



Inspection Report

Prepared for

William Thompson

**Property Address:
2007 Skinner Road
Winter Park, FL 32792**



REM Inspections LLC

Inspector

**Robert Sole
5840 Red Bug Lake Road, #325
Winter Springs, FL 32708
407-637-7288**



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Dear William Thompson

Thank you for allowing REM Inspections to be a part of your real estate transaction. I appreciate the opportunity to be of service to you. If I can answer any questions for you that will help you in the process of purchasing your home, please feel free to contact me. I am also happy to answer questions that may arise at a later date.

This inspection conforms to the Standards of Practice of the National Association of Certified Home Inspectors (NACHI) and is a visual inspection of the readily accessible areas and components of the home at the time of the inspection. This inspection is not a code compliance review or permit verification and the home was not inspected for past or present code compliance although there may be a reference to building codes mentioned in the report. For more complete information about the scope and limitations of the report, refer to your Inspection Agreement and the NACHI Standards of Practice.

The explanation on the following page is provided to assist you when reviewing the report.

Sincerely

A handwritten signature in black ink that reads "Robert Sole". The signature is written in a cursive style with a large initial "R".

Robert Sole

REM Inspections LLC

Date: 9/3/2007	Time: 12:32 PM	Report ID: 080107-2
Property: 2007 Skinner Road Winter Park, FL 32792	Customer: William Thompson	Real Estate Professional: George Smith Sample Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of Home:
Over 10 Years

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Clear

Temperature:
Over 65

Rain in last 3 days:
No

1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

Styles & Materials

Roof Covering:
3-Tab fiberglass

Chimney (exterior):
N/A

Method used to observe attic:
Walked

Viewed roof covering from:
Walked roof

Roof Structure:
Engineered wood trusses

Attic info:
Pull Down stairs


Sky Light(s):
None

Roof-Type:
Gable
Hip

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected

 The roof covering shows signs of wear in several locations. The client should plan on replacing the roof covering in the near future to prevent possible leaks. **I recommend having a licensed contractor evaluate the roof covering for a more precise estimate of the remaining life.**




1.0 Picture 1



1.0 Picture 2

1.1 FLASHINGS

Comments: Inspected

-  (1) Some flashings are not visible due to being covered by shingles and/or exterior cladding. The visible flashing were inspected and the condition of those that were not visible are assumed to be in a similar condition.
- (2) Missing kickout at front wall.



1.1 Picture 1

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

- 🏠 The plumbing vent pipe boot flashings are damaged and need to be replaced. Damaged boot flashings will allow rain to run down the side of the pipe and enter the homes walls where it can cause unseen damage. Recommend replacement by a licensed roofing contractor.



1.2 Picture 1

1.3 ROOF DRAINAGE SYSTEMS (Gutters and Downspouts)

Comments: Inspected

1.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

- 🏠 The attic was not fully accessible. The accessible part was inspected.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground,

Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

Styles & Materials

Siding Style:

Cement stucco

Exterior Entry Doors:

Steel

Appurtenance:

Covered porch

Driveway:

Concrete

Inspection Items

2.0 SIDING, FLASHING AND TRIM


Comments: Inspected

2.1 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.2 DOORS (Exterior)

Comments: Inspected

-  The door to the storage area by the pool shows some rusting. This should be repaired to prevent further deterioration.



2.2 Picture 1

2.3 WINDOWS


Comments: Inspected

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

-  The driveway is exhibiting cracks that are consistent with the age of the structure. The driveway appears to be functional at this time. The cracks should be monitored and repaired as needed.

The tree limbs that are in contact with roof or hanging near roof should be trimmed.



2.5 Picture 1



2.5 Picture 2

2.6 OTHER

Comments: Inspected

2.7 ADDITIONAL BUILDINGS ON PROPERTY

Comments: Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

<p>Foundation: Poured concrete</p> <p>Wall Structure: Wood</p>	<p>Method used to observe Crawlspace: No crawlspace</p> <p>Columns or Piers: Wood framed columns or posts</p>	<p>Floor Structure: Slab</p> <p>Ceiling Structure: Not visible</p>
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Inspection Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

3.1 WALLS (Structural)

Comments: Inspected

3.2 COLUMNS OR PIERS

Comments: Inspected

3.3 FLOORS (Structural)

Comments: Inspected

3.4 CEILINGS (structural)

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.


