-4 inches of the garage floor. Move the electronic safety eyes to the proper level.

## 4. Interiors

### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Inspected, Repair or Replace



The hand/guard rail for the second story stairs are spaced too far apart for safety and is weak and is not secure. A fall or injury could occur if not corrected. A qualified licensed contractor should repair or replace as needed.

### 4.6 WINDOWS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace



The two windows on the west wall of the master bedroom need new springs. They will not stay open on their own.

## 6. Plumbing System

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Inspected, Repair or Replace



Repair the caulk and grout where needed in tub and shower areas. This is a maintenance issue.

### 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### Inspected, Repair or Replace



The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

### 6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

#### Inspected, Repair or Replace



The shutoff valve needs a new handle.

## 7. Electrical System

### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Inspected, Repair or Replace**



(1) Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

### 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Inspected, Repair or Replace**



(1) The outlet on the east wall of the family room has reversed polarity (wired backwards). This can cause damage for any item that uses this outlet. Consult with a licensed electrician for repair.

### 7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

**Inspected, Repair or Replace**



The outlet by the waterfall is exposed and out of the box. This is a safety hazard that should be repaired.

### 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Not Present, Repair or Replace**



It is recommended that you have GFCI outlets in all wet locations.

## 8. Heating / Central Air Conditioning

### 8.0 HEATING EQUIPMENT

**Inspected, Repair or Replace**



The coils for the air handler are very dirty and have a mold like substance growing on them. This condition will restrict the air flow and cause the unit to prematurely fail. Consult with a licensed AC Contractor for repair.

### 8.7 COOLING AND AIR HANDLER EQUIPMENT

**Inspected, Repair or Replace**



(1) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).



(3) The fins are damaged on the air condenser. This will reduce the efficiency of the unit. Consult with an AC Contractor for repair.



(4) The conduit to the condenser disconnect needs to be attached to the box.

## 11. Swimming Pools, Equipment and Safety

### 11.1 SURFACE WALLS AND FLOOR OF POOL

**Inspected, Repair or Replace**



The pool finish is old and in poor condition. You will need to resurface the pool in the near future. Consult with a pool contractor for costs.

### 11.3 PUMPS FOR CIRCULATION OF WATER

**Inspected, Repair or Replace**



It is recommended that you have the pool inspected by a pool contractor given the age and condition of the pool.

### 11.5 VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL IS ON A GROUND FAULT CIRCUIT (GFCI)

## 11. Swimming Pools, Equipment and Safety

### Inspected, Repair or Replace



The system does not appear to be GFCI protected.

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

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# INVOICE

**Bell Inspection Service**  
 P O Box 22  
 Mims, FL 32754  
 321-626-8840 Brevard  
 407-615-3640 Orlando

**Inspection Date:** 2/28/2010  
**Report ID:** 2281001

Customer Info:	Inspection Property:
John Smith	1234 South St Titusville FL 32780

## Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 3,001 - 3,500	350.00	1	350.00
			<b>Tax \$0.00</b>
			<b>Total Price \$350.00</b>

**Payment Method:** Check

**Payment Status:** Paid At Time Of Inspection

**Note:** Thank you for choosing Bell Inspection Service



## **Bell Inspection Service**

**Greg Bell**

**P O Box 22  
Mims, FL 32754  
321-626-8840 Brevard  
407-615-3640 Orlando**

**Thank you for choosing Bell Inspection Service. We know that you have many companies to choose from and appreciate the choice that you made. We want you to be 100% satisfied with our service. Please call or e-mail us if you are not. Our service doesn't stop after the inspection. You may call on us anytime you have a question about your home. We offer free phone consultations for life.**

## Inspection Agreement

THIS AGREEMENT is made and entered into by and between Bell Inspection Service, referred to as Inspector and John Smith referred to as Client. In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the charges as agreed for the inspection of the Property, being the residence, and garage or carport, if applicable, located at the address listed below.

1234 South St Titusville, FL32780

2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.

3. The parties agree that the Standards of Practice of the National Association of Certified Home Inspectors (NACHI) shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards is posted on the inspectors web site.

4. The parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection.

5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.

6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.

7. This Agreement represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida, and if that states laws or regulations are more stringent than the forms of the agreement, the state law or rule shall govern.

8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, Chinese drywall, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; Septic System; heating systems accessories; solar heating systems; sprinkling systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications. Client understands that these systems, items and conditions are excepted from this inspection, unless added as an additional service. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.

9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to

follow the standards adhered to in the report or State law. Furthermore, any legal action must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

12. In the event that the inspector can not perform the inspection due to circumstances out of the inspectors control a cancellation or re inspection fee will be charged. Such circumstances could include utilities not being turned on or access was not available at the appointed time. This fee will also be charged if the inspection is canceled with less than 24 hours notice. This fee will be \$150 or 50% of the inspection fees which ever is greater.

13. This inspection does not determine whether the property is insurable.

14. Client agrees that inspector may give a copy of the report to their agent.

15. Any dispute, controversy, interpretations or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be the final and binding judgment on the Award may be entered in any Court of competent jurisdiction.