

# Beaches Inspection Services

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**James Meyer**

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### INSPECTION ADDRESS

683 Queen's Harbor Blvd., Jacksonville, FL

### INSPECTION DATE

5/2/2007 9:00 am to 12:00 pm



**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

## GENERAL INFORMATION

**Inspection Address:** 683 Queen's Harbor Blvd., Jacksonville, FL  
**Inspection Date:** 5/2/2007 Time: 9:00 am to 12:00 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 75 Degrees  
Humidity at time of inspection: 20%

**Inspected by:** Brian Greene

**Client Information:** James Meyer  
**Structure Type:** Wood Frame  
**Furnished:** Yes  
**Number of Stories:** Two

**Structure Style:** Modern

**Structure Orientation:** South

**Estimated Year Built:** 1995  
**Unofficial Sq.Ft.:** 7300

**People on Site At Time of Inspection:** Seller's Agent

### General Property Conditions

This report serves as an addendum to the original report done for the same property address. The report, however, is presented in it's full text just as before. The following items that were mentioned in the previous report as problematic and that have since been examined, repaired or replaced by the appropriate expert, are commented on differently than in the original report because of the aforementioned action taken:

Exterior - House Wall Finish Observations - Addendum made on 5/23/07

This addendum now serves as the official inspection report.

### PLEASE NOTE:

**This report is the exclusive property of Beaches Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of Beaches Inspection Services and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of ASHI, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

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Report File: 683 Queens Harbor Blvd

## SCOPE OF WORK

You have contracted with Beaches Inspection Services to perform a generalist inspection in accordance with the standards of practice established by ASHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change those filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products

is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### Site & Other Observations

#### Auxiliary Structures

##### *Other Conditions*

We do not evaluate uninhabitable auxiliary structures, such as boat docks, as part of our service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.



There is a raised play apparatus in the yard that we did not evaluate. Although we saw no signs of structural problems with this particular item, typically we would not endorse items like these because of the possibility of it being a safety hazard to children.



#### Landscaping Observations

##### *Informational Conditions*

This property backs up to a water way that is safely below the property grade. Some properties include a pylon or rock made barrier to separate and keep the water from flooding the property. We do not have the expertise to evaluate these structures but, recommend and expert to offer a proper analysis.

##### *Other Conditions*

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. This also will help detect nesting and tunneling of insects.



## Notice to Absent Clients

### *Informational Conditions*

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

## Grading & Drainage

### **General Comments**

#### *Informational Conditions*

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### **Moisture & Related Issues**

#### *Informational Conditions*

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

### **Interior-Exterior Elevations**

#### *Informational Conditions*

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

### **Flat & Level Pad**

#### *Informational Conditions*

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

## Drainage Mode

### *Informational Conditions*

Drainage is facilitated by soil percolation, hard surfaces, and full gutters, which is not ideal but we did not see any evidence of moisture threatening the living space. This system does duct rain water to the pond behind the property.

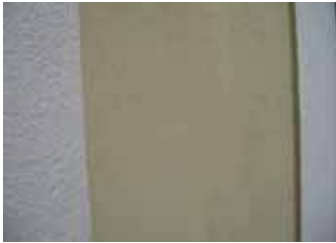


## House Wall Finish

### House Wall Finish Type

#### *Informational Conditions*

The house walls are finished with stucco.



### House Wall Finish Observations

#### *Other Conditions*

There are stress fractures in the stucco around the windows and doors that result from movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.



There is a non-typical stress fracture in the stucco that has been examined by a specialist. This crack was caused by moisture penetrating the building, most likely at that point of entry. The repair cost has been determined by the contractor and the damage has been deemed minor and non-structural. According to the contractor, this rules out any possibility of latent structural damage. This analysis supersedes any and all observations made by our inspection service and any future repairs should be in accordance with the contractor's recommendations.



## Exterior Components

### General Comments

#### *Informational Conditions*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. In the past, we have discovered leaking windows on other homes while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### Driveways

#### *Informational Conditions*

There are predictable cracks in the driveway that would not necessarily need to be serviced.



