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Property Inspected By: George Winston

Client Name **Gerald Watson**

Inspection Date: 3/25/2002

Start Time: 8:17:00AM Completion Time:

Property: 5944 Danbury Road
Tampa, Florida 33587-0000

Present During Inspection: Buyer Buyer's Agent Seller Seller's Agent

OUTSIDE CONDITIONS AT TIME OF INSPECTION:

Temperature: 72 degrees

Dry Wet Humid Raining Snowing Clear Overcast Hazy

PROPERTY INFORMATION:

Building Faces: N S E W

Single Family Duplex Tri-Plex Quadraplex Condo
 Occupied Vacant Mobile Home(SW) Mobile Home (DW)

Levels: 1 2 3

Square Footage: 2,175

Approximate Age 0-5 6-10 11-15 16-20 21-25 26-30 30+ Years

Building
Roof

CHARACTERISTICS:

Construction

Attic

Roof Style

L1 L2 L3
Frame
CB
Other

None
 Scuttle
 Drop Stairs
 Fixed Stairs
 Entered

Dutch Hip Hip
 Gambrel Fit
 Mansard Gable
 Other



5900 Turnberry Way 3/25/2002

Summary

While this summary page is intended to highlight the defects identified during the inspection, it does not represent a complete accounting of the findings. Please refer to the entire attached report for an accurate description of the condition of the described property, and related disclaimers pertaining to the investigation.

Inspection on November 2, 2001

The following are findings of the inspection:

- Grounds: Screen door to pool not latching securely.
- Exterior: Steps off porch have settled resulting in large gap between foundation and steps. Fascia has areas of rotting and/or deterioration. Wood trim on front of house damage especially prevalent. Screen panels over pool have areas of sun rot and need replacement. Fence on north side has missing boards.
- Garage: Door does not auto reverse properly. Water stains visible on ceiling in garage. No evidence of current moisture.
- Kitchen: Refrigerator does not work properly. Will not get cool despite running for 1 hour. Stove has 1 element that does not get hot (front right). Oven temp is low by 15 degrees at 350.
- Heating: Heat pump on right side, middle (RSM) needs intake fins blown out. Leaf debris clog openings.
- Cooling: Temp differential not adequate on left side, rear (LSR). Check Freon level.
- Plumbing: Toilet in Bath 3 is loose. Not leaking but potential to leak is high. Laundry room sink has leak in elbow. Septic tank has not been serviced in 8 years and is recommended.
- Interior: Ceiling in Bedroom #3 has a gouge and hole in it near the closet, and the wall has a hole in it behind the door. Moisture (leaks) and stains were detected in the family room.
- Electrical: Reverse polarity in Den (by bar) could result in shock hazard/equipment damage. Attic has connections not in circuit boxes (on left at top of stairs). Hazardous situation.
- Pool/Spa: The propane regulator that serves the spa heater is not vented and does not comply to code. The regulator must have a vent pipe of at least 10 feet to avoid explosion should a blow-off occur.

Disclaimer:

<<<<The following disclaimer has been abbreviated for the purposes of this sample report. Actual report contains full disclosure that can be edited by the licensee.>>>>

General Notes:

It is not the scope of this inspection to determine compliance to code or local ordinance. The inspector is not required to enter any area having less than 24-inch clearance in any area, which would endanger the instructor or cause harm to the structure. It is not the scope of this inspection to determine the presence of radon or any other harmful substance unless otherwise stated for a specific substance.

SECTION 1

GROUNDS

DRIVEWAY: Asphalt Concrete Gravel Paver/Tile

Functional at time of inspection

SIDEWALK: Concrete Brick Gravel Paver/Tile

Functional at time of inspection

FENCES & GATES: Wood Chain Link CB Wrought Iron

Boards rotted on north side- replace

PORCH:

LOCATION: Front Rear Left Side Right Side

FLOOR TYPE: Concrete Brick Wood

ROOF: Yes No Part of Main Roof

ROOF COVERING: Comp. Shingle Comp. Roll Galvanized Metal Aluminum
 Built-up Tile Sgl. Ply Membrane

Screen door to pool not latching securely

<<<Your findings appear here>>>>>>>>

It is beyond the scope of this inspection to include site stability information or geological conditions. USFT (underground fuel storage tank) location determination is beyond the scope of this inspection. The inspector cannot determine the future stability of wood decks, patios or balconies. The current general condition is observed and reported without regard to current age or expected life. Subterranean drains are not evaluated.

Screen panels above pool have areas of sun rot and need replacing. Vertical areas appear to have been replaced recently.



