



<i>Client</i>	<i>Realtor</i>	<i>Inspector</i>
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Date of Inspection:

Time of Inspection:

Square Feet: 4632

Year Built: 2004

Weather Conditions: Sunny

Inspections Scheduled:

- Full Inspection
- Four Point
- Wind Mitigation
- Thermal Imaging
- Mold
- Dock
- Lift





## Summary Page

### ITEMS NOT OPERATING:

1. Pool heater
2. Pool air switch for the equipment
3. Two burners on the cooktop
- 4.
- 5.

### MAJOR CONCERNS:

1. Moisture content is high in the middle bedroom. The sprinkler is the cause of this problem.
- 2.
- 3.
- 4.

Items that are in need of immediate attention or in the very near future.

### POTENTIAL SAFETY HAZARDS:

1. Leaking propane tank
2. Exposed wiring for pool light
- 3.
- 4.

### DEFERRED COST/MAINTENANCE ITEMS:

1. Leaking water heater
2. HVAC systems based on age.
3. Garage side doors
4. The dryer vent is not connected.

These are items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next 5 years.

## Grounds

Our inspection of the Exterior includes the surface water runoff, sidewalks, patios, driveways, and retaining walls that are integral to the structure. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. This inspection does not address any geological conditions or site stability information. For information concerning these conditions, a soils engineer should be retained. This visual inspection does not include conditions of septic systems or any other underground piping or tubing. When crawl spaces, decks, and porches are built close to the ground and are not accessible they are excluded from the inspection and will not be addressed in our report.

## LOT AREA

- Soil erosion
- Negative grading
- Standing water and ponding observed
- Trees too close to home = possible problems with foundation.
- Trim trees / brushes which are in contact with home.
- Cracked walks or driveway, possible trip hazard
- Uneven risers on stoops or steps
- Railing and or balusters recommended
- Wood in contact with ground.



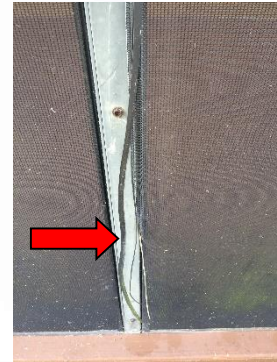
### COMMENTS OR SAFETY HAZARDS:

Several of the sprinkler heads will need adjusted and cleaned. Some of the sprinklers are hitting the wall. See wall sections for moisture content on the interior walls.

There is a small amount of soil erosion near the pool deck on the right side and the downspout is crushed.

## PORCHES, DECKS, AND POOL

- Screen doors do not open or close properly
- Paint problems, rotted wood, and / or wood to earth contact
- Settlement or separation from the house
- Problems with underside, if accessible
- Cracks and / or signs of settling in poured concrete



### COMMENTS OR SAFETY HAZARDS:

There are a couple holes in the screens and several of the splines are loose (red arrow).

One of the tension wires is loose. This should be tightened.

The pool heater is not working the buried propane tank is leaking. The tank will need serviced before it can be used again.

The pool air switch is not working properly. The equipment does not turn on and off with this broken switch.





## Exterior & Structure

The inspection of the exterior of the building includes chimneys, gutters, scuppers, siding, trim, soffit, fascia, flashing, caulking, and windows. Any hidden areas which would include framing and foundations or anything behind finished walls or stored items cannot be evaluated and are not a part of this inspection. Minor cracks or shrinkage cracks are typical of all concrete, these cracks are inevitable and in most cases do not represent a structural failure. Cracks that separate more than a ¼ inch should be examined by a structural engineer.

## FOUNDATION

- Evidence of wood decay
- Crawl space shows signs of dampness and / or leakage
- Cracks, flaking, soft mortar or damaged masonry
- Water stains and efflorescence (chalky substance)
- Bowing, bulging or other deficiencies
- Not visible

### COMMENTS OR SAFETY HAZARDS:

No Deficiencies

## EXTERIOR WALLS

- Cracks in masonry
- Damage or decay of siding or trim
- Trim does not fit tightly at joints and poor caulking
- Exposed foundation
- Exposed or undercut footer
- Cracks, holes, or deflections in the stucco material
- Loose, missing or rotten siding
- Deteriorated paint
- Bowing, bulging or leaning
- No anti siphon or problems with hose bibs



### COMMENTS OR SAFETY HAZARDS:

The exterior walls are in good condition.

