

**A CUSTOMIZED INSPECTION  
OF YOUR NEW HOME  
PERFORMED BY:**



**FRONT VIEW OF YOUR NEW HOME**

**@**

**STREET CIRCLE EAST**

**PARRISH, FL**

# LABARRE HOME EVALUATIONS

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CLIENT: \_\_\_\_\_ REPORT#: 111208-1

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DATE OF INSPECTION: November 12, 2008 INSPECTOR(S): Michael LaBarre

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PROPERTY ADDRESS: Street Circle East, Parrish, FL

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PERSON REQUESTING INSPECTION: \_\_\_\_\_

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PERSONS IN ATTENDANCE: \_\_\_\_\_

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## SCOPE OF INSPECTION AND REPORT

The inspection procedure will be governed by the guidelines and limitations described in the AMERICAN SOCIETY OF HOME INSPECTORS, A.S.H.I. Standards of Practice, a copy of which is available upon request. Specific items, procedures or limitations may be altered based on conditions present during the inspection which will be declared in the report.

The inspector has made a reasonable effort to detect observable conditions which were considered as having a significant adverse affect on integrity, intended working order or safety of system or component. The written report identifies specific components, describes inspection observations and such observed conditions.

The findings reflect the inspector's general impressions and opinions based on evidence observed in a "snap shot" period of time. The inspection is not technically exhaustive in manner, and is based on visual examination and limited operation of system components. The report is one of problem identification and not one of specifying exact cause, cure or costs. The inspector is not responsible to detect or report on latent defects or any defect that the seller is obligated to disclose.

**THE INSPECTION AND REPORT IS NOT TO BE CONSIDERED A GUARANTEE OR WARRANTY OF FUTURE PERFORMANCE OF COMPONENTS.**

In the event the inspector is required to give testimony or appear in court because of having made this report and inspection, with exception of litigation against the inspector and/or the company, an hourly fee of \$100.00 will be charged, from the time the inspector leaves the office till returning.

LaBarre Home Evaluations guarantees that neither the company or it's inspectors have any interest, present or contemplated, in this property or it's improvements other then the fee charged. Also note that the "Satisfaction Money Back Guarantee", found on the inside cover of the rear of the report, does not apply to "As Is" home purchases.

We thank you for choosing our services and hope that the inspection and information provided has served to help you. If you have any questions on how or what items were inspected, or as to the meaning of comments made in report, please contact us at your earliest convenience for a full explanation from your inspector. **PLEASE NOTE THAT USE OF ANY INFORMATION FOUND IN THIS REPORT IS REGARDED AS AGREEMENT, BY THE CLIENT, TO ALL TERMS OF THE INSPECTION AGREEMENT, EVEN IF THE AGREEMENT IS NOT SIGNED.**

Inspector:

A handwritten signature in blue ink that reads "Michael LaBarre".

Michael LaBarre, ASHI Certified Inspector, Member #103699  
LaBarre Home Evaluations

LaBarre Home Evaluations, Written Report produced on, November 12, 2008  
Street Circle East Parrish, FL 111208-1

# **INDEX**

PAGE-1.....HEAD LETTER / SCOPE

PAGE-2.....INDEX

PAGE-3.....REPORT INSTRUCTIONS

PAGE-4.....DEFINITIONS / TERMINOLOGY

PAGE-5 & 6.....SUMMARY of OBSERVED DEFECTS

PAGE-7.....NORMAL WEAR & TEAR / COSMETIC

PAGE-8.....STRUCTURAL

PAGE-9.....ROOF COVERING

PAGE-10.....ELECTRICAL

PAGE-11.....PLUMBING

PAGE-12.....AIR CONDITIONING

PAGE-13.....EXTERIOR

PAGE-14.....INTERIOR

PAGE-15.....KITCHEN APPLIANCES

PAGE-N/A.....POOL / SPA

PAGE-16.....SUGGESTED MAINTENANCE

PAGE-17.....SITE-CHECK LIST

PAGE-18.....RE-INSPECTION POLICY

PAGE-19.....GUARANTEE of PERFORMANCE

A.S.H.I. STANDARDS AVAILABLE at the ASHI web site: [WWW.ashi.org](http://WWW.ashi.org)  
PHOTOGRAPHS AND INFORMATIONAL LITERATURE LOCATED AT REAR OF REPORT WHEN APPLICABLE.

# **INSTRUCTIONS:**

## **ON HOW TO READ, USE & INTERPRET THE REPORT**

### **IMPORTANT, READ CAREFULLY!**

**DEFINITIONS / TERMINOLOGY PAGE:** In an attempt for congruency, between all parties that read, use or interpret this report, words or phrases found throughout the report that are in "***bold italics***" will be defined or have special meaning described on this page.

