



Inspection Report

Mr. Sample Smith

Property Address:
12345 Sample Rd
Tampa FL 33624



Stone Eagle Home Inspections, LLC

David J Kennedy FL - H18799
Hudson, FL 34667
727-937-1374

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Date: 2/8/2016	Time:	Report ID: 2162016GRAHAM
Property: 12345 Sample Rd Tampa FL 33624	Customer: Mr. Sample Smith	Real Estate Professional: Ashley Gajdosz

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:

ASHI American Society of Home Inspectors

In Attendance:

Customer and Seller

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

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.

		IN	NI	NP	RR	SA	Styles & Materials
1.0	Roof Coverings	•					Roof Covering: Architectural Asphalt/Fiberglass
1.1	Flashings	•					Viewed roof covering
1.2	Skylights, Chimneys and Roof Penetrations	•					from: Walked roof
1.3	Roof Drainage Systems	•			•		Sky Light(s): One
1.4	Roof Tile			•			

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Comments:

1.0 The roof is 1 year old. A asphalt shingle roof like this one will last 20 years.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

1.2



1.2 Item 1(Picture)

1.3 The roof has no gutter system except for the pool enclosure. I recommend installing a gutter and down spout system for the entire roof. Then direct the water AWAY from the house. This prevents water from getting under the slab and settling the foundation.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

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.

		IN	NI	NP	RR	SA	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•					Siding Style: Cement stucco
2.1	Doors (Exterior)	•					Siding Material: EIFS
2.2	Windows	•					Exterior Entry Doors: Wood Single pane
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•					Driveway: Concrete
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•					
2.5	Eaves, Soffits and Fascias	•					
2.6	Other	•			•		
2.7	Hairline Cracks in Stucco	•			•		

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IN NI NP RR SA

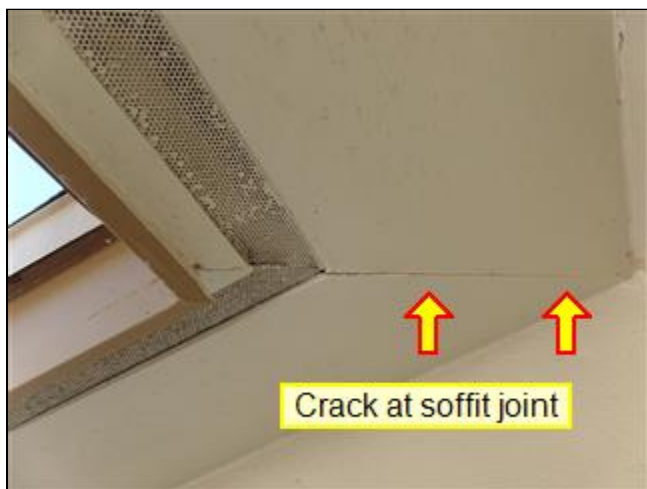
Comments:

2.2 There are cracks in the window sill on two window, one in front and one on the right side. Seal these with calking to prevent water intrusion which will make them worse.



2.2 Item 1(Picture)

2.5 there is a minor crack at the soffit joint in the front. I recommend calking to prevent water intrusion.



2.5 Item 1(Picture)

2.6 There are settling cracks in the driveway. This is not unusual for a home of this age. Keep the cracks sealed to prevent water intrusion.



2.6 Item 1(Picture)

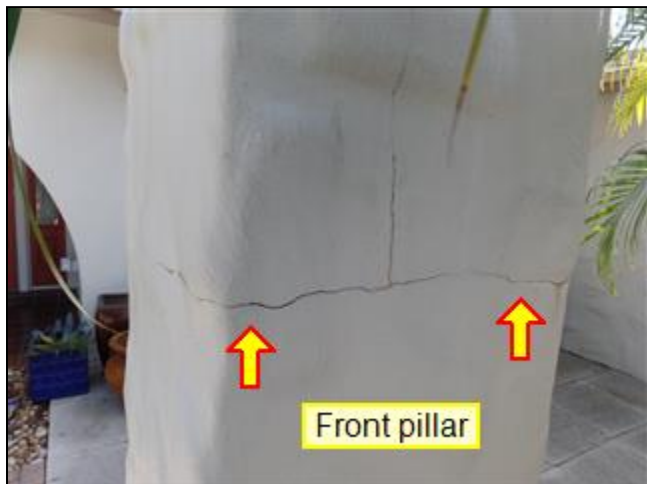


2.6 Item 2(Picture)



2.6 Item 3(Picture)

2.7 The front pillar has cracks in the stucco. These can be caused by normal settling or water intrusion from the top. I recommend sealing the cracks with calking and calking along the upper seam on the roof.