## Roofing Components

The purpose of the roof inspection is to visually find evidence of current leakage through the roof covering, where accessible, from various areas of structure. We examine the roofing material for damage and deterioration. The overall condition and any specific deficiencies are also noted. Flashings, shingles, tiles, vents, skylights, gutters and workmanship are all checked. The estimated age and remaining life are noted. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident. Our inspection of chimneys (if present) is a visual examination of the surface materials to determine general condition. There should be no more than 2 layers of roofing material. If more than two layers of roofing exist and re-roofing is required, all of the old roofing should be removed as part of the re-roofing.

### ROOF

- 2+ layers of roofing material present
- Missing shingles or roof covering
- Damaged plywood
- Truss or rafter damage
- Plywood rot (typically near gutters)
- Evidence of leaks or water stains / dampness underside of roof
- Roof replacement recommended
- Vents not open and properly vented
- Other problems with roof vents (vent stacks / ridge vents)
- Cracks or problems to masonry chimney
- Plumbing vents exposed or deteriorated
- Sag between rafters and /or trusses
- Deterioration of asphalt shingles, such as curling, broken edges, rounded corners or wide slits
- Flashing separated or needs resealing
- Valley metal rusted or not painted
- Skylights cracked or broken





**COMMENTS OR SAFETY HAZARDS:**

I found one broken tile to the right of the entryway.  
The roof should be cleaned but it is in good condition. I found no evidence of a leak.

**SOFFIT AND FASCIA**

- Missing / damaged sections of soffit / fascia
- Paint problems on wood soffit and / or fascia
- Rot and / or decay of soffit and / or fascia

**COMMENTS OR SAFETY HAZARDS:**

No Deficiencies



## GUTTERS AND DOWNSPOUT'S

- Gutters do not slope down toward downspouts
- Rust or peeling paint
- Leaks
- Loose or sagging sections
- Gutters &/or Downspouts are clogged with debris
- Downspouts are not extended away from the foundation / or missing splash blocks



### COMMENTS OR SAFETY HAZARDS:

One downspout extension is crushed but the gutters are in good condition otherwise.

## Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

### ATTIC, ATTIC ACCESS, VENTILATION, & INSULATION

- Attic access < 14" x 22"
- Framing around access door in need of repair
- Access cover is missing or damaged
- Pull down stairs not present
- Pull down stairs not working properly
- Attic Ventilation inadequate
- Ceiling insulation not recommended type or depth
- Improper ventilation at soffits, gable, and/or ridge





**COMMENTS OR SAFETY HAZARDS:**

The insulation is R-19 and is in good condition.

**Interior Components**

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. All accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

**FLOORS**

- Wear, damage, evenness and / or sponginess
- Gap between baseboards and floor
- Replacement or refinish needed soon
- Handrails on stairs are not properly attached or not sturdy
- Problems at transitions where one floor material joins another (e.g., tile to carpet)
- Deteriorated coverings or chipped / cracked tiles
- Water staining or other damage
- Sloping or sagging
- Carpet not properly stretched
- Carpet stains



**COMMENTS OR SAFETY HAZARDS:**

The wood floor is damaged in a few spots.  
The carpet in the front left hand bedroom is stained and damaged from a dog.  
I found several cracks in the tile (Foyer, laundry).

**WALLS**

- Walls are not plum
- Cracked or loose plaster / drywall
- Physical damage and / or previous repair evident
- Drywall seams or nails showing
- Excessive nail holes in drywall from wall art
- Gap between baseboards and wall
- Stains or Mold, Mildew, Fungi like growth]



**COMMENTS OR SAFETY HAZARDS:**

There is high moisture content in the middle bedroom wall. This is probably due to the sprinkler hitting the wall. They need to be adjusted.