**SUMMARY of OBSERVED DEFECTS:** Included under the summary page(s) are those conditions which were observed to have or pose a ***significant adverse affect*** on the individual component and/or a systems intended working order, integrity or safety.

Items on this page are typically applicable to the common real estate sale contract between the buyer and seller and/or your new home warrantee, however, the exact requirement of what conditions are covered or what exact action is required, by either party in this transaction, can best be explained by your real estate sales professional and/or legal counsel.

**NORMAL WEAR & TEAR / COSMETIC:** This page along with the "report summary" is a summarization of the conditions observed during the inspection. Many times, there are conditions not applicable to the criteria on the summary page(s) that are considered either "***normal wear and tear***" or "***cosmetic***" in nature, which would be found on this page. This page can also contain ***suggestive maintenance*** tips and ***non-retroactive requirements***.

**SUGGESTED MAINTENANCE:** This page simply contains ***suggestive maintenance*** tips and ***non-retroactive requirements***.

**MAIN BODY OF REPORT:** The main body of the report contains generalized information pertaining to each system such as: Location of house water shut off. Type of pressure & waste lines . Location, type and size of electrical service. Type of roof. Type of structure, etc.

**ENTIRE REPORT:** Since the clients opinion of what is important to them may vary from the inspector's opinion, the entire report would need to be read through to receive the maximum benefit from the inspection and is intended to familiarize the client with the property to aid in making a more informed decision as to their personal satisfaction.

While reading the report, please keep in mind that the information included is not intended as a ***punch list***, or to imply that the anyone is obligated to correct any items reported, unless being applied to a new home warrantee. As stated above, the exact requirement of what conditions are covered, or what exact action is required, by either party in this transaction, is normally detailed in the "Contract" between the buyer and seller / builder, which can best be explained by your real estate sales professional and/or legal counsel.

**SITE-CHECK LIST:** At the beginning of the inspection, notes are taken as to the status of utilities, appliances & security when the inspector arrived at the job-site. Please note that every effort is made to return these items to the same setting or mode as it was found at the start of the inspection.

**PHOTOS:** Used to help clarify the comments in the written report. The comment following the comma is where comments regarding the photo can be found, such as: Summary, Normal wear & Tear / Cosmetic, and Suggestions pages. General Information Photo, indicates information found in the main body of the report, or no comment at all.

## **DEFINITIONS / TERMINOLOGIES**

**AVERAGE CONDITION:** System or component was considered to be in average condition when compared to similar construction of that time, and found to be performing as intended taking into account the physical age.

**AVERAGE ECONOMIC LIFE or AVERAGE LIFE EXPECTANCY:** This figure is based on the inspectors experience with the range of what similar systems attained with normal use, and is given as a general guide only. Please keep in mind that wide variations of this figure can occur. Just as estimating an average of how long a human being will live, the actual life of any system and/or component is dependent on many factors such as original construction, use, abuse and maintenance.

**CORROSION:** Considered **normal wear & tear** indicating advanced age and reduced reliability, unless affecting the intended operation of the component and/or system, in which case it would be considered a defect.

**COSMETIC OR AESTHETIC:** Affecting visual quality without affecting intended function and/or physical integrity as determined by inspector.

**FUNCTIONALLY OBSOLETE:** Term typically applies to older systems and components that would not meet current requirements or needs. Typically, these prove more of an inconvenience than a deficiency, and are generally a **non-retroactive requirement**.

**FURTHER EVALUATION:** Available evidence, typically due to limitations of a visual inspection, not sufficient for the inspector to make an informed conclusion. It is recommended that the condition be examined by a knowledgeable contractor for additional information, which will likely require invasive or destructive means.

**GENERALIZED CONDITION:** Cause for condition wide-spread over the entire system, due either to age, improper installation, general product failure, etc. This condition typically dictates replacement of a system rather than repair, to adequately eliminate the cause.

**LATENT DEFECT:** A defect that is not visually accessible without moving or probing the visible surface of an item such as but not limited to: Moving insulation; Moving personal belongings including furniture; Disassembling a piece of equipment or removing covers, with exception of main electrical panel covers.

**LIKE-NEW CONDITION:** A condition that one would expect from a newly installed component, with exception of cosmetic blemishes.

**LOCALIZED CONDITION:** Cause for condition typical to the affected area only. This condition is typically economically repairable by elimination of the specific cause.

**NON-RETROACTIVE REQUIREMENTS:** The inspector may include comments on individual components and/or devices which have become required installation, for newly built homes, since the time of the homes construction. These can include items such as smoke detectors, egress windows, ground fault outlet receptacles, etc.. The installation of these items are recommended to improve the home, but are not typically retroactive for or applicable to pre-occupied homes.