Styles & Materials

<p>Heat Type: Heat Pump Forced Air (also provides cool air)</p> <p>Heat System Brand: WEATHERKING</p> <p>Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)</p> <p>Number of AC Only Units: None</p>	<p>Energy Source: Electric</p> <p>Ductwork: Insulated</p> <p>Cooling Equipment Energy Source: Electricity</p> <p>Condensation drain: Poly</p>	<p>Number of Heat Systems (excluding wood): One</p> <p>Filter Type: Disposable</p> <p>Central Air Manufacturer: WEATHER KING</p>
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Inspection Items


4.0 HEATING EQUIPMENT

Comments: Inspected

 Heating and cooling is provided by a water source heat pump. This unit uses the water from a well to provide heating and cooling of the freon in the heat pump. This type of unit is not common but is often a very efficient unit. This unit also incorporates a heat recovery unit which uses the waste heat from the freon to provide hot water. Recommend consulting with a licensed HVAC contractor for more information on operation and maintenance of this unit.

4.1 NORMAL OPERATING CONTROLS

Comments: Inspected

 The unit is controlled by an automatic thermostat. This function was not tested. The client should consult the manual for the thermostat for operating instructions.

4.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

4.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

4.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

4.5 CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)

Comments: Inspected

4.6 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected



The ambient air test was performed by using thermometers on the air handler of the heat pump in cooling mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 61 degrees, and the return air temperature was 80 degrees. The temperature drop is 19 degrees which is in the normal range.

4.7 NORMAL OPERATING CONTROLS

Comments: Inspected

4.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

4.9 CONDENSATION DRAIN

Comments: Inspected



Note: Condensate line drains into a catch basin behind garage.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.

Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:

Water Filters:

Plumbing Water Supply (into home):

Public

Sediment filter

PVC

Plumbing Water Distribution (inside home):**Washer Drain Size:****Plumbing Waste:**

POLY

2" Diameter

PVC

Water Heater Power Source:**Water Heater Capacity:****Manufacturer:**

Propane (quick recovery)

40 Gallon (1-2 people)

ENVIROTEMP

Inspection Items


5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

I inspected the property in the location of the drain field area of septic. There were no signs of failure or blockage and the grounds appear normal. I did not visually locate the septic nor did I inspect the tank and drain lines for size or condition. Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 2 to 3 years, you should have it pumped and inspected visually during the inspection process to determine its true condition.

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

 Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected


5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

 Main water shut-off is located in a valve box in the ground between the home entry and the garage.

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

 A propane gas tank supplies fuel used for the water heater, range and spa heater. The tank is located on the right side of the house behind the fence.

5.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

 The main fuel shut-off valve is located on the top of the propane tank at the right side of the house.

5.6 SUMP PUMP

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service

amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

Styles & Materials

Electrical Service Conductors:

Below ground
220 volts

Panel capacity:

150 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex


Inspection Items

6.0 SERVICE ENTRANCE LINES

Comments: Inspected

6.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS

Comments: Inspected, Not Accessible

 Distribution panel was not accessible for inspection.




6.1 Picture 1

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Not Accessible

6.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES AND VISIBLE WIRING (observed from a representative number)

Comments: Inspected

 There is an open junction box with unrestrained wiring at the connection to the attic exhaust fan. Unrestrained wiring going into a metal junction box could wear through the insulation on the wire

and result in an energized surface or cause a fire. Recommend that this be addressed as soon as possible by a licensed electrical contractor.



6.3 Picture 1

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

6.5 OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

⚡ No AFCI's installed. GFCI outlets function as intended.

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

⚡ Main panel is located on the right side of the home. The distribution panel is located inside the garage.

6.7 SMOKE DETECTORS

Comments: Inspected

⚡ Smoke detectors are a life safety device. At the time this home was constructed, they were only required outside of each sleeping area and only had to be hardwired to the electrical system. In new construction, they are now required to be both hard wired and have a battery back-up. They are also required to be located inside and outside of each sleeping area. The client may wish to consider having a licensed contractor add smoke detectors to the sleeping areas for additional safety.

