

INSPECTION CONDITIONS / GENERAL PROPERTY INFORMATION

Type Of Inspection: Pre-Purchase Inspection

Home Type / Style: Single Family Home

Number Of Units:

Age / Year built: 1981 42YRS

Square Footage:

Condition: 1 Store

Inspection Time Start:

End:

Inspection Attendees:

Furnishings:

Main Electrical Disconnect Location:

Main Water Shut Off Location:

Located Curbside

Main Gas Shut Off Location:

Weather Conditions:

Temperature:

Soil Condition:

Other Conditions of Note:

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THE INSPECTION REPORT LEGEND & INTRODUCTION PAGE

NOTE: I always recommend a **Licensed Contractor** in the related trade or field do the evaluation, estimates, and repairs, during the inspection window, when a licensed category exists. Anytime these statements: "Appears to be mold or mildew type substance" or "mold / mildew is visible" are used ; mold may be a health and / or safety issue and need further investigation and / or remediating by a qualified mold professional.

The terms "Satisfactory / Functional / Inspected" are used to identify an item or component that was found to be capable of being used for its intended purpose, although some signs of wear and tear may exist. No prediction, guarantee, or warranty of future performance or operation is made.

THE PURPOSE OF THE PROPERTY INSPECTION

The Purpose of a home inspection is to identify apparent visible defects and / or conditions at the time of the inspection that, in the judgment of the inspector, adversely affect the function and / or integrity of those items, components, and systems. The Home Inspection is a noninvasive visual examination designed to identify material defects in the readily accessible systems / structures / components of the building as they exist at the time of Inspection. The Inspection is limited to those systems / structures / components as listed in the agreed standards which are the InterNACHI's Residential Standards of Practice. A copy of which is available at <http://www.nachi.org/sop.htm>. Components / Systems shall be operated with normal user controls only and as conditions permit.

THE PROPERTY INSPECTION OUTLINE

The client(s) are invited and encouraged to accompany the property inspector during the process. When completed, the property inspection will be reviewed on site, assuming the client(s) are present. The report identifies separate areas, such as Electrical / Plumbing / Heating / Roof / Bathrooms, etc. If The client(s) have any questions / comments, please make the Inspector aware of them As Soon As Possible.

The inspector works solely for the client(s), not the agents or sellers.

The inspector has no vested interest in whether or not the property purchase is completed.

The inspector does not perform repairs / referrals for repairs to prevent conflict of interest.

The inspection report is not a Warranty or Guarantee of any kind. If a Home Warranty is not provided by the sellers, agents, or others, the client is strongly advised to obtain one.

The use of the Inspection Report is authorized for the sole use of the client identified on the contract.

The inspector / inspection company has no contractual obligations or fiduciary responsibility to any third parties / agents / future purchasers or any persons that may come into possession of the Inspection Report.

GENERAL INFORMATION & CLARIFICATION ABOUT THIS INSPECTION

The inspection represents a good faith effort by the inspector to inspect all items within the scope of the inspection. However, it is limited by factors at the time of the inspection such as weather, available lighting, occupant's possessions, access, safety, etc. at the inspector's sole discretion. Not included in the inspection is any area, which in the inspector's sole opinion, is not exposed to view, is concealed, or is inaccessible for any reason. Areas excluded by InterNACHI Standards of Practice; any item not included in the report, any item listed in the report as not inspected or not applicable, any item listed as outside the scope of the inspection on the contract page are not included in the inspection. Any item which falls into the above category is not included in the fee paid for the Inspection. Any recent renovations and / or painting may conceal historical evidence of problems. It is beyond the scope of the inspection to ascertain what is or is not an addition to the original structure. Any mention of age of any item or system is a best guess opinion and should be taken accordingly. The inspection is not technically exhaustive even though some instruments may be used to check things like temperature, moisture, or electrical components. The inspection does not include any destructive testing, dismantling, or thermal imaging. The inspection does not simulate or mimic the conditions of actual occupancy and usage of the systems in the home. Therefore, some problems will not be discovered by the visual inspection. The inspector does not claim to inspect every item or every part of any system. We suggest inquiring with the seller, manufacturer, or a qualified specialist as to the operational procedure and condition of any item or system noted as not fully inspected, not fully visible, or not included in the inspection report. We also recommend maintenance history for the home and receipts for work performed be obtained for which a warranty may apply. This report is a snapshot of the condition of the home at the time of the inspection. Items in the home can and do experience failure without prior indication. We can not determine if or when an item will experience failure. Therefore, we can not be held responsible for future failure. The client is encouraged to budget annually for unforeseen repairs and / or purchase a comprehensive home warranty policy. Client agrees to assume all the risk for all conditions which meet the above limitations.

We recommend further evaluation and estimates by the appropriate qualified professional(s) during the inspection window to determine the full scope and cost of the work needed to assure the item / system will perform as intended and be safe. Further evaluation is needed so a qualified professional in the related field or trade can evaluate the Inspector's concerns further and inspect the remainder of the system or component for additional concerns that may be outside the area of knowledge or scope of the inspection. All evaluations, estimates, and repairs should be performed by a licensed contractor for that field or trade where a license exists. Failure to follow these recommendations can result in additional / higher / unexpected repair costs after purchasing the home.

Any photographs taken during the inspection are part of the report. Photographs are provided to assist the client in understanding certain specific issues and comments contained in the written report. Photographs taken during the inspection are included or excluded at the sole discretion of the Inspector.

Be sure to do a thorough walk through before closing to ensure nothing was damaged in the occupants move out process. When doing your walk through, be sure to check areas which may not have been visible during the Inspection due to occupant's belongings and furnishings. These areas usually include closets, garages, utility rooms, walls, floors, windows, electric outlets and switches, and plumbing inside cabinets or behind appliances. Any areas which were hidden from view or inaccessible during the inspection were not inspected.