**NORMAL WEAR & TEAR / COSMETIC:** As with all pre-occupied homes, minor imperfections exist. While they may require eventual attention, they are considered a "Cosmetic Condition" at the time of the inspection. Cosmetic Condition is defined as: Aesthetic imperfections that do not affect the manner in which the item, component of the system, or the system itself was designed to operate.

**PUNCH-LIST:** Typically a list of defects (cosmetic and functional), made on a new home, pertaining to the warrantee or guarantee of a home, by a contractor, to return the home to "new" like condition.

**SIGNIFICANT ADVERSE AFFECT:** Pertains to "Working Condition" of a system. Working Condition is defined as: Operating in a manner in which the item, component of the system, or the system itself was designed to operate. The design of a system can be one pertaining to: Intended working order, integrity or safety of an individual component and/or the entire system. Please note that cost factor for repair is not always a prerequisite to be included under this definition.

**SUGGESTED MAINTENANCE:** The inspector may include comments or suggestions for future improvements and/or maintenance which are not considered actual defects.

**TRIP HAZARD:** A trip hazard is created when two planes are offset by one half inch or greater, as estimated with the naked eye. This can be created by offset sections of sidewalk or a loose section of carpet.

## **SUMMARY of OBSERVED DEFECTS**

**PLEASE NOTE: For location purposes, the terms right side / left side / front / rear of home are determined by standing in the street ( 1<sup>th</sup> Street Circle East ) facing the home.**

Included under the summary page(s) are those conditions which were observed, in my professional opinion, to have or pose a **significant adverse affect** on an individual component and/or a systems intended working order, integrity or safety, **regardless of cost**. These conditions are listed below and, when applicable, and are recommended for **further evaluation** by a qualified contractor, in the corresponding field, for a final determination as to the cause(s) and any resulting required corrective action and related cost to correct.

Since the clients opinion of what is important to them may vary from the inspector's opinion, the entire report should be read through, by the client, to receive the maximum benefit from the inspection. Many times, there are conditions not applicable to the criteria on the summary page(s) and are considered either "**normal wear and tear**" or "**cosmetic**" or general in nature. The information, in this report, is intended to familiarize the client with the property to aid them in making "Their" own informed decision as to their personal satisfaction.

**Since there are almost always several options in correcting any particular condition, it is crucial that the "Buyer" and "Seller" agree on what conditions, in the entire report, to correct and the course of action taken in correcting those condition(s). An example of this would be: To A: Repair a leaking roof B: Replace it, or C: Leave it in it's present condition. Also note that information on this page takes precedence over any conflicting information in any other portion of this report.**

ROOF: 1) A nail, used to fasten the roof covering, was observed to be worn (popped) through the surface shingles on the right side center. This occurs from a combination of poorly installed fasteners (not flush at time of installation) and from backing out over time from moisture in wood members. General practice, among roofing contractors is to separate the shingle tab, lift it, hammer the fastener back in or remove the fastener and apply roof cement between the shingle tab and base shingle to re-secure the tab for high wind events which will also seal the hole made by the nail.

2) Ridge venting was observed for attic exhaust vents for the roof along with field vents (vents in the middle of a roof plane) at various levels. When ridge vents are used, there is a suction on the attic air as the wind blows over the ridge vents. This allows the ridge vent net free area to be increased over their actual size, thus improving attic ventilation. Any vent installed in the field, which are also exhaust vents, will turn into intake vents thus short circuiting the attic ventilation flow. Due to the short circuiting affect, the lower portions of the attic will not have the correct amount of ventilation. Correct configuration is to have all peak ventilation close to the same level of the attic. If insufficient amount of peak is available for ridge vents, alternative off ridge ( field) ventilation would be necessary for the exhaust ventilation.

STRUCTURE: 1) One of the nuts and washers was observed removed on the garage door sub-frame on the right upper corner. Note that the nuts and washers are designed to keep the sub-framing attached to the masonry wall in high wind events.

Continued on the next page...

## **SUMMARY of OBSERVED DEFECTS, CONT.**

STRUCTURE: 2) Cracking with staining was observed with the stucco over wood frame structure on the right side of the entry. Cracking also observed on the left side of the entry. Cause due to moisture intrusion that causes swelling of the wood frame resulting in the cracking of the stucco.