SECTION 2

EXTERIOR

EXTERIOR WALLS:

COVERING: CB Stucco Brick Veneer Stucco Brick Wood
 Vinyl Aluminum Other Metal Transit Clapboard

No significant findings

EXTERIOR TRIM: Wood Vinyl Aluminum Other Metal

* Damaged/deterioration at eaves/fascia/soffits Sealant/caulking needed

F LF RF LSF LSM LSR F LF RF LSF LSM LSF

RSF RSM RSR R LR RR RSF RSM RSR R LR RR

* Loose/missing damaged trim

F LF RF LSF LSM LSR
 RSF RSM RSR R LR RR

EXTERIOR STAIRS: Wood Concrete Metal Combination
Location: Front Rear Left Right

Stairs have settled away from foundation

CHIMNEY: Brick Metal Stucco Concrete

No significant findings

EXTERIOR DOORS & WINDOWS:

No significant findings

GARAGE:

Garage (vehicle) door not tested
 * Garage (vehicle) door damaged/defective/deteriorated Current moisture stain at interior wall/ceiling
 * Garage (vehicle) door does not auto-reverse properly Interior wall damage/deterioration
 Garage side door deteriorated/damaged Exposed electrical wires
 Ceiling moisture stains visible. No current moisture detected User Defined
 Wall moisture stains visible. No current moisture detected User Defined

FOUNDATION:

TYPE: Closed Slab-on-Grade Open Basement
Entered: Yes No
Foundation Perimeter: Visible Partially Visible Not Visible

No significant findings

<<<<<Your findings appear here>>>>>

Note: Most slabs experience some degree of cracking as a result of shrinkage during the drying process. Most all cracks in the slabs, unless severe, are not visible or noticeable due to the floor covering. Floor coverings are not removed for this inspection. The inspector does not determine the effectiveness of any device or system installed to remove hazardous substances. No engineering calculations are performed during this inspection.

Stairs have settled, pulling from wall. (See arrow) Stairs are repoured in one piece and will be difficult to shore in place. Consult a contractor for estimate.



SECTION 3

ROOF

MAIN UNIT ROOF INSPECTION:

- COVERING: Comp. Shingle Comp. Roll Galvanized Metal Aluminum Built-up
 Wood Shakes Wood Shingles Sgl. Ply Membrane Ceramic Tile Concrete Tile

ALL TYPE ROOFS:

No significant findings

COMPOSITION (SHINGLES):

- Moderate wear apparent on shingle corners *Loose/damaged/missing ridge shingles
 Composition shingles showing signs of weathering and aging User Defined
 *Evidence of prior patching or repair

GUTTERS AND DOWNSPOUTS:

No significant findings

ATTIC FINDINGS:

- Insulated: Yes No
 Insulation Depth: 2"-4" 4"-6" 6"-8" 8" +
 Insulation Type: Blown Fiberglass batts Thermax sheeting
 Estimated "R" Value: 18

No significant findings

<<<<<Your findings appear here>>>>>

Gutters and subsurface drains are not water tested for leakage or blockage. Ongoing maintenance of roof drain systems is required to avoid water problems at the roof and foundation. Damage to roofs can occur when tenting a home for fumigation. Recommend inspection for damage after the fumigation (tenting) is completed. It is beyond the scope of this inspection to determine the presence of asbestos or other hazardous materials not specified. In the event the inspector notes "asbestos-like" material this is not a specific declaration of the presence of asbestos.

Fascia has rotten areas and needs replacing. The entire side has areas of rot. See a licensed contractor for estimate.



SECTION 4

PLUMBING SYSTEM

PIPING:

Main Supply: Galvanized Metal PVC Copper ABS Not Visible
 Distribution: Galvanized Metal PVC Copper ABS Brass

MAIN LINE:

Location: F LF RF LSF LSM LSR RSF
 RSM RSR R LR RR Garage Front Yard

No significant findings

SUPPLY LINES (Distribution):

Commode is loose in Bath 3

LAUNDRY:

Leak at elbow under sink

WASTE LINES:

Material: ABS Galvanized PVC Cast Iron Brass Copper

Septic tank hasn't been serviced in 8 years

WATER HEATER #1:

Location: Garage Attic Bath Closet Laundry Hall Closet Basement
 Type: Electric Gas Boiler Solar
 Capacity: 30 Gal 40 Gal 52 Gal

Functional at time of inspection

<<<<<Your findings appear here>>>>>

The inspector is not required to do the following:

Operate a main shut-off valve. Inspect any system that has been shut down and secured. Inspect any components that are not readily accessible or visible. Inspect any exterior plumbing components such as private sewer systems, water wells, pressure tanks, sprinkler systems, spas, or swimming pools unless specifically contracted to do so by the customer.