NOTICE FOR REPO., SHORT SALE, VACANT OR UNOCCUPIED PROPERTIES

Properties which have been vacant for prolonged periods may experience issues which are not readily detectable or may not be observed during a visual Home Inspection. These issues tend to make themselves known as the home is lived in, even though they appeared to be operating satisfactorily during the period of the Inspection. Some of these common concerns are appliances connected to a water supply or air conditioning / heating malfunctioning after occupancy. Rubber hoses, plumbing washers, toilet fill valves, and toilet flappers are among the most common areas which may fail as they are being used after periods of non use. Water intrusion and leaks is another area which may not be evident at the time of the inspection, but may show itself when occupied. The home buyer should take these limitations into consideration when purchasing this type of property. The Inspector offers to buy back the entire Inspection Report for the fee paid to the Inspector - If the client is dissatisfied with the inspection or chooses not to accept the conditions and exclusions in the Inspection Agreement. The client agrees that acceptance of a refund of the full amount paid by the client to the Inspector will free Inspector from any liability for any conditions in the home. Acceptance of and reliance upon the information contained in this report constitutes agreement and acceptance of the terms and conditions of the Inspection Agreement with or without signature.

DEFINITIONS

SATISFACTORY - Indicates the component or system is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component or system will probably require repair and / or replacement anytime within five years.

POOR - Indicates the component or system will need repair and / or replacement now or in the very near future.

SIGNIFICANT ISSUES - A component or system that is considered significantly deficient, inoperable, or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

Note: Any component or system not listed as being deficient in some manner is assumed to be satisfactory.

THE INSPECTOR WILL USE DIRECTIONAL DESCRIPTION TO AID THE CLIENT IN UNDERSTANDING CONCERNS.

FRONT - Facing front of home

LEFT - Facing front of home, left side

RIGHT - Facing front of home, right side

Back - Back of home

1/2/2015

INSPECTION REPORT

Report #: AMS52023

Client: TEST REPORT

Property: 123 ABC DR NAVARRE, FL 32566

Inspection Date: May 20, 2023

The Inspector FWB

2035 Wind Trace Dr

Navarre Fl 32566

TheInspectorFWB@Gmail.com 850-737-1832

David Greene , Inspector

FOUNDATION / STRUCTURE:

NOTICE: The Visible portions of the foundation, as listed in the agreed standards, were observed to determine their apparent condition at the time of inspection. Only those areas which are near the footprint of the main building are included in the inspection. Areas or items below ground or hidden from view are not a part of this inspection. Inspection of slab on grade and stem wall type foundations is limited as components are normally not visible. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. The cracking may also be the result of inadequate control joints, settling or moisture changes in the soil. If the cracks are greater than 1/8" or a noticeable difference in the plane is evident, evaluation and repairs are recommended. (Note: internal finishes such as carpet and floor covering, limit the analysis of this cracking.)

The client is strongly advised to obtain and review the termite / pest report and consider any recommendations for repair, treatment of the property, and that you obtain written cost estimates from the appropriate qualified professional for all recommendations in the report during the inspection window. It is further recommended that all repairs be performed by a licensed contractor for that field or trade where a license exists. Items / components that are concealed from view or inaccessible at the time of inspection are excluded from this inspection.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

FOUNDATION TYPE	Slab	Concrete
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Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

Foundation appears acceptable.

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

FOUNDATION PHOTOS

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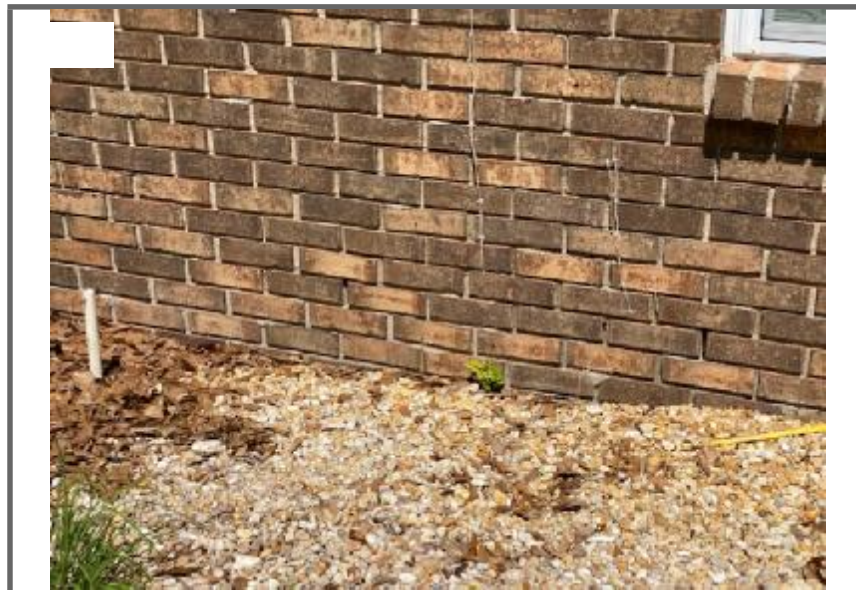
David Greene , Inspector



FOUNDATION



FOUNDATION



FOUNDATION

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EXTERIOR:

Structure Type **SINGLE FAMILY**

NOTICE: The visible portions of the exterior surfaces / trim, as listed in the agreed standards, were observed to determine their condition at the time of inspection. Destructive testing of exterior wood surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this inspection. The routine maintenance of door and window frames is required to prevent damage / leaks. The client is strongly advised to obtain and review a termite / pest report and consider any recommendations for repair / treatment of the property. Any items or components that concealed from view or inaccessible at the time of the inspection are excluded from this inspection.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

STRUCTURE TYPE	Single Family
EXTERIOR SURFACES	Brick & Wood
SOFFIT	Primarily Wood
DRIVEWAYS / SIDEWALKS	Concrete
PORCH	Concrete

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

Minor cracks in driveway
Minor stains on driveway
Minor dings and stains on garage door
Minor stains and cracks on patio
Minor stains and cracks porch
Minor soffit stains
Minor stains and dings gutters and down spouts
Debris in gutters
Minor stains brick
Minor stains siding
No GFIC outlets
OUT BUILDINGS
Some wood rot
Shingle stained and debris
Elect not working
Unfinished walls and ceiling
Cabinets and tops stained and dinged
Ivy growing on buildings
DOORS
Stained dinged and rusty
Need adjusted

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

EXTERIOR PHOTOS

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EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