Cause for the moisture intrusion due to multiple construction errors with stucco over wood frame systems such as but not limited to: Absence of kick out flashing at termination of wall flashing on the right side of the entry, improper drainage detailing at the vertical and horizontal stucco sections and likely poor or improper application of lath and weather resistant materials under the stucco and lath. Stucco over wood frame has what is termed as a "Drainage Plane" installed between the masonry stucco and the wood framing. This requires a drainage detail at the vertical and horizontal sections of stucco to allow water penetrating the stucco to harmlessly drain away from the structure. **Due to these observable defects and evidence of moisture intrusion, removal of the stucco would be necessary to access the structure for repair and to configure the system to comply with stucco standards to prevent stucco failure recurrence.**

PLUMBING: A pungent odor (rotten egg smell) emanated from the hot water supply when faucets were operated. The common cause for this condition, is from complete deterioration or damage of the anode rod installed in the water heater tank. The purpose of the rod is to help reduce corrosion of the tank by slowly deteriorating over the life of the tank. The manufacture of water heaters recommend periodic replacement of these rods as normal maintenance for their water heater.

AC/HEATING: The air handler does not have the float shut off that would have been required be installed in the secondary drain fitting in the air handler. This float is designed to shut down the system if the main drain were become obstructed, thus stopping water creation during normal operation and resulting over flow of the system.

INTERIOR /

EXTERIOR: The ball latch, for the left pantry door, was observed missing. This prevents the door from latching as designed. The latch is available at most home improvement stores.

**SPECIAL NOTE:** Description of action and/or procedure to correct any or all of these conditions is supplied for perspective purposes only. This information is **NOT** intended as a set of instructions for unqualified personnel to perform correction of any conditions which is expected be performed by professionals in the perspective fields.

## **NORMAL WEAR & TEAR / COSMETIC ITEMS**

As with most pre-owned homes, ***normal wear & tear and / or cosmetic*** imperfections may be observed. These items general have a minimal or no effect on intended working order of a system/component and are reported for the sole purpose of general information only to avoid misinterpretation as to their real affect on the home. Please note that since it is typically time prohibitive to report on all cosmetic conditions, there may be additional conditions not addressed in this report observed by other parties. If the client has a question about conditions not reported, it is their responsibility to call their inspector for answers to questions. **Items on this page are often required that a contractor correct for new construction.**

**EXTERIOR:** It is common for some settlement and shrinkage cracking to occur in the cladding (stucco). This cracking typically occurs on exterior masonry wall cladding in the first years after construction due to incomplete compaction of the soil under the home as well as application techniques of the stucco. While the amount of settlement typically stops after the first years and rarely causes structural concerns, such cracks can promote moisture intrusion into the masonry resulting, over time. Maintenance sealing of the cracks are typically performed, when repainting the home, with the application of elastomeric caulking or stucco. Please note: This inspection looks closely at these issues for moisture intrusion into the structure and/or interior of the home as well as structural defects. If this occurs the "Stucco Failure" and/or "Structural Damage" will be reported on the summary page(s) starting on page #5.

**INTERIOR:** Cracking of the tile floor covering in front of the kitchen, was observed at a grout line. There is likely a control joint required for the slab under this area. The crack is normal and only creates an aesthetic issue.

## **STRUCTURAL**

**BEARING FOUNDATION TYPE:** MASONRY FOOTER AND SLAB

**BEARING FLOOR STRUCTURE:** MASONRY SLAB

**BEARING EXTERIOR WALL STRUCTURE:** REINFORCED MASONRY BLOCK / CONCRETE

**BEARING ROOF FRAMING:** ENGINEERED TRUSS SYSTEM

**BEARING ROOF DECKING:** WAFER BOARD (OSB)

### **INSPECTION PROCEDURE**

COVERS ASHI STANDARDS 3.-3.2

This portion of inspection includes the visual examination of load bearing components and foundation for visual evidence of abnormal differential movement, settlement or weaknesses. Probing suspected areas is done when it will not cause undo damage to finish. Please note that due to insulation blocking viewing of soffit areas, most of the soffit areas were not accessible for inspection.

### **OBSERVATIONS**

The visible portions of the tie-down connections and devices appeared to be within the typical scope of construction during that time period. Please understand, that the large majority of such connections and devices are hidden from view and not readily accessible for inspection.

Based on the visual inspection, the main structure of the home was considered in overall average condition for age with exceptions as described on the summary pages.

There was no visible evidence of significant or abnormal differential movement, moisture damage or insect damage observed at time of inspection with exceptions as described on the summary pages.

## ROOF COVERINGS

**ROOF CONSTRUCTION TYPE:** HIP

**ROOF COVERING(S):** DIMENSIONAL (SHAKE) COMPOSITION SHINGLE

### INSPECTION PROCEDURE

COVERS ASHI STANDARDS 5. - 5.2

The roof was accessible by ladder and visible by walking over the surface. Attic access through scuttle hole in the garage. Entry made with limited viewing of attic to garage area only due to construction design blocking access to main attic. Interior and exteriors are inspected for leakage conditions. Please note that due to insulation blocking soffit vents, most of the soffit areas were not accessible for inspection.

### OBSERVATIONS

The shingle materials show weathering patterns such as granule loss and hardening evenly spread over the surface, indicative of age and type material. Overall condition of shingles did not indicate an immediate threat to waterproofing integrity.