### Walkways

#### *Informational Conditions*

The walkways are in acceptable condition.



### Fences & Gates

#### Components and Conditions Needing Service

The gates needs typical maintenance & repair-type service, to open and close or latch easily.



Sections of the fence are broken or damaged and should be repaired or replaced.



### Fascia & Trim

#### Informational Conditions

The fascia board and trim are in acceptable condition.



### Other Conditions

Sections of the soffit have some mud dopples or bee nests attached to the underside. These should be removed to deter further growth.



### Sliding Glass Doors

#### Informational Conditions

The sliding glass door is tempered and in acceptable condition.



**Exterior Wooden Doors**

*Informational Conditions*

The exterior doors are in acceptable condition.

**Patio Covers or Gazebos**

*Informational Conditions*

The patio cover or arbor is in acceptable condition.



**Wood & Masonry Decks**

*Informational Conditions*

The masonry decks appear to be in acceptable condition.



The wood deck is in acceptable condition, and should be maintained and periodically sealed.



### Steps & Handrails

#### *Informational Conditions*

The steps are in acceptable condition.

### Balconies Guardrails etc

#### *Informational Conditions*

The balcony and balcony guardrail is in acceptable condition.



### Windows

#### *Informational Conditions*

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.



### Screens

#### *Functional Components and Conditions*

The window screens are functional.

### Outlets

#### *Functional Components and Conditions*

The outlets that were tested are functional and include ground-fault protection.

### Lights

#### *Functional Components and Conditions*

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

## Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the

carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## **Various Hard Surfaces**

### **Common Observations**

#### *Informational Conditions*

The visible portions of the hard surfaces, such as the house walls, yard walls, concrete decks, and walkways, are in acceptable condition. However, such surfaces are subject to damage caused by soil movement, etc.

## **Structural Elements**

### **Identification of Wall Structure**

#### *Informational Conditions*

The walls are conventionally framed with wooden studs on the first and second level.

### **Identification of Floor Structure**

#### *Informational Conditions*

The floor structure consists of a poured slab that could include reinforcing steel.

### **Identification of Ceiling Structure**

#### *Informational Conditions*

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

### **Identification of Roof Structure**

#### *Informational Conditions*

The roof structure consists of a prefabricated truss system.

## **Slab Foundation**

### **General Comments**

#### *Informational Conditions*

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we

would be happy to refer one.

#### **Method of Evaluation**

##### *Informational Conditions*

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

#### **Common Observations**

##### *Informational Conditions*

The residence has a bolted, slab foundation with no visible or significant abnormalities.

## **Roof/Attic**

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## **Concrete Tile Roof**

#### **General Comments**

##### *Informational Conditions*

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

#### **Method of Evaluation**

##### *Informational Conditions*

We elected not to walk the roof because the roofing material is easily broken, and evaluated it from several other vantage points.

#### **Estimated Age**

##### *Informational Conditions*

The roof appears to be the same age as the residence, or 10 years old.



### **Roofing Material**

#### *Informational Conditions*

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

### **Flashings**

#### *Informational Conditions*

The roof flashings are in acceptable condition.

### **Gutters & Drainage**

#### *Functional Components and Conditions*

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

## **Chimney**

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

## **Living Room Chimney**

### **General Prefabricated**

#### *Informational Conditions*

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.

### **Common Observations**

#### *Informational Conditions*

The chimney walls appear to be in acceptable condition, although we were unable to closely inspect it's components because of no roof access.

## **Fireplace**

### *Informational Conditions*

The fireplace is in acceptable condition.

## **Damper**

### *Functional Components and Conditions*

The damper is functional.

## **Glass Doors**

### *Informational Conditions*

The fireplace glass doors are functional.

## **Hearth**

### *Informational Conditions*

The hearth is in acceptable condition.

# **Plumbing**

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## **Potable Water Supply Pipes**

### **Water Main Shut-off Location**

#### *Informational Conditions*

The main water shut-off valve is located at the front of the residence.