Water Heaters:

The inspector does not provide an estimate of remaining life of water heaters. Solar heating system heating elements are not inspected. The inspector does not activate pilot lights. If the pilot light is off, a complete inspection is not performed. A carbon monoxide test will be performed only for operational fuel burning systems

SECTION 5

HEATING SYSTEMS

UNIT # 1: 81 (F): TEMPERATURE FOR FORCED AIR UNIT OUTPUT

Type: Forced Air Gas Oil Electric Boiler Heat Pump Wood
 Baseboard Solar Steam Radiant Water Heater Other

Location: F LF RF LSF LSM LSR RSF RSM RSR
 R LR RR Attic Roof Garage Closet Laundry Basement

FORCED AIR/OIL/GAS/ELECTRIC/HEAT PUMP

Fins are clogged with debris, affects performance

AIR HANDLER:

Functional at time of inspection

UNIT # 2: 83(F): TEMPERATURE FOR FORCED AIR UNIT OUTPUT

Type: Forced Air Gas Oil Electric Boiler Heat Pump Wood
 Baseboard Solar Steam Radiant Water Heater Other

Location: F LF RF LSF LSM LSR RSF RSM RSR
 R LR RR Attic Roof Garage Closet Laundry Basement

FORCED AIR/OIL/GAS/ELECTRIC/HEAT PUMP

Functional at time of inspection

AIR HANDLER:

Functional at time of inspection

<<<<<Your findings appear here>>>>

Fuel oil, gas, and electric self-contained space heaters are not inspected. However, if an operating fuel oil / gas unit is present the inspector may at his / her discretion test for carbon monoxide and discuss safety issues with the customer. Any safety issues or lack of safety issues regarding space heaters is beyond the scope of this inspection. Humidifiers, dehumidifiers and electronic air cleaners / filtration units are beyond the scope of this inspection.

Capacity: The capacity of a fossil fuel heating unit is in Btu per hour (Btu / hr.). The capacity of an electric heating unit is in kilowatts per hour (kW /hr). 1 kW = 1000 watts = 3413 Btu / hr

The temperature measured at the output for forced air systems should be as follows:

ELECTRIC FORCED AIR HEAT = 85 - 105 degrees F

FUEL FORCED AIR HEAT = 105 - 145 degrees F

HEAT PUMP FORCED AIR HEAT = 80 - 90 degrees F

SECTION 6 COOLING SYSTEMS

UNIT # 1: TD Measurement 10 degrees

Type: Central Heat Pump Evaporative Condensation

Capacity (btu): 12,000 18,000 24,000 30,000 36,000 42,000 48,000 54,000

Air Distribution: Plenum Fiberglass Duct Flex Duct Metal Duct Ducts Insulated

Location: F LF RF LSF LSM LSR RSF RSM RSR
 R LR RR Attic Roof Garage Closet Laundry Basement

GENERAL

Temperature differential is not adequate

AIR HANDLER:

Functional at time of inspection

UNIT # 2:

TD Measurement 18 degrees

Type: Central Heat Pump Evaporative Condensation

Capacity (btu): 12,000 18,000 24,000 30,000 36,000 42,000 48,000 54,000

Air Distribution: Plenum Fiberglass Duct Flex Duct Metal Duct Ducts Insulated

Location: F LF RF LSF LSM LSR RSF RSM RSR
 R LR RR Attic Roof Garage Closet Laundry Basement

GENERAL

Functional at time of inspection

AIR HANDLER:

Functional at time of inspection

<<<<Your findings appear here>>>>

The TD measurement is the TEMPERATURE DIFFERENTIAL measurement between the input and output air. The usual range for normal operation is 14 to 22 degrees (F).

Pressure checks of system coolant and system coolant leaks are not checked. The inspector does not check the electric draw (current) or the system.

COOLING / HEATING DISTRIBUTION (DUCTS, VENT, FLUE)

The uniformity of the supply of conditioned air to the various parts of the structure is not calculated. The types of insulation material used for wrapping pipes, ducts, jackets and boilers are not determined. The inspector will not operate venting systems unless ambient temperatures or other circumstances, in the opinion of the inspector are conducive to safe operation without damage to the equipment. The inspector will not operate equipment outside its normal operating range as determined by the inspector.

SECTION 7

ELECTRICAL MAIN

INPUT SERVICE:

Access: Overhead Underground

Functional at time of inspection

SUB PANEL A:

Location:

KIT 1 KIT 2 BR 1 BR 2 BR 3 BR 4 BTH 1
 BTH 2 BTH 3 BTH 4 LIV FAM DEN LAUN
 GAR EXT ATTIC A/C UNIT BASEMENT POOL/POR/PATIO

INSPECTION

Functional at time of inspection

WIRING:

Connection is not in a box- hazardous!