There was no evidence of active leakage observed at the time of inspection on the visible and accessible portions of the home. See summary regarding nail popped through shingles.

This style of shingle generally has a rated life of " twenty five years ", however, based on local experience with similar materials, an **average economic life** running between fifteen and twenty years is commonly experienced. Based on the visible physical conditions, the covering is believed 4± years of age. Documentation from the home owner and/or the local building department would indicate actual age of the covering, if available.

Please remember that roof coverings do not totally disintegrate overnight, but tend to start breaking down in localized areas. Timely repairs of such occurrences along with other normal maintenance can help prolong the life of the covering, but as materials break down through the normal function of time, repairs eventually become uneconomical and unfeasible to perform.

## **ELECTRIC**

**SERVICE SIZE:** 200 AMP 120/240 VOLT

**SERVICE CONDUCTOR:** # 2/0 COPPER

**SERVICE ENTRANCE:** UNDERGROUND ENTERING ON RIGHT SIDE OF HOME

**METER CAN:** FUNCTIONAL      **LATERAL RISER MAST:** FUNCTIONAL

**SERVICE CABLE:** ATTACHMENT SECURE

**SERVICE GROUNDING:** DRIVEN GROUND ROD

**SERVICE MAIN DISCONNECT:** TRIP BREAKER LOCATED IN DISTRIBUTION PANEL

**MAIN DISTRIBUTION PANEL:** TRIP BREAKER TYPE LOCATED ON INTERIOR GARAGE WALL

**ALUMINUM BRANCH CIRCUITS:** NONE OBSERVED

**CONDUCTOR/OVER CURRENT DEVICE COMPATIBLE:** YES

### **INSPECTION PROCEDURE**

COVERS ASHI STANDARDS 7. - 7.2

The visible and accessible portions of electrical system are inspected for evidence of abnormal damage, unsafe conditions or poor repair. The main distribution and sub-panel covers are removed for examination of interior components. Interior components are checked for compatibility, abnormal wear, damage or amateurish workmanship. A representative number of receptacle outlets are tested for proper polarity. A representative number of fixtures are operated by normal control to check operation.

### **OBSERVATIONS**

The service was considered to be adequate to operate the present load demand of home.

Based on the operation and/or testing of a representative number of outlet receptacles and fixtures, the system was found to be performing as intended for age.

The GFCI, ground fault circuit interrupter, devices tripped when tested by electronic and mechanical means. Devices currently cover baths, exterior, kitchen and garage receptacles.

The tested receptacles showed proper polarity.

## PLUMBING

**WATER SOURCE:** MUNICIPAL

**WASTE DISPOSAL:** MUNICIPAL

**HOUSE SHUT-OFF (not tested):** RIGHT SIDE OF HOME

**UTILITY SHUT-OFF (not tested):** IN OR AT MUNICIPAL METER BOX

**VISIBLE SUPPLY LINES:** CPVC

**VISIBLE VENT/WASTE LINES:** PVC

**HOT WATER SOURCE: TYPE:** ELECTRIC     **SIZE:** 50 GALLONS

**LOCATION:** GARAGE     **MANUFACTURED:** 2004

**RELIEF VALVE & LINE:** SAFELY PIPED / FUNCTIONAL

**ISOLATION SHUT-OFF VALVE AND DISCONNECT IN PLACE:** YES

**ELEMENT SETTING:** 130°

### INSPECTION PROCEDURE

COVERS ASHI STANDARDS 6. - 6.2

The visible and accessible portions of supply, vent and waste lines are inspected for abnormal damage or conditions. The faucets and fixtures are operated through a repetitive number of cycles when not attached to an appliance. When present, washers and dishwashers, are operated to determine functional supply and drainage of plumbing. Fixtures and faucets are examined for breakage, cracks, faulty operation, leaks and significant corrosion. Faucets and fixtures are examined during operation for abnormal flow or drainage. Approximately 200 gallons of water or less was run during inspection by multiple flushes of toilets and operation of interior fixtures.

### OBSERVATIONS

All the fixtures and faucets located in the baths, kitchen and exterior hose bibs were activated by normal controls. Toilets flushed multiple times, and tubs/ showers/faucets run an average of ten minutes.

Based on operation, there is no evidence of abnormal flow or drainage from fixtures observed during inspection.

Visible portions of waste and supply lines appeared in **average condition** for age. Plumbing vent stacks solid through attic and out roof plane or of mechanical type terminated in sink cabinets. All isolated shut-offs in place at toilets and sinks.