DRIVE



PORCH

EXTERIOR PHOTOS

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SOFFIT



EXTERIOR



EXTERIOR



EXTERIOR



OUT BUILDING



OUT BUILDING

EXTERIOR PHOTOS

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OUT BUILDING



OUT BUILDING



OUT BUILDING



OUT BUILDING



OUT BUILDING



OUT BUILDING

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OUT BUILDING



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ROOF / ATTIC:

NOTICE: The visible portions of the roof / roof penetrations / flashing and attic space, as listed in the agreed standards, were observed to determine their apparent condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of the inspection. Reporting remaining useful life expectancy or predicting future roof leaks is beyond the scope of this inspection. Testing of gutters / down spouts / underground drains is beyond the scope of this inspection. The client is strongly advised to obtain and review a termite / pest report and consider any recommendations for repair or treatment of the property. Any items or components that are concealed from view or inaccessible at the time of the inspection are excluded from this inspection.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

ROOF	Three Tab	Roll
ROOF COVERING	Three Tab	
ROOF SHEATHING	Plywood	
ATTIC / ROOF FRAMING	Truss	
ATTIC ACCESS	Pull Down	
ATTIC INSULATION	Blown & Roll	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

Roof appears acceptable
Roof shingles stained
Debris on roof
Roof permit 1-26-2018
Permit number 2018-519-000
Loose vent pipe to range hood
Items left in attic
Some old water stains on decking

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

ROOF / ATTIC PHOTOS

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ROOF



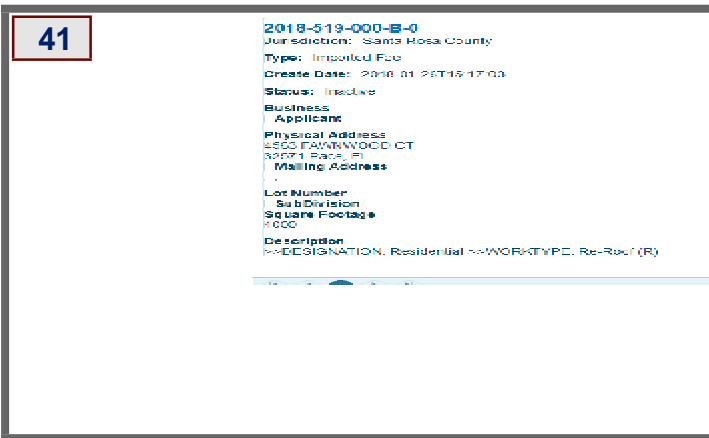
ROOF



ROOF



ROOF



ROOF PERMIT



ROOF

ROOF / ATTIC PHOTOS

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EXTERIOR



44

EXTERIOR



45

EXTERIOR



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EXTERIOR

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CHIMNEY / FIREPLACE:

NOTICE: The visible portions of the fireplace / chimney, as listed in the agreed standards, were observed to determine their condition at the time of inspection. Associated mechanical features are inspected by operating their normal controls to verify proper function. Reporting on chimney draw / performing a smoke test / ignition of wood / gas / the use of video equipment is beyond the scope of this report. Gas logs controlled by a switch / thermostat found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this inspection.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

FIREPLACE	Wood Burning
FIREPLACE TYPE	Masonry

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

Fireplace stained
Minor crack firebrick
Damper rusty
Chimney top is covered
Do not build fire with out removing cover

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

CHIMNEY & FIREPLACE PHOTOS

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FIREPLACE



DAMPER



CHIMNEY



FIREPLACE

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INTERIOR ROOMS:

NOTICE: The visible portions of the interior rooms, as listed in the agreed standards, were observed to determine their condition at the time of inspection. A sample of the windows / doors / closets / cabinets / outlets / switches / fixtures were observed to determine their condition at the time of inspection. Furniture / clothing will not be moved to test outlets / inspect walls / floors. Dual Pane seal failure will be reported where observed, however, weather / temperature / light changes can make identifying all problems difficult / impossible. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this inspection.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WALLS / CEILINGS	Drywall
FLOORS	Carpet, Tile & Laminate
DOORS	Hollow Core
WINDOWS	Vinyl

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

COMMON ITEMS THROUGHOUT HOUSE

Minor stains and dings walls
Minor nail holes at wall hangings
Minor stains carpet
Minor stains and scuffs floor
Minor stains tile
Minor stains windows
Minor stains & dings window sill and jamb
Minor stains and dings door
Minor stains and dings trim
Minor stains ceiling
Minor cracked joints ceiling
Loose threshold at family room floor

SUN ROOM

Screens torn
One back window want stay open
One back widow fogged
Pet door in exterior door

EXTERIOR DOORS

Stained and dinged
Minor rust
Minor torn weather strip

SCREEN PORCH

Stained floor
Minor stains ceiling

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
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4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