2.7 Item 1(Picture)

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

		IN	NI	NP	RR	SA	Styles & Materials
3.0	Garage Ceilings	•					Garage Door Type: One automatic
3.1	Garage Walls (including Firewall Separation)	•					Garage Door Material: Metal
3.2	Garage Floor	•					Auto-opener
3.3	Garage Door (s)	•					Manufacturer: GENIE
3.4	Occupant Door (from garage to inside of home)	•			•		
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•					

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IN NI NP RR SA

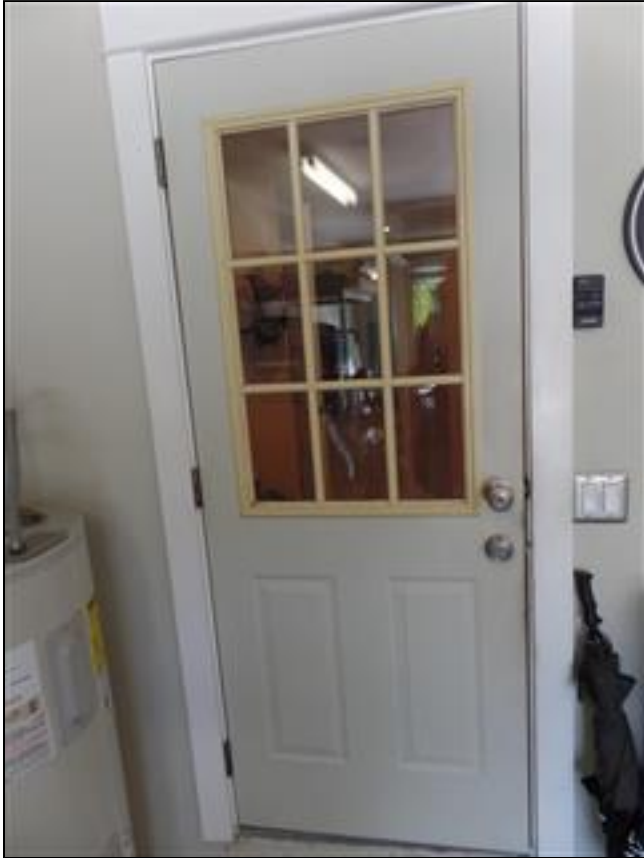
Comments:

3.2 Normal settling cracks in the floor of the garage



3.2 Item 1(Picture)

3.4 The occupant door to the garage need to be fire rated. The current door needs to be replaced with fire rated barrier door with no windows.



3.4 Item 1(Picture)

3.5 The garage doors reversed when given resistance.

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.

		IN	NI	NP	RR	SA	Styles & Materials
4.0	Ceilings	•					Ceiling Materials: Gypsum Board
4.1	Walls	•					Wall Material: Gypsum Board
4.2	Floors	•					Floor Covering(s): Carpet Tile
4.3	Steps, Stairways, Balconies and Railings	•					Interior Doors: Hollow core
4.4	Counters and Cabinets (representative number)	•					Window Types: Single-hung
4.5	Doors (representative number)	•					Cabinetry: Wood
4.6	Windows (representative number)	•					Countertop: Granite

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Comments:

4.4



4.4 Item 1(Picture)



4.4 Item 2(Picture)

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.

		IN	NI	NP	RR	SA	Styles & Materials
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•					Foundation: Poured concrete Floor Structure: Slab Wall Structure: 2 X 4 Wood Ceiling Structure: 2X4 2X6 Roof Structure: Engineered wood trusses Roof-Type: Hip Flat Method used to observe attic: Walked Attic info: Attic access Scuttle hole
5.1	Walls (Structural)	•					
5.2	Columns or Piers			•			
5.3	Floors (Structural)	•					
5.4	Ceilings (Structural)	•					
5.5	Roof Structure and Attic	•					

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Comments:

5.5



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)



5.5 Item 5(Picture)

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.