## **AIR CONDITIONING / COOLING AND HEATING**

**COVERAGE:** COVERS ALL LIVING AREAS

**THERMOSTAT CONTROL:** ELECTRONIC TYPE

**COOLING:** ELECTRIC CONDENSER

**PRIMARY HEATING SOURCE:** REVERSE CYCLE HEAT PUMP

**COMPRESSOR COOLING SIZE:** 4.0 TON    **ELECTRIC HEATING SIZE:** 7.5KW±

**LOCATION UNITS:** CONDENSER: LEFT SIDE OF HOME            AIR HANDLER: GARAGE CEILING

**DISTRIBUTION METHOD:** FORCED AIR    **ACCESSIBLE DUCT/TRUNK WORK:** RIGID / FLEXIBLE

**FILTER(S):** LOCATED IN AIR HANDLER

**MAIN CONDENSATE LINES:** TO EXTERIOR    **AUXILIARY LINES:** NONE OBSERVED

**TEMPERATURE SPLIT: IN COOLING:** 22.8°F±    **IN HEATING:** 30°F+

### **INSPECTION PROCEDURE**

COVERS ASHI STANDARDS 8. - 8.2 & 9. -9.2

The system is activated by normal control and operated through both modes and checked for normal operation and temperature drop.

### **OBSERVATIONS**

System operated in the cooling mode for approximately forty five minutes, greater in some cases. Heat pump mode was operated for approximately ten to fifteen minutes. Please note that as a cautionary measure, a period of approximately fifteen minutes was observed between the operation of the two modes. Although a delay switch is commonly built into the system, be advised to allow a similar time when switching between modes, to ensure protection of the equipment. Temperature drop was taken at supply/return chambers at the air handler registered within the industry recommended 15-23 degree drop in cooling.

The average service life for central systems runs 10-12 years for compressor units and 15-20 years on the air handler units and integral packages, but many factors such as hours of use and maintenance will affect average. The compressor unit is dated as manufactured in the 6<sup>th</sup> month of 2004.

The general trunk lines and duct work appeared in average condition for age with no significant openings, breaks, crushed or damaged sections observed. Please note that this is based on a visual inspection only, and no technical testing such as pressurizing is performed. The more technical test methods would likely show air loss which is common on older duct/trunk assemblies.

# **EXTERIOR**

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## **INSPECTION PROCEDURE**

COVERS ASHI STANDARDS 4. - 4.2

This portion of inspection includes the visible inspection of accessible components on the exterior in regards to evidence of abnormal damage and/or weaknesses.

## **OBSERVATIONS**

**EXTERIOR CLADDING:** The cementitious cladding (stucco) was sound and performing intended waterproofing function with exception as described on the summary pages.

**GRADING / DRAINAGE / VEGETATION:** The general grading was considered sufficient to divert water away from foundation areas. Vegetation should be periodically trimmed back from home structure to allow proper ventilation and drying.

**DRIVEWAY:** Masonry construction.

**SOFFIT / FASCIA:** The metal fascia and soffit materials were all in place and solid.

**OVERHEAD GARAGE DOOR (S):** Metal construction. Door opened and closed in a functional manner by automatic operation. Automatic stop/reverse safety feature did respond when door travel blocked. As was required for installation since January 1993, electronic eyes were observed to be present and functional. These devices are designed to enhance the stop reverse feature, thus increasing child safety regarding door operation.

**GUTTER / DOWNSPOUTS / LEADERS:** Gutter tracks, where installed, are secure and properly pitched. Downspouts / leaders would direct water flow away from foundation areas.

# INTERIOR

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## INSPECTION PROCEDURE

COVERS ASHI STANDARDS 10. - 10.2 , 11. - 11.2 & 12. - 12.2

The visible components are inspected for evidence of abnormal damage conditions.

PLEASE NOTE: The home presently has personal belongings and furniture on the interior space of the home. This property is not normally moved, climbed on or otherwise disturbed out of respect to the current occupant and due to time restraints. This may block accessibility and viewing of areas such as closets, under cabinets, floors and walls. If possible, it is always recommended that the client perform a thorough walk-through inspection once the home is vacated.

## OBSERVATIONS

**WALLS / CEILINGS / SUB-FLOORING:** Reflect normal cosmetic wear for age.

**CABINETS / COUNTERS:** Reflect normal cosmetic wear for age.

**BATH AREAS:** The waterproofing surfaces were sounded by tapping against the outer surface with palm of hand with no evidence of weakness or damage observed.

**PRIMARY WINDOWS AND HARDWARE:** A representative number of single hung windows were activated by normal means. General frame and hardware in average condition for age.

**PRIMARY INTERIOR DOORS AND HARDWARE:** A representative number of interior swing / pocket / folding doors were activated by normal means. General panels, casing and hardware in average condition for age.

**PRIMARY EXTERIOR DOORS AND HARDWARE:** A representative number of entry swing / glass doors were activated by normal means. General panel, glazing, frames and attached hardware appear in average condition for age.