**DOORS AND WINDOWS**

- Windows and doors do not work properly
- Finish failure and / or rotted wood on doors, windows and / or trim
- Broken / Cracked glass
- Screens not present Damaged screens
- Gaps or openings around the window(s) that need to be caulked
- Loose putty at glazed openings
- Hardware and moving parts do not operate and / or are not lubricated properly



- Damage to or loose weather stripping
- Problems with joints and / or caulk
- Problems with caulking at doors, windows, and / or other openings and joints between different materials
- Problems with paint or caulking, and / or rotted wood components
- Closet doors inoperable or off track
- Stains or Mold, Mildew, Fungi like growth



**COMMENTS OR SAFETY HAZARDS:**

The garage side door (blue arrows) rubs and jamb and has several rot problems.

The weather stripping for the interior garage door is ripped and is allows air to pass by. It should be replaced.

I found one damaged blind.



## CEILING

- Cracks or loose, sagging plaster / drywall.
- Stains, mechanical damage and / or evidence of previous repair.
- Seams or nails showing?

## COMMENTS OR SAFETY HAZARDS:

No Deficiencies

## Kitchen & Bathrooms

Inspection of kitchen appliances determines apparent proper working order. No opinion is offered as to the adequacy of dish washer operation, accuracy of refrigerator or oven temperatures, clocks, timing devices, or lights. Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

## KITCHENS AND BATHROOMS

- |   |   |
|---|---|
| <input type="checkbox"/> Refrigerator not present   | <input type="checkbox"/> Problem(s) with refrigerator                         |
| <input type="checkbox"/> Range / Oven not present   | <input type="checkbox"/> Problem(s) with range / oven                         |
| <input type="checkbox"/> Problem(s) with stove top / burners  |   |
| <input type="checkbox"/> Microwave not present  | <input type="checkbox"/> Problem(s) with microwave                            |
| <input type="checkbox"/> Dish washer not present  | <input type="checkbox"/> Problem(s) with dish washer                          |
| <input type="checkbox"/> Garbage disposal not present   | <input type="checkbox"/> Problem(s) with garbage disposal                     |
| <input type="checkbox"/> Ventilation fan not present  | <input type="checkbox"/> Problem(s) with exhaust ventilation fan Kitchen Bath |
| <input type="checkbox"/> Corrosion of metal components in appliances consistent with Chinese Drywall        |   |
| <input type="checkbox"/> Fixtures are not secure  |   |
| <input type="checkbox"/> Cracks in the fixtures   |   |
| <input type="checkbox"/> Poor condition of tiles and / or caulking  |   |
| <input type="checkbox"/> Corrosion of metallic mirror film (spotty mirrors) consistent with Chinese Drywall |   |
| <input type="checkbox"/> Countertops damaged / defective  |   |
| <input type="checkbox"/> Problems with caulking/ grout around sinks, bathtubs and / or showers              |   |
| <input type="checkbox"/> Staining and / or rot under counter-tops   |   |
| <input type="checkbox"/> Cabinet doors and drawers do not operate properly                                  |   |





#### COMMENTS OR SAFETY HAZARDS:

The kitchen is in good condition.

The cooktop front burners do not stay on like the rear burners do. These burners should be repaired or the cooktop replaced.

The whirlpool tub is working well.