### **Pressure Regulators**

#### *Functional Components and Conditions*

A functional pressure regulator is in place on the plumbing system.

### **Polyethylene Water Pipes**

#### *Informational Conditions*

The residence is served by Polyethylene potable water pipes that are in satisfactory condition.

### **Pipe Insulation**

#### *Informational Conditions*

The potable water pipes appear to be adequately insulated. The various materials of insulations can include

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oakum, felt, sphagnum moss, mineral wool, glass fibers, elastomeric and plastic foams, and asbestos. However, we do not have the authority to identify asbestos containing material, which can only be conclusive identified by viewing a sample of the material under a polarized light microscope.

## General Gas Components

### Gas Main Shut-Off Location

#### *Informational Conditions*

The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

### Gas Main Observations

#### *Informational Conditions*

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.



### Gas SupplyPipes

#### *Informational Conditions*

The visible portions of the gas pipes appear to be in acceptable condition. The tank is buried in the front yard.



## Gas Water Heaters

### General Comments

#### *Informational Conditions*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the

exterior, or a Watts 210 gas shut-off valve.

### **Age Capacity & Location**

#### *Informational Conditions*

Hot water is provided by two gas water heaters, a 10 year old, 50 gallon unit, located in the primary attic space, and a 10 year old, 65 gallon unit, located in the same space.



### **Common Observations**

#### *Informational Conditions*

The water heater is functional but beyond its warranty period.

### **Water Shut-Off Valve & Connectors**

#### *Functional Components and Conditions*

The shut-off valve and water connectors are functional.

### **Gas Shut-Off Valve & Connector**

#### *Functional Components and Conditions*

The gas control valve and its connector at the water heater(s) are functional.

### **Vent Pipe & Cap**

#### *Functional Components and Conditions*

The vent pipe is functional.

### **Relief Valve & Discharge Pipe**

#### *Functional Components and Conditions*

The water heater(s) is equipped with a mandated pressure-temperature relief valve.

### **Drain Valve**

#### *Informational Conditions*

The drain valve(s) is in place and presumed to be functional.

### **Drip Pan & Overflow Pipe**

#### *Informational Conditions*

The water heater is equipped with a drip pan and a drain pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

## **Waste & Drainage Systems**

### **General Comments**

#### *Informational Conditions*

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of

which are relatively inexpensive.

### **Type of Material**

#### *Informational Conditions*

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

### **Drain Waste & Vent Pipes**

#### *Functional Components and Conditions*

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

## **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## **Main Panel**

### **General Comments**

#### *Informational Conditions*

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

### **Service Entrance**

#### *Informational Conditions*

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.



### **Panel Size & Location**

#### *Informational Conditions*

The residence is served by a 350 amp, 240 volt panel, located on the house side yard.

### **Main Panel Observations**

#### *Informational Conditions*

The panel and its components have no visible deficiencies.

### **Panel Cover Observations**

#### *Informational Conditions*

The exterior panel cover is in acceptable condition.

### **Wiring Observations**

#### *Informational Conditions*

The visible portions of the wiring has no visible deficiencies.

## **Sub Panels**

### **General Comments**

#### *Informational Conditions*

Sub-panels are often located inside residences, but they should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

### **Sub Panel Location**

#### *Informational Conditions*

The sub panels are located in the garage and the upstairs attic closet.



### **Sub Panel Observations**

#### *Informational Conditions*

The electrical sub panel has no visible deficiencies.

### **Panel Cover Observations**

#### *Informational Conditions*

The exterior panel cover is in acceptable condition.

### **Wiring Observations**

#### *Informational Conditions*

There are no visible deficiencies with the wiring in the sub panel.

## Circuit Breakers

### *Informational Conditions*

The circuit breakers have no visible deficiencies.

# Heat and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## HVAC Split Systems

### **Age & Location**

#### *Informational Conditions*

Central heat and air-conditioning are provided by triple systems, consisting of three 10 year-old furnaces with evaporator coils that are located in the attic closet spaces, and three 10 year-old condensing coils that are located on the house side yard.