6.8 CARBON MONOXIDE DETECTORS

Comments: Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft

characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection.

Styles & Materials

Types of Fireplaces:

None

Operable Fireplaces:

None

Number of Woodstoves:

None

Inspection Items

7.0 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

7.1 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

7.2 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

8. Doors, Windows and Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
Tile

Interior Doors:

Hollow core

Window Types:

Single-hung

Window Manufacturer:

GENERAL ALUMINUM

Cabinetry: Wood
Countertop: Tinted Glass
 Zodiac

Inspection Items

8.0 CEILINGS

Comments: Inspected

8.1 WALLS

Comments: Inspected

8.2 FLOORS

Comments: Inspected

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.


Styles & Materials

Attic Insulation: Blown	Ventilation: Thermostatically controlled fan	Exhaust Fans: Fan only
Dryer Power Source: 220 Electric Propane Connection	Dryer Vent: Flexible Metal	Floor System Insulation: NONE

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Inspected

 The attic insulation is about eight inches thick or just over 29 R-Value.

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Accessible

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Garage

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

GENIE

Inspection Items

10.0 GARAGE CEILINGS

Comments: Inspected

10.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

10.2 GARAGE FLOOR

Comments: Inspected

10.3 GARAGE DOOR (S)

Comments: Inspected

10.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

10.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected



Door opener does not reverse when met with resistance. This is a life safety issue especially with small children. Recommend having a licensed contractor evaluate and repair. The garage door operator does however have sensors that will reverse the door if it is obstructed.

11. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

WHIRLPOOL

Disposer Brand:

BADGER

Exhaust/Range hood:

NONE

Range/Oven:

MAYTAG

Built in Microwave:

WHIRLPOOL

Trash Compactors:

NONE

Inspection Items

11.0 DISHWASHER

Comments: Inspected

11.1 RANGES/OVENS/COOKTOPS

Comments: Inspected



The oven temperature was tested with a thermometer to verify proper operation. The control was set to a temperature of 350 degrees and the thermometer indicated the actual temperature was exactly 350 degrees.

11.2 RANGE HOOD

Comments: Inspected

The range hood is part of the built-in microwave and is vented to the exterior of the house.

11.3 TRASH COMPACTOR

Comments: Not Present

11.4 FOOD WASTE DISPOSER

Comments: Inspected

11.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected



The microwave was tested with a device that detects the presence of microwave energy. This device does not determine how well the microwave operates nor does it test for microwave leakage, only whether or not microwave energy is being produced. The device indicated that microwave energy was being produced by the microwave.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. *A child can drown in the time it takes to answer a phone.* A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Styles & Materials

Style:

In ground

Shape:

Rectangle

Wall Material:

Diamond Brite (concrete)

Child safety fence/ alarms:

Safety Fence

Inspection Items

12.0 OPERATIONAL CONDITION OF POOL

Comments: Inspected

12.1 POOL LINER CONDITION

Comments: Inspected

12.2 SURFACE WALLS AND FLOOR OF POOL

Comments: Inspected

12.3 PERMANENT ACCESSORIES CONDITION

Comments: Inspected

12.4 PUMPS FOR CIRCULATION OF WATER

Comments: Inspected

12.5 PUMPS FOR VACUUM OR CLEANING

Comments: Not Present

There is only one pump in the pool system.

12.6 POOL HEATERS

Comments: Inspected

12.7 VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL IS ON A GROUND FAULT CIRCUIT (GFCI)

Comments: Inspected

12.8 OVERFLOW SKIMMERS AND DRAINS

Comments: Inspected

The pool (and spa) drains are standard type drains that under certain situations may allow a swimmer to become trapped by the suction of the drain. There are new safety drain covers that are designed to prevent this from happening. The client may want to consider having these safety drain covers installed by a pool professional.

12.9 CHEMICALS FOR POOL CAPABLE OF BEING STORED WITH A LOCK

Comments: Inspected

12.10 DOES POOL HAVE ANY RESCUE EQUIPMENT

Comments: Not Present

12.11 DO STEPS OR LADDERS EXIST ON BOTH SIDES OF THE POOL

Comments: Yes

12.12 IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL

Comments: No

12.13 IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING

Comments: No

12.14 ARE THERE ANY OBSTRUCTIONS (WALLS, SHRUBS etc.) THAT WOULD PREVENT FULL VIEW OF POOL FROM HOME

Comments: No

12.15 IS THE POOL FENCED

Comments: Yes

Screen enclosure.