		IN	NI	NP	RR	SA
6.0	Plumbing Drain, Waste and Vent Systems	•				
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			•	
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				
6.3	Main Water Shut-off Device (Describe location)	•				

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Styles & Materials

Water Source:

Water Filters:
Whole house conditioner

Plumbing Water Supply (into home):
Not visible

Plumbing Water Distribution (inside home):
Copper
PVC

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC

Water Heater Power Source:
Electric

Water Heater Capacity:
40 Gallon (1-2 people)

Manufacturer:
GE

Comments:

6.1 The home has a Culligan water treatment system that in not being used. It came on when I plugged it in. I recommend getting it serviced by a Culligan professional if you choose to use the system.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

6.3



6.3 Item 1(Picture)

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.

		IN	NI	NP	RR	SA	Styles & Materials
7.0	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•					Electrical Service Conductors: Below ground Panel capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: GENERAL ELECTRIC Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
7.1	Service Entrance Conductors	•					
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•					
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)	•					
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•					
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•					
7.6	Location of Main and Distribution Panels	•					
7.7	Smoke Detectors	•					
7.8	Carbon Monoxide Detectors			•			
7.9	Hot and Neutral Reverse			•			

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IN NI NP RR SA

Comments:

7.0



7.0 Item 1(Picture)

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.

		IN	NI	NP	RR	SA	Styles & Materials
8.0	Heating Equipment	•					Heat Type: Heat Pump Forced Air (also provides cool air) Energy Source: Electric Number of Heat Systems (excluding wood): One Heat System Brand: RHEEM Ductwork: Insulated Filter Type: Disposable Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Cooling Equipment Energy Source: Electricity Central Air Manufacturer: RHEEM Number of AC Only Units: One
8.1	Normal Operating Controls	•					
8.2	Automatic Safety Controls	•					
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					
8.4	Presence of Installed Heat Source in Each Room			•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)			•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•			
8.7	Gas/LP Firelogs and Fireplaces			•			
8.8	Cooling and Air Handler Equipment	•					
8.9	Normal Operating Controls	•					
8.10	Presence of Installed Cooling Source in Each Room			•			

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Comments:

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.

		IN	NI	NP	RR	SA	Styles & Materials
9.0	Insulation in Attic	•					Attic Insulation: Blown Polyurethane foam R-30 or better Ventilation: None found Dryer Power Source: 220 Electric Dryer Vent: Flexible Metal Floor System Insulation: NONE
9.1	Insulation Under Floor System			•			
9.2	Vapor Retarders (in Crawlspace or basement)			•			
9.3	Ventilation of Attic and Foundation Areas	•					
9.4	Venting Systems (Kitchens, Baths and Laundry)	•					
9.5	Ventilation Fans and Thermostatic Controls in Attic	•					
9.6	Dryer Vent	•					
		IN	NI	NP	RR	SA	

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Comments:

9.0 The attic is well insulated to include a coating of insulated foam on the ceiling of the attic. This is good and bad. It's good because it provides extra insulation. It can be bad because if water leaks from the roof into the attic it will be trapped between the sheathing and foam and will rot the plywood sheathing. This has already happened and the owners had to replace several plywood sheets when they replaced the roof.



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)



9.0 Item 4(Picture)



9.0 Item 5(Picture)



9.0 Item 6(Picture)

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.

		IN	NI	NP	RR	SA	Styles & Materials
10.0	Dishwasher	•					Dishwasher Brand:
10.1	Ranges/Ovens/Cooktops	•					Disposer Brand:
10.2	Range Hood (s)			•			Range/Oven: GENERAL ELECTRIC
10.3	Trash Compactor			•			Built in Microwave: GENERAL ELECTRIC
10.4	Food Waste Disposer	•					
10.5	Microwave Cooking Equipment						
10.6	Refrigerator	•					

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IN NI NP RR SA

Comments:

10.0



10.0 Item 1(Picture)

10.1



10.1 Item 1(Picture)

10.4



10.4 Item 1(Picture)

10.5



10.5 Item 1(Picture)

10.6



10.6 Item 1(Picture)

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. Lawn Sprinklers

		IN	NI	NP	RR	SA
11.0	Sprinkler Operation	•				
11.1	Controllers	•				
11.2	Rotary Heads	•				
11.3	Visible Connections or Clamps	•				