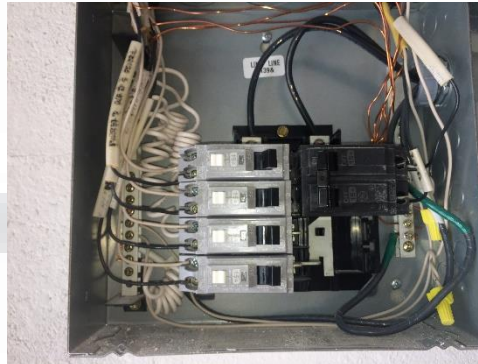
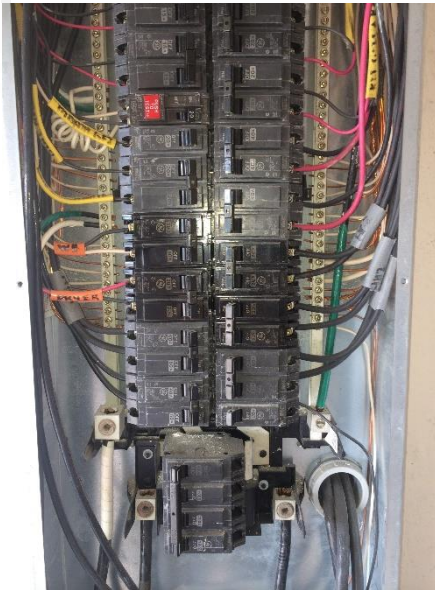
The Jack and Jill bathtub overflow is loose. This should be tightened.

### Electrical Systems & Components

Our examination of electrical system inspection is to visually assess the condition of components of the hardwired systems located within the confines of the structure. Items such as switches, receptacles, light fixtures, exhaust fans, breakers are checked for normal wear. We inspect all crawl spaces and attics and check for property grounding and wiring. Panel covers are removed to inspect mains and branch wiring and all wiring to water heaters and air conditioning equipment is inspected. Finally, all lighting fixtures and smoke alarms are tested for proper use. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 10 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

## ELECTRICAL SYSTEM

- Electrical service out-dated & not updated (1960 or older)
- Main service is insufficient or < 100 amp
- More than one breaker must be tripped to disconnect the power at main panel
- Main panel not grounded
- Aluminum branch circuits
- Exposed wiring
- Poor condition of cords to appliances
- Smoke detectors not working properly Smoke detectors need new batteries
- Electrical outlets not working or wired incorrectly
- Light switches not working
- Bedrooms not equipped with Arc Fault Circuit Interrupter (AFCI)
- All  Some / Kitchen outlets are not Ground fault circuit interrupter (GFI) outlets
- All  Some / Bathroom outlets are not Ground fault circuit interrupter (GFI) outlets
- Ground fault circuit interrupter (GFI) outlets not working
- All  Some / Exterior Receptacles are not Ground fault circuit interrupter (GFI) outlets
- Exterior Receptacles missing weather plate
- All  Some / Garage Receptacles are not Ground fault circuit interrupter (GFI) outlets
- Interior Receptacles missing cover plate



### COMMENTS OR SAFETY HAZARDS:

There are several bulbs that need replaced in the house. (Pool, shower area, exterior by condensers)

The electric panels appear to be in good condition.

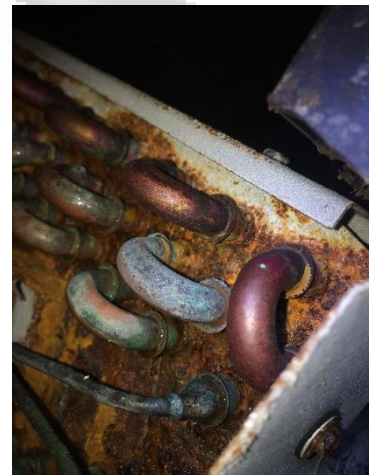
The exposed electric for the pool light is a safety hazard. This should be covered up.

## Heating & Cooling System

The purpose of mechanical (heating, air conditioning and ventilation) inspection is to visually assess the condition of cooling and heating systems of the structure. Accessible ductwork, registers, filters, condensing units, air handlers, coils and thermostats are also inspected. A general size evaluation is made, as well as, temperature differences, insulation quality and compressor functions. General capacity formulas are used to determine possible inefficiencies or inadequacies. However, the cooling supply distribution balance is not inspected and pressure tests on coolant systems are not conducted. Therefore no representation is made regarding coolant charge or line integrity. Cooling systems are not dismantled in any way. Secured access covers are not removed. The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. Energy efficiency, leaking air ducts, and the presence of leaking refrigerant lines, heat pump oil, etc., are outside the scope of this inspection. Inspector will not activate cooling / heating systems when ambient / exterior temperatures or other circumstances are not conducive to safe operation, or may damage the equipment. Cooling will not be inspected when temperatures are below approx. 60° Fahrenheit. Heating will not be inspected when temperatures are above approx. 80° Fahrenheit. Window and/or wall mounted air conditioning units are not inspected. Thermostat calibration is not verified.