12.16 DOES FENCE HAVE A SELF CLOSING LATCH AND LOCK ON DOOR

Comments: Yes

12.17 CAN FENCE BE CLIMBED BY THE USE OF PERSONAL ITEMS OR STRUCTURES AGAINST FENCE

Comments: No

12.18 DOES THE DOOR LATCH HEIGHT AND LOCATION ATTEMPT TO BE REASONABLY DIFFICULT FOR YOUNG CHILDREN TO REACH

Comments: Yes

12.19 ELECTRIC LIGHTS SECURE

Comments: Yes

12.20 WATER LEVEL SHOULD BE WITHIN INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT

Comments: Yes

12.21 POOL DESIGN AT WATERS EDGE SHOULD NOT INCLUDE OBVIOUS PROTRUSIONS THAT COULD INJURE SWIMMER

Comments: Inspected

12.22 DOES THE SURFACE AROUND POOL ENCOURAGE DRAINAGE AWAY FROM POOL

Comments: Yes

12.23 CHILD SAFETY FENCE/ALARMS

Comments: Yes

The child safety fence was not installed at the time of inspection.

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General Summary



REM Inspections LLC

5840 Red Bug Lake Road, #325
Winter Springs, FL 32708
407-637-7288

Customer

William Thompson

Property Address

2007 Skinner Road
Winter Park, FL 32792

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.0 ROOF COVERINGS

Inspected



The roof covering shows signs of wear in several locations. The client should plan on replacing the roof covering in the near future to prevent possible leaks. **I recommend having a licensed contractor evaluate the roof covering for a more precise estimate of the remaining life.**



1.0 Picture 1



1.0 Picture 2

1.1 FLASHINGS

Inspected



(1) Some flashings are not visible due to being covered by shingles and/or exterior cladding. The visible flashing were inspected and the condition of those that were not visible are assumed to be in a similar condition.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

- 🏠 The plumbing vent pipe boot flashings are damaged and need to be replaced. Damaged boot flashings will allow rain to run down the side of the pipe and enter the homes walls where it can cause unseen damage. Recommend replacement by a licensed roofing contractor.



1.2 Picture 1

1.4 ROOF STRUCTURE AND ATTIC**Inspected**

- 🏠 The attic was not fully accessible. The accessible part was inspected.

2. Exterior**2.2 DOORS (Exterior)****Inspected**

- 🏠 The door to the storage area by the pool shows some rusting. This should be repaired to prevent further deterioration.



2.2 Picture 1

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**Inspected**

- 🏠 The driveway is exhibiting cracks that are consistent with the age of the structure. The driveway appears to be functional at this time. The cracks should be monitored and repaired as needed.

The tree limbs that are in contact with roof or hanging near roof should be trimmed.



2.5 Picture 1



2.5 Picture 2

4. Heating / Cooling

4.6 COOLING AND AIR HANDLER EQUIPMENT

Inspected



The ambient air test was performed by using thermometers on the air handler of the heat pump in cooling mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 61 degrees, and the return air temperature was 80 degrees. The temperature drop is 19 degrees which is in the normal range.

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC

Inspected



The attic insulation is about eight inches thick or just over 29 R-Value.

10. Garage

10.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected



Door opener does not reverse when met with resistance. This is a life safety issue especially with small children. Recommend having a licensed contractor evaluate and repair. The garage door operator does however have sensors that will reverse the door if it is obstructed.

11. Built-In Kitchen Appliances

11.1 RANGES/OVENS/COOKTOPS

Inspected



The oven temperature was tested with a thermometer to verify proper operation. The control was set to a temperature of 350 degrees and the thermometer indicated the actual temperature was exactly 350 degrees.