**BATH VENTILATION:** Supplied by fan and/or window in baths.

**ATTIC VENTILATION:** Perforated soffit with roof mounted ridge & flat vents.

**LAUNDRY VENTILATION:** Dryer vents via exhaust duct through attic / wall to exterior. This is typical and adequate but periodic cleaning of discharge duct portal may be required due to blockage caused by lint accumulation.

**CEILING INSULATION:** Visible portions are batt fiberglass over the living areas for an approximate R- 30 value.

**SMOKE ALARMS:** Not tested. See suggestions page regarding testing. Recommend replacement to ensure proper operation.

# **BUILT-IN KITCHEN APPLIANCES**

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## **INSPECTION PROCEDURE**

NOT COVERED UNDER ASHI STANDARDS

Inspector will only check the operation of appliances listed below, using normal controls on a one time basis. Not all functions can be checked, such as but not limited to: Self-cleaning modes of ovens, timers, ice makers, in door ice and water dispensers, door and oven seals, etc. . Cosmetic wear and tear conditions caused by regular use are not included in the report.

Please remember that the continued operation of all electrically driven appliances is dependent on many internal factors which can not be measured by a visual inspection.

## **OBSERVATIONS**

**RANGE / OVEN:** The glass surfaced electric range burners and bake / broil elements operated from normal control.

**RANGE HOOD:** Unit recirculating type. Fan and light operated from normal controls.

**DISHWASHER:** Unit operated by normal control through full cycle. Based on periodic inspection during operation, the unit washed drained, dried in a functional manner.

**DISPOSAL:** Unit operated in a free manner. Please note that only water is run through during the operation. Client should take care to dispose of food slowly with a lot of water, to help prevent clogging of the system. Also note only cold water should be used during operation to reduce swelling of food that could clog the system.

**MICROWAVE:** Unit integral with range hood.

**REFRIGERATOR:** Unit on and cooling at the time of the inspection.

## **MINOR ITEMS / SUGGESTED MAINTENANCE**

**As with most pre-owned homes, minor conditions or imperfections are observed. These items general have a minimal effect on intended working order of a system/component, have become a recommended requirement since the home was constructed or are suggested maintenance tips. These conditions are recommended for eventual action, but are not retroactive requirements.**

MONTHLY SUGGESTION: Several items are suggested to be tested or serviced on a monthly basis and are described as follows: 1) Test smoke alarms to ensure operation. Replace batteries or devices as necessary. Please note if you live in a multi-unit building, testing the detectors can set off the entire building alarm. Leave testing of these devices to building maintenance. If you have a security alarm, testing the detectors can set off that alarm as well, check with your security company on testing procedures; 2) Test GFCI receptacles / breakers to ensure operation. When these devices fail, they commonly will function as a receptacle or breaker, however, the ground fault protection does not function, thus no protection is provided, requiring replacement of the devices; 3) TPR, temperature pressure relief valve located on the water heater is recommended, by the manufacturer, to be mechanically opened by lifting the handle on the top of the valve to ensure operation and reduce corrosion of the valve. If the valve does not re-seat, gently tapping the stem will in some cases help re-seat the valve and stop the flow from the tank. If the valve does not re-seat, replacement of the valve is necessary. **Please note if the end of the pipe terminates on the interior of the home, care would be necessary not to damage interior components or belongings;** 4) Check condition of AC filter medium and clean or replace as warranted; 5) Add chlorine to your AC main drain line, if accessible and with a service fitting installed.

PLUMBING: When leaving the home for long periods of time (including for a weekend), suggest turning off the valve to ensure water will not be able to flow in the home, which would cause water damage if a line, fitting, valve, dishwasher or water heater were to leak while you are not there to monitor the situation. It is NOT recommended that any of the isolated shut offs be used for this purpose since they can leak after turning back on causing interior damage. PLEASE BE ADVISED THAT NO SHUT OFF VALVES ARE TESTED DUE TO POSSIBILITY OF LEAK OR FAILURE OF THE VALVE THAT WOULD REQUIRE IMMEDIATE CORRECTIVE ACTION. Testing of the valve is recommended by shutting the valve and testing flow in the home.

LAUNDRY VENTILATION: Dryer vents via exhaust duct through attic to exterior. This is typical and adequate but periodic cleaning of discharge duct portal may be required due to blockage caused by lint accumulation.