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IN NI NP RR SA

Comments:

11.0



11.0 Item 1(Picture)

11.1 There are two access points for the lawn sprinkler solenoids. Both on the right hand side of the house.



11.1 Item 1(Picture)



11.1 Item 2(Picture)



11.1 Item 3(Picture)



11.1 Item 4(Picture)

12. 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

		IN	Yes	NI	NP	RR	No	Styles & Materials
12.0	Operational Condition of Pool	•						Style: In ground Shape: Kidney Wall Material: Concrete
12.1	Pool Liner Condition	•						
12.2	Surface Walls and Floor of Pool	•						
12.3	Permanent Accessories Condition	•						
12.4	Pumps for Circulation of Water	•						
12.5	Pumps for Vacuum or Cleaning	•						
12.6	Pool Heaters	•						
12.7	Verify the Electrical outlet (s) and any Lighting for Pools is on a Ground Fault Circuit (GFCI)	•						
12.8	Overflow Skimmers and Drains	•						
12.9	Chemicals for Pool (Capable of being stored with a lock)							
12.10	Does Pool have any rescue equipment?				•			
12.11	Do Steps and ladders exist on both sides of the pool?						•	
12.12	Is the Pool depth marked on outside area of Pool?						•	
12.13	Is there a depth of at least eight feet to allow for safe diving?	•						
12.14	Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?						•	
12.15	Is the pool fenced?	•					•	
12.16	Does the fence have a self closing latch and a lock on door?	•	•					
12.17	Can someone climb the fence by the use of personal items or structures against fence?				•			
12.18	Does the door latch height and location attempt to make difficult for young children to reach?	•	•					
12.19	Are Electric Lights Secure?	•	•					
12.20	Water Level should be within inches from Rim to allow an easier climb out.	•						
12.21	Pool Design at waters edge should not include protrusions that could injure swimmer	•						

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

IN Yes NI NP RR No

IN Yes NI NP RR No

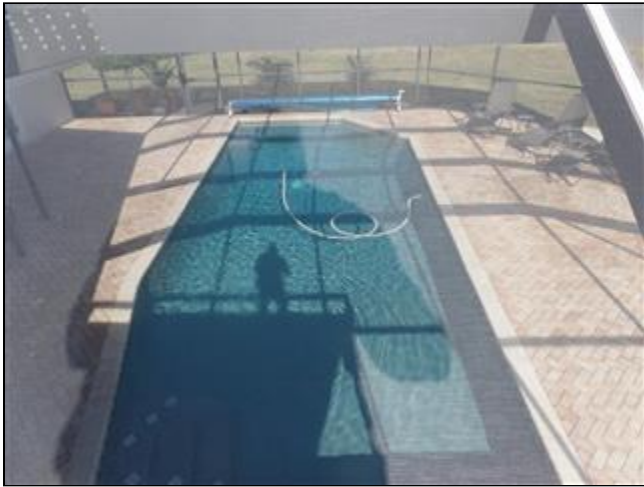
12.22	Does the surface around pool encourage drainage away from pool?	•	•				
12.23	Other Items of Interest						

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

IN Yes NI NP RR No

Comments:

12.0 The pool appeared to be in excellent condition. I recommend getting the equipment serviced to establish an initial baseline.