KIT 1 KIT 2 BR 1 BR 2 BR 3 BR 4 BTH 1
 BTH 2 BTH 3 BTH 4 LIV FAM DEN LAUN
 GAR EXT ATTIC CRAWLSPACE BASEMENT POOL/POR/PATIO

Reverse polarity could shock/damage equipment

KIT 1 KIT 2 BR 1 BR 2 BR 3 BR 4 BTH 1
 BTH 2 BTH 3 BTH 4 LIV FAM DEN LAUN
 GAR EXT ATTIC CRAWLSPACE BASEMENT POOL/POR/PATIO

GFI circuits operational

- KIT 1 KIT 2 BR 1 BR 2 BR 3 BR 4 BTH 1
- BTH 2 BTH 3 BTH 4 LIV FAM DEN LAUN
- GAR EXT ATTIC CRAWLSPACE BASEMENT POOL/POR/PATIO

Ceiling fan inoperable at:

- KIT 1 KIT 2 BR 1 BR 2 BR 3 BR 4 BTH 1
- BTH 2 BTH 3 BTH 4 LIV FAM DEN LAUN
- GAR EXT ATTIC CRAWLSPACE BASEMENT POOL/POR/PATIO
- A/C # 1 A/C # 2 A/C # 3 A/C # 4

<<<<<Your findings appear here>>>>

The inspector will not:

- Determine the compliance to municipal or NEC electrical code. Dismantle any electrical device or control other than to gain access to visibly inspect electrical components.
- Insert any tool, probe or testing device into the main or sub panels.
- Activate electrical systems or branch circuits, which are not energized.
- Operate overload protection devices.
- Inspect any electrical equipment, which is not in a readily accessible area, or move furniture, stored items or appliances to inspect panels, wiring or connections.
- Test all switches, receptacles or fixtures. A representative sample would be tested.
- Remove switch or outlet cover plates.
- Trace wiring origins or destinations.
- Inspect ancillary systems such as wiring for telephones, audio / video systems, landscape lighting, intercom wiring and burglar alarm / security system wiring.

SECTION 8

INTERIOR

DOORS:

Functional at time of inspection

WINDOWS:

Stuck window (painted in place) in Bedroom 3

FLOORS:

Functional at time of inspection

INTERIOR WALLS:

Hole in wall (sheetrock) in bedroom #3

CEILINGS:

*** Damage detected at:**

- KIT 1 KIT 2 BR 1 BR 2 BR 3 BR 4 BTH 1
- BTH 2 BTH 3 BTH 4 LIV FAM DEN LAUN
- GAR EXT BASEMENT

*** Ceiling moisture/stain at:**

- KIT 1 KIT 2 BR 1 BR 2 BR 3 BR 4 BTH 1
- BTH 2 BTH 3 BTH 4 LIV FAM DEN LAUN
- GAR EXT BASEMENT

FIREPLACE:

Accumulation of soot needs to be cleaned

<<<<<Your findings appear here>>>>

The inspector does not determine the condition of thermopane windows due to weather, temperature and lighting variations. The condition of walls and framing behind wallpaper, drywall, paneling, other coverings and furniture cannot be determined. Determining the presence of

asbestos in acoustic sprayed ceilings is beyond the scope of this inspection. The inspector will not determine the origin of odors or stains in carpets. The condition of wood flooring below carpets is not inspected. Firewall rating determination is beyond the scope of this inspection.

SECTION 9**KITCHEN AND LAUNDRY****OVENS:**

■ **Oven temp is low by 15 degrees at 350.**

COOKTOPS:

■ **Large eye in back does not heat**

GARBAGE DISPOSAL:

■ **Functional at time of inspection**

DISHWASHER:

■ **Functional at time of inspection**

REFRIGERATOR:

■ **Does not get cool after 1 hour**

WASHING MACHINE:

■ **Functional at time of inspection**

CLOTHES DRYER:

■ **Functional at time of inspection**

<<<<<Your findings appear here>>>>

Self cleaning and continuous cleaning operations, timing devices, clocks, thermostat accuracy and lights are not checked during this inspection. The inspector will not move appliances. The ability of the dishwasher to wash dishes is not tested. The inspector does not test any device requiring the use of special keys, codes or combinations. The inspector does not operate programmable feature of devices.

SECTION 10**SWIMMING POOL, SPAS, HOT TUBS & EQUIPMENT****SWIMMING POOL:**

■ **Pool finish has missing patches**

SPA/JACUZZI:

■ **Propane regulator vent not to code**

<<<<<Your findings appear here>>>>

The structural condition of the portions of Pool and Spa bodies not visible to the inspector is beyond the scope of this inspection. Also, leak and pressure testing of the Pool and Spa bodies is beyond the scope of this inspection.

*Pressure and leaking testing is not performed.

The pool finish has areas that have broken out. This can develop leaks and allow algae to grow causing staining.