INTERIOR PHOTOS

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ROOMS



ROOMS



WINDOWS



ROOMS



ROOMS



ROOMS

INTERIOR PHOTOS

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WINDOWS



ROOMS



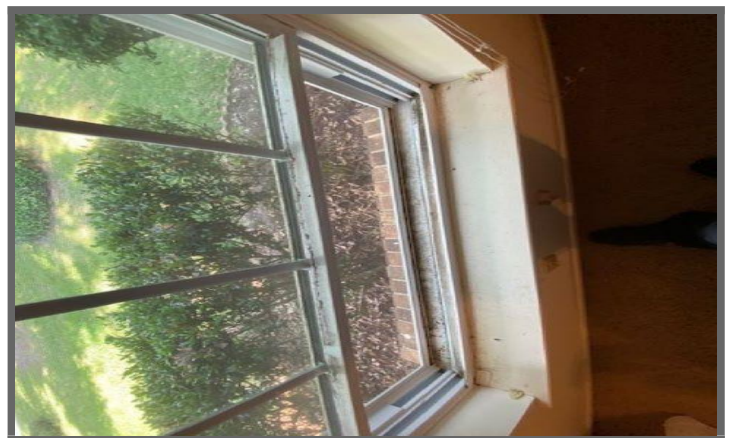
ROOMS



WINDOWS



ROOMS



WINDOWS

INTERIOR PHOTOS

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ROOMS



WINDOWS



ROOMS



ROOMS



DOOR



WINDOWS

INTERIOR PHOTOS

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WINDOWS



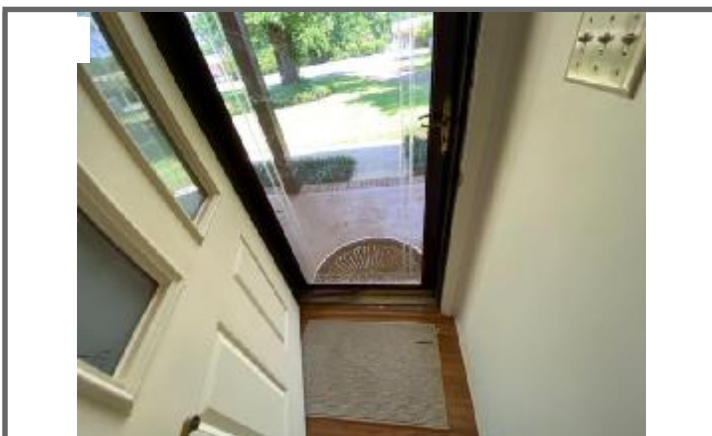
WINDOWS



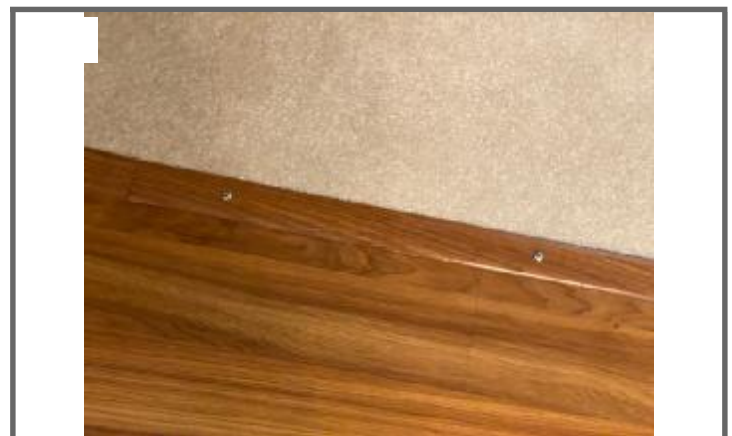
VENTS



DOOR



DOOR



LOOSE THRESHOLD

INTERIOR PHOTOS

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SCREEN PORCH



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KITCHEN:

NOTICE: The visible portions of the kitchen, as listed in the agreed standards, were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed to determine their condition at the time of inspection. The inspection of drain and waste lines does not use or simulate the quantities of water which would be typical during actual occupancy and usage. Therefore, drain and waste lines can not be fully inspected for blockage or slow draining. Appliances are not checked for temperature calibration / timer function / microwave oven radiation leaks, oven self or continuous cleaning features, ice maker, and in door features of the refrigerator. Appliances are not moved during the inspection. Testing / Inspecting water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Some makes / models of appliances may be involved in a safety recall. Recalls are beyond the scope of this inspection. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this inspection.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

COUNTERS	Acceptable
SINKS / FAUCETS	Acceptable
RANGE	Acceptable
OVEN	Acceptable
CABINETS	Acceptable

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

Minor stains and dings inside and out on cabinets
Counter tops stained and dinged
Minor stains floor
Loose cabinet hinges
Over and range stained
All appliances stained
Minor stains and dings walls
Minor nail holes at wall hangings
Window stained
Window stained and dinged sill and jamb
No GFIC outlet
Fan out of balance
Dishwasher old
Some cabinet doors and drawers loose

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
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KITCHEN PHOTOS

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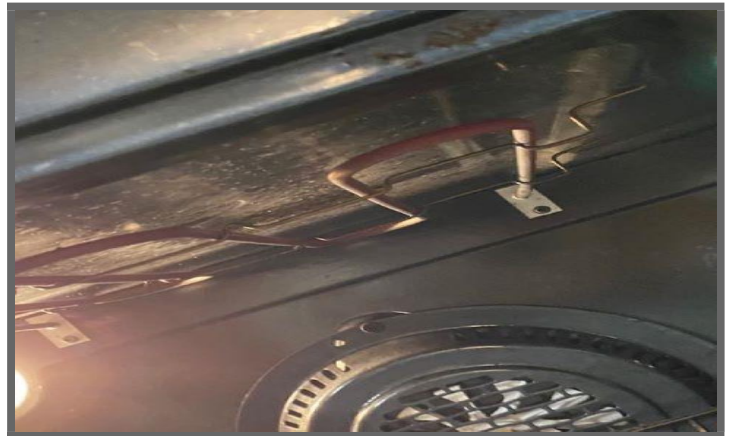
KITCHEN