12.0 Item 1(Picture)



12.0 Item 2(Picture)



12.0 Item 3(Picture)



12.0 Item 4(Picture)



12.0 Item 5(Picture)



12.0 Item 6(Picture)

12.2

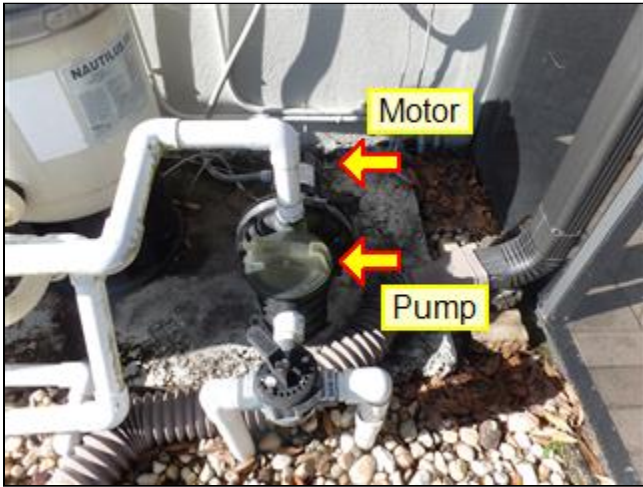


12.2 Item 1(Picture)



12.2 Item 2(Picture)

12.4



12.4 Item 1(Picture)



12.4 Item 2(Picture)



12.4 Item 3(Picture)



12.4 Item 4(Picture)

12.6 The pool heat source is a Heat Pump. The switch is located in the small breaker sub panel in the garage next to the main panel. I turned the heat pump on and it appeared to work. The owner reported that he never uses it and it sits idle. I recommend getting the pool heater serviced to establish a baseline.



12.6 Item 1(Picture)



12.6 Item 2(Picture)



12.6 Item 3(Picture)



12.6 Item 4(Picture)

12.9 There is lockable storage for pool chemicals however the owners may take it with them. I recommend locking up all pool chemicals for safety.

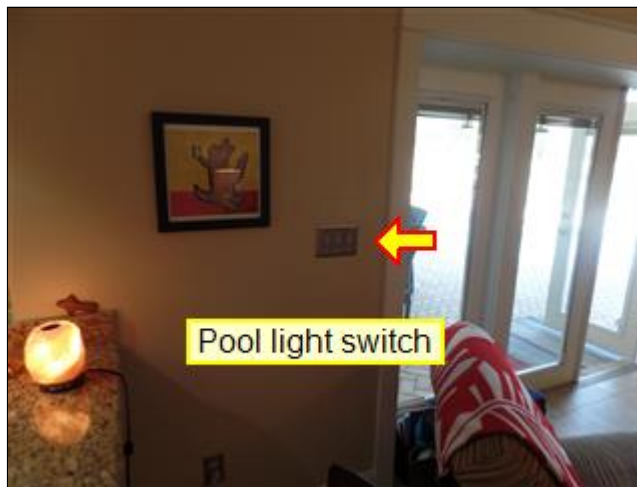


12.9 Item 1(Picture)

12.19



12.19 Item 1(Picture)



12.19 Item 2(Picture)



12.19 Item 3(Picture)

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.

General Summary



Stone Eagle Home Inspections, LLC

**Hudson, FL 34667
727-937-1374**

Customer
Mr. Sample Smith

Address
12345 Sample Rd
Tampa FL 33624

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

1.3 Roof Drainage Systems

Inspected, Repair or Replace

The roof has no gutter system except for the pool enclosure. I recommend installing a gutter and down spout system for the entire roof. Then direct the water AWAY from the house. This prevents water from getting under the slab and settling the foundation.

1. Roofing



1.3 Item 1(Picture)



1.3 Item 2(Picture)

2. Exterior



2.6 Other

Inspected, Repair or Replace

There are settling cracks in the driveway. This is not unusual for a home of this age. Keep the cracks sealed to prevent water intrusion.

2. Exterior



2.6 Item 1(Picture)



2.6 Item 2(Picture)



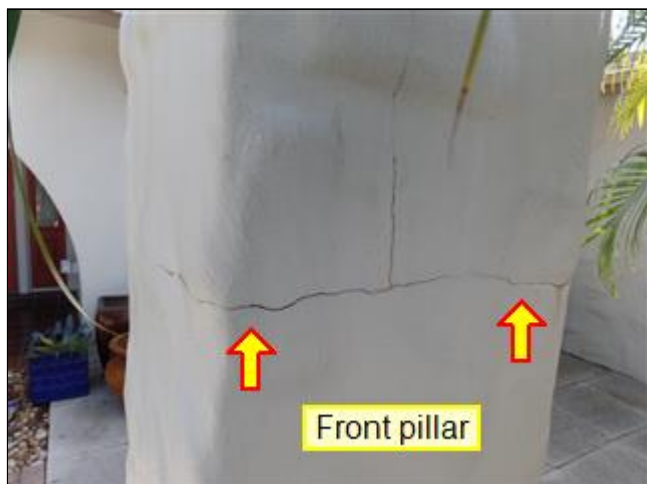
2.6 Item 3(Picture)

2.7 Hairline Cracks in Stucco

Inspected, Repair or Replace

The front pillar has cracks in the stucco. These can be caused by normal settling or water intrusion from the top. I recommend sealing the cracks with calking and calking along the upper seam on the roof.