### **Common Observations**

#### *Functional Components and Conditions*

The split-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

### **Design Observations**

#### *Informational Conditions*

The layout of this system is undoubtedly as designed, and should provide adequate service. No system is 100% efficient. Inasmuch as the design of any system is dependant on multiple interrelated factors, many of which are commonly related to the state of technology at the time of the installation, we will elaborate and allow you to decide whether or not to seek the counsel of a specialist.

### **Furnace**

#### *Functional Components and Conditions*

The furnace is functional.

### **Circulating Fan**

#### *Functional Components and Conditions*

The circulating fan is clean and functional.

### **Return-Air Compartment**

#### *Informational Conditions*

The return-air compartment is in acceptable condition.

### **Evaporator Coil**

#### *Functional Components and Conditions*

The evaporator coil is functional.

### **Condensate Drainpipe**

#### *Informational Conditions*

The condensate drainpipe discharges correctly outside the residence.

### **Drip Pan**

#### *Functional Components and Conditions*

The drip pan is functional.

### **Condensing Coil**

#### *Functional Components and Conditions*

The condensing coil responded to the thermostat and is functional.

### **Condensing Coil Disconnect**

#### *Functional Components and Conditions*

The electrical disconnect at the condensing coil is functional.

### **Refrigerant Lines**

#### *Informational Conditions*

The refrigerant lines are in acceptable condition.

### **Differential Temperature Readings**

#### *Informational Conditions*

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more.

### **Thermostats**

#### *Functional Components and Conditions*

The thermostat is functional.

### **Registers**

#### *Functional Components and Conditions*

The registers are reasonably clean and functional.

### **Flexible Ducting**

#### *Informational Conditions*

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

## **Living Areas**

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services

may be deemed necessary before the close of escrow.

## Main Entry

### Furnished Residence Comment

#### *Informational Conditions*

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

### No Recommended Service

#### *Informational Conditions*

We have evaluated the entry, and found it to be in acceptable condition. The following items and the featured condition described below is mentioned only once in this report. Therefore, you should assume that all interior rooms have the same items in the same condition unless otherwise noted for that particular room. In other words, if the windows, for example, are functional in the entry, then it is assumed that all the windows are functional throughout the house unless we discover differently in a particular room or area.

### Doors

#### *Informational Conditions*

The doors are functional.



### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Functional Components and Conditions*

The windows are functional.

### Closets

#### *Informational Conditions*

The closet is in acceptable condition.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Other Conditions*

The outlets that were tested are functional. Almost all the rooms and halls in the house have base board outlets. Some of these outlets are split circuit(left plug and right plug on separate electrical circuits). Some of the right sided plugs were not giving current, depending on which room you were in. This may be due to a test outlet somewhere in the house that hasn't been reset. Please check all the test outlets to try and restore the power to these outlets.

## Living Room

### No Recommended Service

#### *Informational Conditions*

We have evaluated the living room, and found it to be in acceptable condition.



## Dining Room

### No Recommended Service

#### *Informational Conditions*

We have evaluated the dining room, and found it to be in acceptable condition.



## Family Room

### No Recommended Service

#### *Informational Conditions*

We have evaluated the family room, and found it to be in acceptable condition.



## Game Room

### No Recommended Service

#### *Informational Conditions*

We have evaluated the game room, and found it to be in acceptable condition.



## Breakfast Room

### No Recommended Service

#### *Informational Conditions*

We have evaluated the sun room, and found it to be in acceptable condition.



## Office or Library

### No Recommended Service

#### *Informational Conditions*

We have evaluated the office/ library, and found it to be in acceptable condition.



## Den

### A Renovation or Addition

#### *Informational Conditions*

The den appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

### No Recommended Service

#### *Informational Conditions*

We have evaluated the den, and found it to be in acceptable condition.



## Loft

### No Recommended Service

#### *Informational Conditions*

We have evaluated the loft, and found it to be in acceptable condition.