FRIDGE



RANGE



OVEN



UNDER SINK



KITCHEN

KITCHEN PHOTOS

Report #: **AMS52023**

Client: TEST REPORT

Property: 123 ABC DR NAVARRE, FL 32566

Inspection Date: May 20, 2023

The Inspector FWB

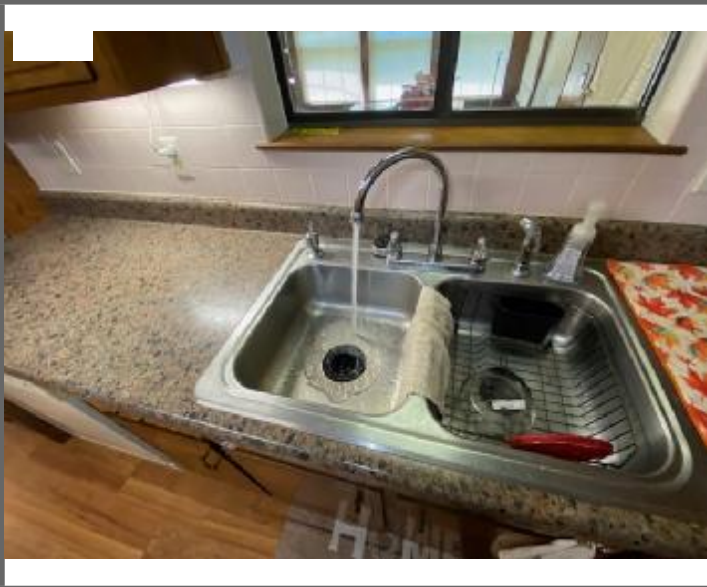
2035 Wind Trace Dr

Navarre Fl 32566

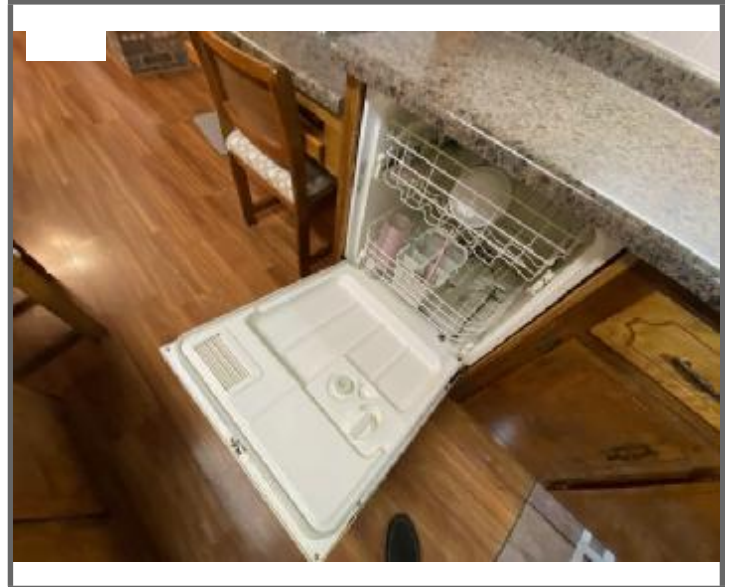
850-737-1832

TheInspectorFWB@gmail.com

David Greene , Inspector



SINK



DISHWASHER



WINDOWS

INSPECTION REPORT

Report #: AMS52023

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Inspection Date: May 20, 2023

The Inspector FWB

2035 Wind Trace Dr

Navarre Fl 32566

TheInspectorFWB@Gmail.com 850-737-1832

David Greene , Inspector

BATHROOMS:

NOTICE: The visible portions of the bathrooms, as listed in the agreed standards, were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed to determine their condition at the time of inspection. Verifying the presents / temperature setting of no shock faucets / fixtures / determining if shower pans, tub / shower enclosures are water tight is beyond the scope of this report. Capacity of the water heater to serve the demands of a spa tubs is not reported. Any comments about the bathroom floors, walls, ceilings, doors, windows are located at the interior rooms page. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Locations: Hall & Master Bathroom

CABINETS	Acceptable
SINKS & SINK FAUCETS	Acceptable
SHOWERS & SHOWER FIXTURES	Acceptable
BATHTUB AND TUB FAUCET	Acceptables
TOILET	Acceptable
	Acceptables

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

COMMAND ITEMS THROUGHOUT BATHROOMS

Minor stains floor

Minor stains and dings inside and out cabinets

Counter tops stained

Loose cabinet hinges

Minor loose, stains and dings doors

Minor stains and dings walls

Minor nail holes at wall hangings

No GFIC outlet

Typical stains fixtures

No sink stopper

Minor pilling texture ceiling

HVAC vents minor rust

HALL BATH

Toilet loose

Toilet seat loose

MASTER BATH

Sink stopper not working

Window stained and dinged sill and jamb

Window screen torn

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

BATHROOM PHOTOS

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BATH



TEXTURE PILLING



SINK



SHOWER HEAD



TUB



TOILET

BATHROOM PHOTOS

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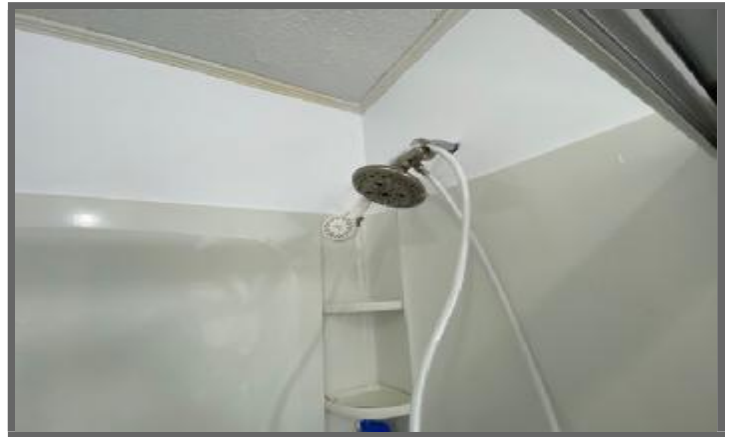
TOILET



UNDER SINK



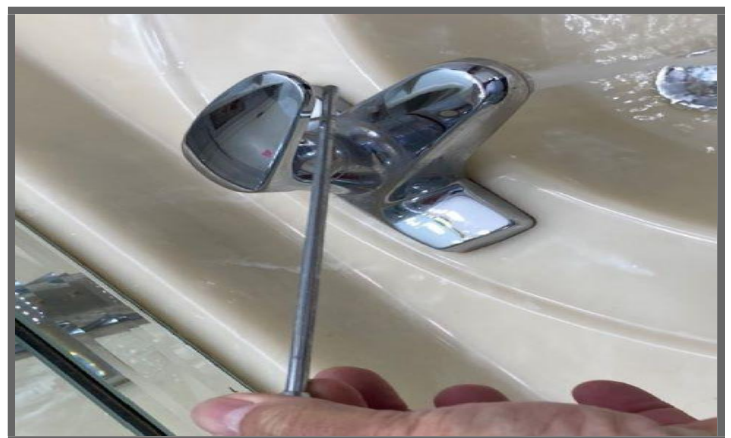
CABINET



SHOWER HEAD



LOOSE VALVE



STOPPER

INSPECTION REPORT

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2035 Wind Trace Dr

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David Greene , Inspector

PLUMBING:

NOTICE: The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes, as listed in the agreed standards, were observed to determine their condition at the time of inspection. Leaks, damage, corrosion of the plumbing system concealed from view / located underground cannot be reported by a visual inspection. The inspection of drain and waste lines does not simulate the quantities of water which would be typical during actual occupancy and usage. Therefore, drain and waste lines can not be fully inspected for blockage or slow draining. Fixture shutoffs including those serving kitchen, bathrooms, wet bar sinks, laundry, etc. are not tested due to risk of causing a leak requiring immediate repair. Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters / pools / spas are beyond the scope of this report. Gas meters found shut off will not be turned on & gas appliances found shut off will not be tested & pilots will not be lighted. Some A B S plastic drain / waste pipe systems have experienced problems. Identifying when or by what company these materials were manufactured is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this inspection.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WATER METER	Located Curbside
WATER SHUT OFF VALVE	Located Curbside
WATER SUPPLY LINE	Not Visible For Inspection

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

Water heater is a GE 2012

Water temp is 130*+

Minor stains and dings

Minor rust

No pan

Check with insurance company about insuring water heaters over 10yrs old

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

PLUMBING PHOTOS

Report #: **AMS52023**

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Inspection Date: May 20, 2023

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Navarre Fl 32566

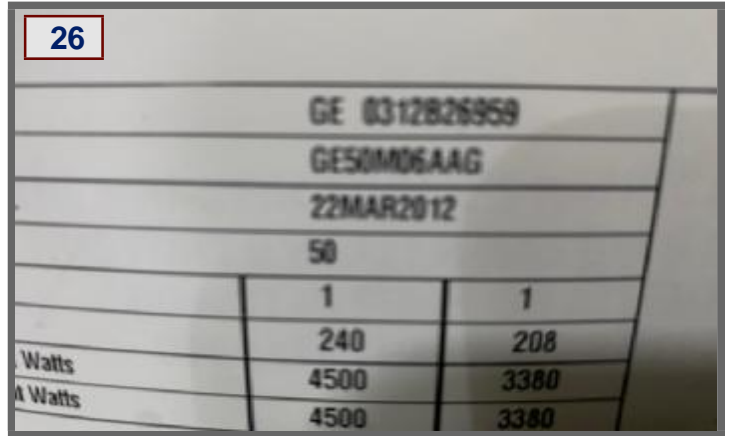
850-737-1832

TheInspectorFWB@Gmail.com

David Greene , Inspector



WATER HEATER



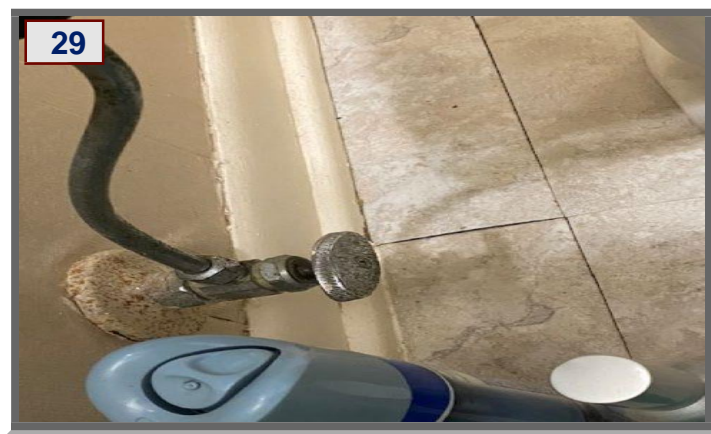
LABEL



PRV



WASHER VALVES



TOILET



SINK

PLUMBING PHOTOS

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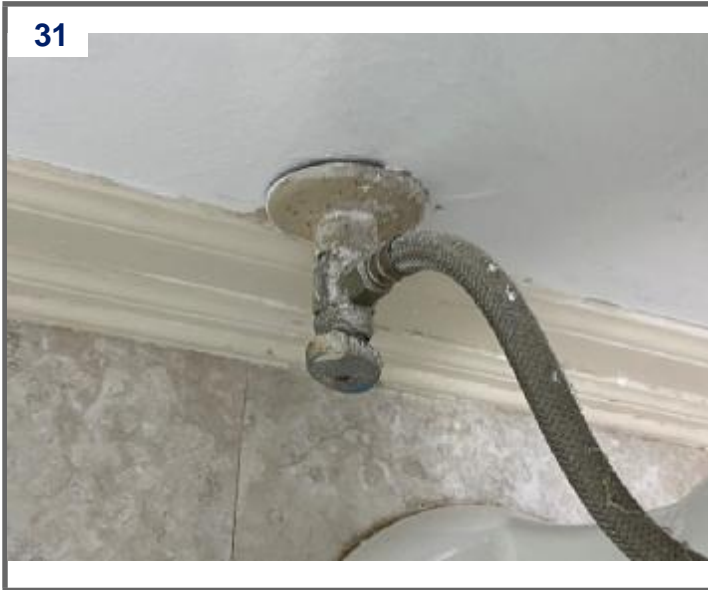
2035 Wind Trace Dr

Navarre Fl 32566

850-737-1832

TheInspectorFWB@gmail.com

David Greene , Inspector



TOILET



SINK



SINK



SINK

INSPECTION REPORT

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David Greene , Inspector

ELECTRICAL:

NOTICE: The visible portions of the service entrance, grounding system, main / sub panels, as listed in the agreed standards, were observed to determine their condition at the time of inspection. Lights and accessible outlets / switches are inspected for basic operation. Smoke detectors will be observed only if accessible and provided with a built in activation button or switch. The function of time clocks is not verified. The presence and operation of ground fault circuit protection (G.F.C.I) will be identified. Light fixtures that have missing or broken bulbs are considered non functioning. Motion sensor / dusk to dawn light fixtures and low voltage yard lights are not observed. Electrical equipment found disconnected or dismantled will not be observed. Determining the adequacy or efficiency of the overall electrical system is beyond the scope of this report. Items or components that are concealed from view / inaccessible at the time of the inspection are excluded from this inspection.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SERVICE ENTRANCE	Is Overhead
MAIN PANEL LOCATION	Garage
MAIN BREAKER/ CIRCUIT TYPE	Main Panel
PANEL RATING AMP	125 Amp
BRANCH CIRCUIT WIRING	Branch Wiring Is Copper
BRAND	Crouse Hinds