## ON SITE CONDITIONS

**THE FOLLOWING LIST INCLUDES THE STATUS OF UTILITIES, APPLIANCES & SECURITY WHEN INSPECTOR ARRIVED AT JOB-SITE. PLEASE NOTE THAT EVERY EFFORT IS MADE TO RETURN THESE ITEMS TO THE SAME SETTING OR MODE AS IT WAS FOUND AT START OF INSPECTION.**

<b>WATER</b>	ON	OFF	N/A	OTHER / EXPLANATION
MAIN SHUTOFF	X			
UTILITY SHUTOFF	X			
WASHER FAUCETS	X			
POTABLE SOLAR			X	
YARD IRRIGATION			X	
WATER HEATERS	X			
POTABLE WELL			X	
INDIVIDUAL FIXTURE ISOLATED SHUTOFF	X			
POOL / SPA SOLAR			X	

<b>ELECTRIC</b>	ON	OFF	N/A	OTHER / EXPLANATION
MAIN DISCONNECT	X			
INDIVIDUAL CIRCUITS	X			
INDIVIDUAL UNITS	X			
OTHER			X	

<b>AIR CONDITIONING</b>	ON	OFF	N/A	OTHER / EXPLANATION
CENTRAL SYSTEM	X			
COOLING MODE	75			
HEATING MODE		X		
FAN SETTING	X			AUTOMATIC
HUMIDISTAT			X	
NON-CENTRAL			X	
OTHER			X	

<b>INTERIOR / EXTERIOR</b>	YES	NO	N/A	OTHER / EXPLANATION
ALARM SYSTEM			X	
DOORS UNLOCKED	X			HOME OWNER PRESENT
WINDOWS UNLOCKED		X		
OTHER				

## **RE-INSPECTION POLICY AND REQUIREMENTS**

- I. The re-inspection is performed to verify that the correction methods are performed within normal practices in the field in question such as roofing; plumbing etc., in a *workman-like manner*, for a fee of \$150.
- II. The entire home is **NOT** re-inspected and the re-inspection is not intended to take the place of the original report, hence attendance by the client or other interested parties is not necessary. The re-inspection is also not the time to perform correction of anything and/or intended to be a debate regarding interpretation of any reported conditions.
- III. Applicable permits must be obtained when required and/or available, by the building department and the number of such permit(s) provided to this office. When in doubt, contacting the governing building department will help determine if a permit is required or available for the work being performed.
- IV. The items / conditions re-inspected are limited to the summary page(s) of the original inspection report.
- V. All the work re-inspected is required be performed by a third party professional (licensed contractor when available and/or required) within the specific field.
- VI. A written statement from the contractor performing such work, describing the scope and work / method used for correction, is required for us to re-inspect that item.
- VII. Work performed by the home owner will **NOT** be re-inspected by this office.
- VIII. The re-inspection does not remove any responsibility, from the home owner or the contractor, in regard to guarantee or warrantee of the work performed.
- IX. The time frame for the re-inspection, is to be requested as soon as completion of the work preformed. Scheduling the re-inspection is offered as soon as our schedule will permit.
- X. The re-inspection report refers to information described on the summary page of the original report, hence the original report is necessary in understanding the re-inspection report.

# **GUARANTEE of INSPECTOR PERFORMANCE**

As President of "LaBarre Home Evaluations", I certify that on the date of the inspection, I conducted an inspection of the home located at \_\_\_\_\_ Street Circle East Parrish, FL in accordance with the American Society of Home Inspectors® (ASHI®) "Standards of Practice", a copy of which is available at the ASHI web site. Based on this certification, LaBarre Home Evaluations hereby agrees that it will pay the reasonable cost of repairing / replacing or repairing / replacing themselves, any defective item(s) or defective condition(s) I (the home inspector) has failed to observe and / or report in my written / oral inspection report up to a total payment not to exceed in the aggregate, for all claims, the sum of Two Thousand Five Hundred Dollars (\$2,500.00) provided the defective item is an item which all ASHI® Certified Members, are required to inspect pursuant to the ASHI® Standards of Practice. Items not covered, with exception of pools or other inspections itemized on the invoice, by the ASHI standards are performed for courtesy only with no liability on our part, expressed or implied). Limits of invoice itemized inspections are found on that section of the report. In the event of a dispute or claim, such dispute or claim will be settled by an Arbitrator from the American Arbitration Association. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the award may be entered into any court of competent jurisdiction. The cost of arbitration filing will be the responsibility of the filing party. LaBarre Home Evaluations must be given the opportunity to view the item(s) in question prior to repair work being performed. Please call LaBarre Home Evaluations first, prior to performing any repair work, or the Guarantee may be invalid. The client also waives all legal rights if payment is not made in full and/or the "Home Inspection Agreement" is not signed, dated and returned to LHE. The two thousand five hundred dollar amount, after ninety days, changes to one dollar. Also in an effort to eliminate conflicts of interest, the financial responsibility also changes to one dollar when performing an inspection, on the same home, for another client and for a previous inspection when performing this inspection.

LaBarre Home Evaluations  
is a division of  
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