## Common Areas

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

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## Kitchen

### No Recommended Service

#### Informational Conditions

There is no recommended service



### Sink & Countertop

#### Functional Components and Conditions

The sink and countertop are functional.

### Cabinets

#### Functional Components and Conditions

The cabinets are functional, and do not have any significant damage.

### Valves & Connectors

#### Functional Components and Conditions

The valves and connectors below the sink are functional.

### Faucet

#### Functional Components and Conditions

The sink faucet is functional.

### Trap and Drain

#### Functional Components and Conditions

The trap and drain are functional.

### Garbage Disposal

#### Functional Components and Conditions

The garbage disposal is functional.



### Electric Range

#### Functional Components and Conditions

The electric range is functional, but was neither calibrated nor tested for its performance.

### Electric Cooktop

#### Functional Components and Conditions

The electrical cook top is functional, but is child safe.

### Dishwasher

#### Functional Components and Conditions

The dishwasher is functional.

### **Built-in Microwave**

#### *Functional Components and Conditions*

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

## **Stairs**

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### **Main Stairs**

#### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the stairs and landing, and found them to be in acceptable condition.



### **Rear Stairs**

#### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the stairs and landing, and found them to be in acceptable condition.



## **Attic**

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## Primary Attic

### Attic Access Location

#### *Informational Conditions*

The attic can be accessed through a door in the game room closet.



### No Recommended Service

#### *Informational Conditions*

We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition. This was the only portion of the underside of the roof visually accessible.

## Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## Master Bedroom

### Location

#### *Informational Conditions*

The master bedroom is located downstairs, at the rear of the home.



### No Recommended Service

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

## 1st Guest Bedroom

### Location

#### *Informational Conditions*

The first guest bedroom is located off the hallway.



### No Recommended Service

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

## 2nd Guest Bedroom

### Location

#### *Informational Conditions*

The second guest bedroom is located next to the 1st guest room.



### No Recommended Service

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

## 3rd Guest Bedroom

### Location

#### *Informational Conditions*

The third guest bedroom is located upstairs off the loft.



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### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

## **4th Guest Bedroom**

### **Location**

#### *Informational Conditions*

The fourth guest bedroom is located upstairs next to the main stairs.



### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

## **Bathrooms**

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

## **Powder Room**

### **Size and Location**

#### *Informational Conditions*

The powder room is located in the game room.



### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the powder room, and found it to be in acceptable condition.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sink and its components are functional.

## Toilet

### *Functional Components and Conditions*

The toilet is functional.

## Master Bathroom

### **Size and Location**

#### *Informational Conditions*

The master bathroom is a full, and is located adjacent to the master bedroom.



### **Cabinets**

#### *Functional Components and Conditions*

The cabinets are in acceptable condition.

### **Sink Countertop**

#### *Functional Components and Conditions*

The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sink and its components are functional.

### **Tub**

#### *Functional Components and Conditions*

The tub is functional.

### **Stall Shower**

#### *Functional Components and Conditions*

The stall shower is functional.

#### *Other Conditions*

The on and off valve handle for one shower head in the stall shower is loose and should be serviced.



### **Sauna**

#### *Informational Conditions*

We do not evaluate saunas as part of our service, and recommend that you have the sellers demonstrate it before the close of escrow. However, you should also be aware that saunas do represent a health risk to some people that use them immediately after strenuous exercise.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

The toilet is functional.

## **Main Hallway Bathroom**

### **Size and Location**

#### *Informational Conditions*

The main hallway bathroom is a full, and located downstairs off the main hall.



### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the main hallway bathroom, and found it to be in acceptable condition.

### **Cabinets**

#### *Functional Components and Conditions*

The cabinets are in acceptable condition.

### **Sink Countertop**

#### *Functional Components and Conditions*

The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sink and its components are functional.

### **Stall Shower**

#### *Functional Components and Conditions*

The stall shower is functional.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

The toilet is functional.

## **1st Guest Bathroom**

### **Size and Location**

#### *Informational Conditions*

The first guest bathroom is a full, located off the 1st guest room.