2. Exterior



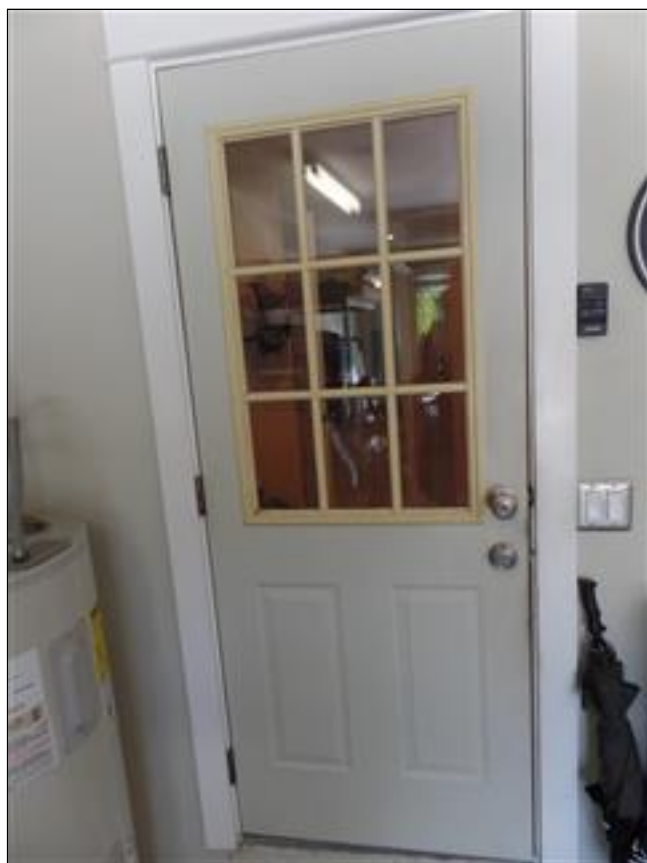
2.7 Item 1(Picture)

3. Garage

3.4 Occupant Door (from garage to inside of home)

Inspected, Repair or Replace

The occupant door to the garage need to be fire rated. The current door needs to be replaced with fire rated barrier door with no windows.



3.4 Item 1(Picture)

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

The home has a Culligan water treatment system that is not being used. It came on when I plugged it in. I recommend getting it serviced by a Culligan professional if you choose to use the system.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To David J Kennedy



INVOICE

Stone Eagle Home Inspections, LLC
 Hudson, FL 34667
 727-937-1374
 Inspected By: David J Kennedy

Inspection Date: 2/8/2016
 Report ID: 2162016GRAHAM

Customer Info:	Inspection Property:
Mr. Sample Smith 3313 East Sevilla Circle Tampa FL 33629	12345 Sample Rd Tampa FL 33624
Customer's Real Estate Professional: Ashley Gajdosz	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	325.00	1	325.00
Wind Mitigation	100.00	1	100.00
Four Point	100.00	1	100.00
Inspection Discount	-50.00	3	-150.00
General Pool Inspection	100.00	1	100.00

Tax \$0.00

Total Price \$475.00

Payment Method:

Payment Status:

Note:



Stone Eagle Home Inspections, LLC

Hudson, FL 34667
727-937-1374

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Citizens 4-Point 2012 Revised](#)

[Florida Wind Mitigation Form - 2012](#)



**INSPECTION AGREEMENT
THIS IS A LEGALLY BINDING CONTRACT**

Mr. Sample Smith2162016GRAHAM

12345 Sample Rd, Tampa, FL 33624

2/8/2016

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	325.00	1	325.00
Wind Mitigation	100.00	1	100.00
Four Point	100.00	1	100.00
Inspection Discount	-50.00	3	-150.00
General Pool Inspection	100.00	1	100.00

475.00

This Inspection Agreement contains the terms and conditions of your Mr. Sample Smith contract with **Stone Eagle Home Inspections LLC**, for an Inspection of the Property at the above address. This Inspection Agreement contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. By signing below, Client represents and warrants that Client has secured all approvals necessary for the Company to conduct the Inspection of the Property. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns client may have regarding the Inspection or Inspection Report. This Inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

1. INSPECTION AND DUTIES

The Company agrees to perform a limited visual Inspection of the systems and components included in the inspection as they exist at the time of the inspection and for which the Client agrees to pay a fee. The Inspection will be performed in accordance with the Standards of Practice of "ASHI" American Society of Home Inspectors which are attached, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement. You agree that if the Company

recommends further evaluation of a condition noted in the Inspection Report that you will do so before the end of any inspection contingency and prior to closing.