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

- No GFIC in bathrooms
- No GFIC in garage
- No GFIC outside
- Check with insurance co about panel being insurable

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

ELECTRICAL PHOTOS

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David Greene , Inspector



MAIN



PANEL



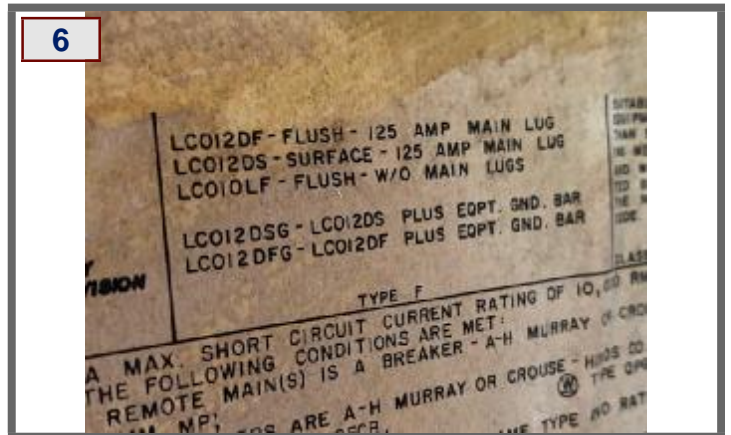
BREAKERS



WIRE



LABEL



LABEL

ELECTRICAL PHOTOS

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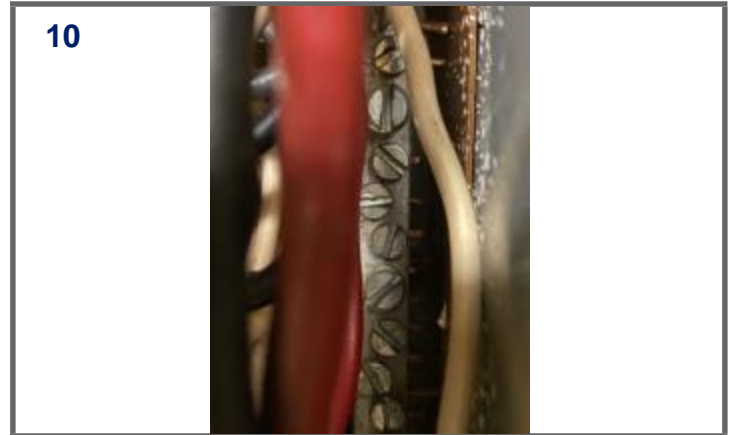
WIRE



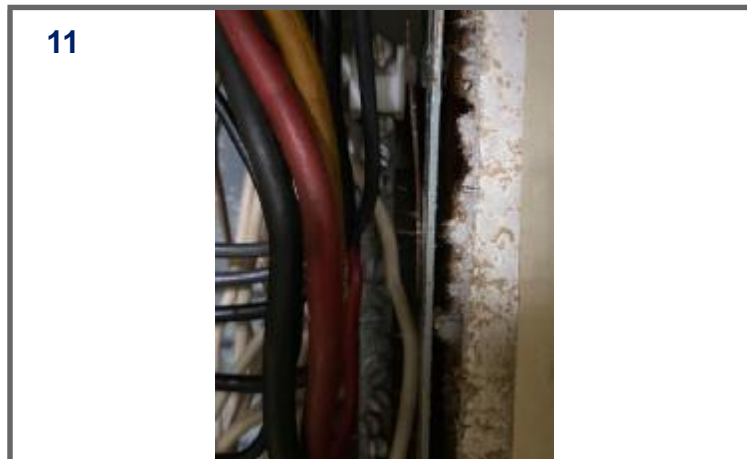
GFIC



WIRE



WIRE



WIRE

INSPECTION REPORT

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Inspection Date: May 20, 2023

The Inspector FWB

2035 Wind Trace Dr

Navarre FL 32566

TheInspectorFWB@Gmail.com 850-737-1832

David Greene , Inspector

HEATING / COOLING:

NOTICE: The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters, as listed in the agreed standards, were observed to determine their condition at the time of inspection. Heating / cooling systems are inspected by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall. Recalls are beyond the scope of this inspection. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this inspection.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

PRIMARY HEATING SYSTEM	Central Electric
THERMOSTATS / CONTROLS	Hall
DUCTING	Duct Board & Insulated Flex
VENTING / COMBUSTION AIR	Not Applicable
AIR FILTERS	Disposable Type
CENTRAL AIR CONDITIONING	Located At Exterior

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

HVAC is a 2016 Goodman
No working
Have checked by HVAC contractor

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

HEATING & AC PHOTOS

The Inspector FWB

2035 Wind Trace Dr

Navarre Fl 32566

850-737-1832

TheInspectorFWB@Gmail.com

David Greene , Inspector

Report #: AMS52023

Client: TEST REPORT

Property: 123 ABC DR NAVARRE, FL 32566

Inspection Date: May 20, 2023



HVAC



HVAC LABEL



A/C



A/C LABEL



COIL



FILTER

HEATING & AC PHOTOS

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The Inspector FWB

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David Greene , Inspector

19



RETURN

INSPECTION REPORT

Report #: AMS52023

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Inspection Date: May 20, 2023

The Inspector FWB

2035 Wind Trace Dr

Navarre FL 32566

TheInspectorFWB@Gmail.com 850-737-1832

David Greene , Inspector

GARAGE

NOTICE: The visible portions of the garage / carport, as listed in the agreed standards, were observed to determine their condition at the time of inspection. Associated mechanical equipment is tested by operating normal controls to verify proper function. Fire door self closing devices / automatic garage door openers / garage electrical / access doors / windows are checked for proper / safe function. Comments about equipment / appliances located inside the garage / carport i. e. electrical panels / laundry / water heaters / water softeners / heating / cooling equipment / water shut off / yard sprinkler controls / timers etc. will be found on their appropriate pages of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this inspection.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SLAB / FLOOR	Concrete
DOOR TO INTERIOR	Metal
WALLS & CEILINGS	Drywall Finished
ACCESS / SIDE DOOR	Metal
VEHICLE DOOR / OPENER	Acceptable
AUTOMATIC OPENERS	Acceptable
AUTO REVERSE	Acceptable