### HEATING AND COOLING SYSTEM

- Dirty or corroded coils through main intake
- Dirty or damaged cooling fins on compressor
- One or more rooms do not have an AC vent
- Type, style and age of cooling system inadequate (1 ton per 500 sq ft)
- Inadequate temperature reading at register(s) – (15 degree temp drop after 5 min)
- Cracks and / or signs of settling of concrete slab under outside unit
- Problems with filters, humidifiers and dehumidifiers
- Missing or deteriorated insulation on return line(s) condenser to air handler
- Corrosion of copper components in HVAC consistent with Chinese Drywall







**COMMENTS OR SAFETY HAZARDS:**

The HVAC systems are original to the home. I found mold on the exterior of the units which is common when the unit is in the garage. This should be cleaned. The interior of the air handler is corroded which is also common with the age of the units. Both units are working well and have a 15 degree temperature change from supply to return. The filters are dirty and should be changed.

**Plumbing Systems**

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. Faucets are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

**PLUMBING SYSTEM**

- Problems with shut off valves
- Problems with gas lines
- Leakage or corrosion of faucets, hose bibs, valve stools, sinks and / or water heater
- Evidence of plumbing leaks (other than above)
- Faucets not working properly and / or leak
- Insufficient water pressure
- Slow draining sink(s)
- Slow draining tub(s) / shower(s)
- Problems with toilet(s)
- Material around water heater is blocking air flow
- Water heater vent is obstructed
- Water heater missing a temperature pressure relief Valve (TPR valve)\* or it does not discharge to outside. Also called a safety release valve (SRV)





- Rust and / or corrosion of water supply piping and / or drains
- Corrosion of piping consistent with Chinese Drywall = [see below]
- Plumbing penetrations not sealed



**COMMENTS OR SAFETY HAZARDS:**

The water heater is working but does have a small leak. The water heater will need to be replaced to fix this problem.  
The circulating pump is working well.

**Laundry Room / Garage / Carport**

The Garage is inspected if possible. However, if the house is not vacant at the time of inspection, we are often limited by parked cars and / or personal stored items. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible. Inspection of appliances (washer / dryer) determines apparent proper working order. No opinion is offered as to the adequacy of washer or dryer operation, accuracy of temperatures, clocks, timing devices, lights, etc.

**LAUNDRY ROOM &/or GARAGE / CARPORT**

- Overhead door in disrepair
- Problems with door leading to living space
- Problems with side access door
- Moisture / Mildew in garage
- Garage door opener not present       Garage door opener does not operate properly
- Garage Receptacles are not Ground fault circuit interrupter (GFI) outlets
- Washer not present       Problem(s) with washer
- Dryer not present       Problem(s) with dryer
- Corrosion of metal components in appliances consistent with Chinese Drywall



**COMMENTS OR SAFETY HAZARDS:**

The washer and dryer are working. The dryer is not connected to the vent and is blowing moist warm air into the room. The bottom of the dryer is rusted.

The caulking around the laundry tub will need redone.

**Miscellaneous**

This section is specifically for any observations made by the inspector that are not covered in the above sections.

**COMMENTS OR SAFETY HAZARDS:**

Your home is usually the single most expensive investment you will ever make. Don't neglect that investment. Many components of your home require regular scheduled maintenance. Others should be monitored regularly for uneven or irregular wear, corrosion, strain, etc. Often catching issues early can result in significant savings on repairs. We recommend that every home be inspected top to bottom AT LEAST every 3 years.