2. DISCLAIMER OF WARRANTY

Client understands that the Inspection and Inspection Report do not, in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the Inspection nor Inspection Report are substitutes for any real estate transfer disclosures which may be required by law.

3. NOTICE AND STATUTE OF LIMITATIONS

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractor's repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector. Any legal action must be brought within one (1) year from the date of the Inspection, failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions or causes of actions that may have arisen therefrom. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law.

4. LIQUIDATED DAMAGES - LIMITED LIABILITY CLAUSE

Due to the nature of the services we are providing, it is difficult to foresee or determine (at the time this Agreement is formed) potential damages in the event of negligence or breach of this Agreement by us. Thus, if we fail to perform the Services as provided herein or are careless or negligent in the performance of the Services and/or preparing the Report, our liability for any and all claims related thereto is limited to the fee paid for the Services (unless contrary to state law), and you release us from any and all additional liability, whether based on contract, tort, or any other legal theory. There will be no recovery for consequential damages. You understand that the performance of the Services without this limitation of liability would be more technically exhaustive, likely require specialties and would cost substantially more than the fee paid for this limited visual inspection. You understand that you are free to consult with another professional if you do not agree to this provision.

***Client Signature** _____

By signing here, the client agrees to be bound by the provisions of this limitation of liability provision.

5. ENVIRONMENTAL AND HEALTH ISSUES

The Client specifically acknowledges that a Property Inspection is NOT an Environmental Survey and is not intended to detect, identify, disclose or report on the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include but are not limited to asbestos; "Chinese Drywall"; radon; lead; urea formaldehyde; mold; mildew; fungus; odors; noise; toxic or flammable chemicals; water or air quality; PCB's or other toxins; electro-magnetic fields; underground storage tanks; proximity to toxic waste sites;

carbon monoxide. You agree to hold the Company and Inspector harmless for any injury, health risk or damage caused or contributed to by these conditions.

6. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or in any other fashion is excluded. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

- Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component installation or recalls.
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing.
- Termites or other wood destroying insects and or organisms, rodents or other pests, dry-rot or fungus; or damage from or relating to the preceding. This exclusion is deleted if the Client has the Company perform wood destroying organism inspection for an additional fee.
- Private water, sewage systems, water softeners or purifiers, radiant heat systems or solar heating systems.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Free standing appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks. Furnace heat exchangers.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property including but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, system or component life expectancy or adequacy or efficiency of any system or component.

7. GOVERNING LAW & SEVERABILITY

This Agreement shall be governed by Florida law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

8. RECEIPT OF REPORT

The Company's agreement to perform the Inspection is contingent on Client's agreement to the provisions, terms, conditions and limitations of this Agreement. If this Agreement is not signed by Client prior to or at the time the written Inspection Report is provided to the Client and Client objects to any of the terms of this Agreement, Client shall return the written Inspection Report to the Company within seven (7) days and any fee that has been paid will be refunded to the Client. Failure to return the written Inspection Report and payment of the fee shall constitute the full acceptance of all of the terms of this Agreement by Client.

9. OTHER SERVICES

It is understood and agreed to by the parties hereto that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties.

10. ENTIRE AGREEMENT, MODIFICATION & 3rd PARTIES

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

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

12. This Agreement, including the terms and conditions, 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 FL, and if Florida laws or regulations are more stringent than the forms of the agreement, the Florida law or rule shall govern.

13. 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.

14. 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.

15. Payment of the fee to the Inspector (less any deposit noted above) is due upon completion of the on-site inspection. The Client agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If the Client is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

16. If the Client requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement

17. DISPUTE RESOLUTION - ARBITRATION CLAUSE

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation 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 first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed

by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

CLIENT INITIALS X _____

I have read, understand and agree to all the terms and conditions of this Agreement and to pay the fee shown above.

Dated _____ Signature of Client _____

Dated _____ Company _____