11.5 MICROWAVE COOKING EQUIPMENT

Inspected



The microwave was tested with a device that detects the presence of microwave energy. This

device does not determine how well the microwave operates nor does it test for microwave leakage, only whether or not microwave energy is being produced. The device indicated that microwave energy was being produced by the microwave.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Electrical Summary



REM Inspections LLC

5840 Red Bug Lake Road, #325
Winter Springs, FL 32708
407-637-7288

Customer

William Thompson

Property Address

2007 Skinner Road
Winter Park, FL 32792

The following Electrical items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

6. Electrical System

6.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS

Inspected, Not Accessible

- ⚡ Distribution panel was not accessible for inspection.



6.1 Picture 1

6.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES AND VISIBLE WIRING (observed from a representative number)

Inspected

- ⚡ There is an open junction box with unrestrained wiring at the connection to the attic exhaust fan. Unrestrained wiring going into a metal junction box could wear through the insulation on the wire and result in an energized surface or cause a fire. Recommend that this be addressed as soon as possible by a licensed electrical contractor.



6.3 Picture 1

6.5 OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)

Inspected

⚡ No AFCI's installed. GFCI outlets function as intended.

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

⚡ Main panel is located on the right side of the home. The distribution panel is located inside the garage.

6.7 SMOKE DETECTORS

Inspected

⚡ Smoke detectors are a life safety device. At the time this home was constructed, they were only required outside of each sleeping area and only had to be hardwired to the electrical system. In new construction, they are now required to be both hard wired and have a battery back-up. They are also required to be located inside and outside of each sleeping area. The client may wish to consider having a licensed contractor add smoke detectors to the sleeping areas for additional safety.

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Plumbing Summary



REM Inspections LLC

5840 Red Bug Lake Road, #325
Winter Springs, FL 32708
407-637-7288

Customer

William Thompson

Property Address

2007 Skinner Road
Winter Park, FL 32792

The following Plumbing items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

5. Plumbing System

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected



Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>

5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected



Main water shut-off is located in a valve box in the ground between the home entry and the garage.

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected



A propane gas tank supplies fuel used for the water heater, range and spa heater. The tank is located on the right side of the house behind the fence.

5.5 MAIN FUEL SHUT OFF (Describe Location)

Inspected



The main fuel shut-off valve is located on the top of the propane tank at the right side of the house.

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Heating Cooling / Summary



REM Inspections LLC

5840 Red Bug Lake Road, #325
Winter Springs, FL 32708
407-637-7288

Customer

William Thompson

Property Address

2007 Skinner Road
Winter Park, FL 32792

The following Heating and Cooling items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

4. Heating / Cooling

4.0 HEATING EQUIPMENT

Inspected



Heating and cooling is provided by a water source heat pump. This unit uses the water from a well to provide heating and cooling of the freon in the heat pump. This type of unit is not common but is often a very efficient unit. This unit also incorporates a heat recovery unit which uses the waste heat from the freon to provide hot water. Recommend consulting with a licensed HVAC contractor for more information on operation and maintenance of this unit.

4.1 NORMAL OPERATING CONTROLS

Inspected



The unit is controlled by an automatic thermostat. This function was not tested. The client should consult the manual for the thermostat for operating instructions.

4.6 COOLING AND AIR HANDLER EQUIPMENT

Inspected



The ambient air test was performed by using thermometers on the air handler of the heat pump in cooling mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 61 degrees, and the return air temperature was 80 degrees. The temperature drop is 19 degrees which is in the normal range.

4.9 CONDENSATION DRAIN

Inspected



Note: Condensate line drains into a catch basin behind garage.

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Swimming Pool Summary



REM Inspections LLC

5840 Red Bug Lake Road, #325
Winter Springs, FL 32708
407-637-7288

Customer

William Thompson

Property Address

2007 Skinner Road
Winter Park, FL 32792

12. Swimming Pools, Equipment and Safety

12.5 PUMPS FOR VACUUM OR CLEANING

Not Present

There is only one pump in the pool system.

12.8 OVERFLOW SKIMMERS AND DRAINS

Inspected

The pool (and spa) drains are standard type drains that under certain situations may allow a swimmer to become trapped by the suction of the drain. There are new safety drain covers that are designed to prevent this from happening. The client may want to consider having these safety drain covers installed by a pool professional.

12.15 IS THE POOL FENCED

Yes

Screen enclosure.

12.23 CHILD SAFETY FENCE/ALARMS

Yes

The child safety fence was not installed at the time of inspection.

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