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**No Recommended Service**

*Informational Conditions*

We have evaluated the first guest bathroom, and found it to be in acceptable condition.

**2nd Guest Bathroom**

**Size and Location**

*Informational Conditions*

The second guest bathroom is a full, located off the 2nd guest room.



**No Recommended Service**

*Informational Conditions*

We have evaluated the second guest bathroom, and found it to be in acceptable condition.

**3rd Guest Bathroom**

**Size and Location**

*Informational Conditions*

The third guest bathroom is a full, located upstairs.



**Stall Shower**

*Other Conditions*

The shower door is offset and does not close properly. It should be adjusted or serviced before closing.



## Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

### Laundry Room

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the laundry room, and found it to be in acceptable condition.



## Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### Triple-Car Garage

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the garage, and found it to be in acceptable condition.



## **Parking Space**

### *Informational Conditions*

The parking space has been restricted by the addition of storage.

## **Slab Floor**

### *Functional Components and Conditions*

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

## **Entry Door Into the House**

### *Functional Components and Conditions*

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

## **Garage Side Door**

### *Functional Components and Conditions*

The side door is functional.

## **Garage Door & Hardware**

### *Functional Components and Conditions*

The garage door and its hardware are functional.

## **Automatic Opener**

### *Functional Components and Conditions*

The garage door opener is functional.

## **Lights**

### *Functional Components and Conditions*

The lights are functional, and do not need service at this time.

# **Pool and Spa**

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

## **Pool & Spa**

### **General Comments**

#### *Informational Conditions*

The interior finish of pools and spas is rarely perfect and rarely remains so, and particularly those on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.

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### **Enclosure Safety Observations**

#### *Informational Conditions*

The pool enclosure is currently compliant with common safety standards, which typically mandate a forty-eight inch enclosure, measured on the side away from the water, so that a toddler could not simply push open an unlatched gate.

### **Pool & Spa Observations**

#### *Functional Components and Conditions*

The pool and spa are reasonably level, as is evident from the water line on the tiles.



### **Interior Finish**

#### *Other Conditions*

The interior finish is Pebble-tec, which is in acceptable condition, with the exception of one spot in the center bottom, which has some of the finish chipped away leaving a noticeable mark. It does not appear to be leaking water so currently, it is more cosmetic. Pebble-tec is a popular and durable pool finish, because it can be exposed to air, however, to repair this, the pool must be drained first.



### **Deck & Coping Stones**

#### *Informational Conditions*

The deck is in acceptable condition.

### **Skimmer**

#### *Informational Conditions*

The skimmer box and its cover are functional.

### **Pool Light**

#### *Informational Conditions*

The pool light is functional and has ground-fault protection. However, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection is working.

### **Spa Light**

#### *Informational Conditions*

The spa light is functional and has been confirmed to have ground-fault protection. However, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection is working.

### **Pool-Spa Motors**

#### *Informational Conditions*

The spa motor is a functional newer type, with a weather-resistant plastic casing

**Other Conditions**

The pool motor is assumed a functional newer type with a weather-resistant plastic casing, however, at the time of the inspection, this motor was not operating. Activation of this motor should be demonstrated before closing.



**Supply & Return Lines Etc**

*Informational Conditions*

The visible portions of the supply and return lines and their valves are in acceptable condition.

**Filter**

*Informational Conditions*

The filter is functional.

**Heater**

*Other Conditions*

The pool/spa heaters did not respond to the controls and should be demonstrated as functional before closing.



**Electrical Issues**

*Informational Conditions*

The outlets in the general vicinity of the pool and spa are functional.

## AFFILIATIONS AND CERTIFICATIONS



HIF Certified Building Inspector # 9036 A

Inspector: Brian A. Greene



## REPORT CONCLUSION

683 Queen's Harbor Blvd., Jacksonville, FL

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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**Inspection Address:** 683 Queen's Harbor Blvd., Jacksonville, FL  
**Inspection Date/Time:** 5/2/2007 9:00 am to 12:00 pm

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