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

Minor stains on garage floor
Typical cracks in garage slab
Minor drywall dings and stains
Minor nail holes in drywall
Minor stains rust and dings garage door
Minor torn weather strip garage door
Shelves stained
Cabinets stained and dinged inside and out
Windows stained and dinged sill and jambs
Window sash loose
Window want open
Torn screen
No GFIC
Light out
Tape joints cracked and pilling ceiling
Well pump filter have checked by others
DOOR TO HOUSE
Minor stains and dings
Minor rust
Torn weather strip
SIDE DOOR
Minor stains and dings
Minor rust
Torn weather strip

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

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GARAGE

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GARAGE PHOTOS

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GARAGE



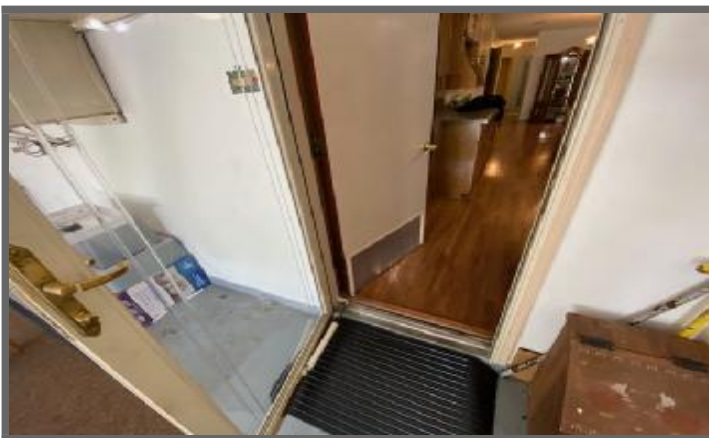
GARAGE



GARAGE



CEILING



DOOR



DOOR

GARAGE PHOTOS

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DOOR



DOOR



WINDOW



LOOSE WINDOW



PUMP FILTER



LIGHT

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David Greene , Inspector

LAUNDRY:

NOTICE: The visible portions of the laundry room and its equipment, as listed in the agreed standards, were observed to determine their apparent condition at the time of inspection. Appliances are observed by operating normal controls, in a single mode only, to verify operation. Timer functions are not checked. Some makes / models may be involved in a safety recall. Recalls are beyond the scope of this inspection. Items / Components that are concealed from view or inaccessible at the time of inspection are excluded from this inspection.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Counters / Cabinets / Shelves	See Comments
Laundry Sink & Faucet	See Comments
DRYER	Elect

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

Dryer vent needs cleaning
Dryer vents into screen porch
Washer valve box has minor stains
Minor stains floor
Minor stains and dings walls
Minor nail holes
Loose cabinet hinges
Cabinets stained and dinged inside and out
Minor stains shelves
Counter tops stained and dinged
Sink stained and dinged
No shut off under sink

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
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LAUNDRY PHOTOS

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David Greene , Inspector



LAUNDRY



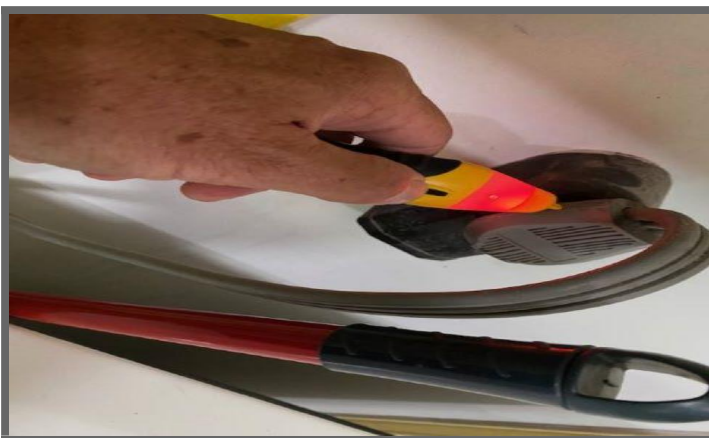
WASHER VALVE



DRYER VENT



DRYER VENT



OUTLET



SINK

LAUNDRY PHOTOS

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David Greene , Inspector



NO SHOUT OFF

SUMMARY

The Inspector FWB

Report #: AMS52023

2035 Wind Trace Dr

Client: TEST REPORT

Navarre Fl 32566

Property: 123 ABC DR NAVARRE, FL 32566

TheInspectorFWB@Gmail.com 850-737-1832

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David Greene , Inspector

This Action List Is Only For Quick Reference And Not To Used As A Substitute For Reading The Inspection Report. I Always Recommend That All Repair Work Or Visual Examinations Be Performed By A Licensed Professional In The Related Field.

FOUNDATION / STRUCTURE:

Foundation appears acceptable.

EXTERIOR:

Minor cracks in driveway

Minor stains on driveway

Minor dings and stains on garage door

Minor stains and cracks on patio

Minor stains and cracks porch

Minor soffit stains

Minor stains and dings gutters and down spouts

Debris in gutters

Minor stains brick

Minor stains siding

No GFIC outlets

OUT BUILDINGS

Some wood rot

Shingle stained and debris

Elect not working

Unfinished walls and ceiling

Cabinets and tops stained and dinged

Ivy growing on buildings

DOORS

Stained dinged and rusty

Need adjusted

ROOF / ATTIC:

Roof appears acceptable

Roof shingles stained

Debris on roof

Roof permit 1-26-2018

Permit number 2018-519-000

Loose vent pipe to range hood

Items left in attic

Some old water stains on decking

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
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CHIMNEY / FIREPLACE:

Fireplace stained

Minor crack firebrick

Damper rusty

Chimney top is covered

Do not build fire with out removing cover

INTERIOR ROOMS:

COMMON ITEMS THROUGHOUT HOUSE

Minor stains and dings walls

Minor nail holes at wall hangings

Minor stains carpet

Minor stains and scuffs floor

Minor stains tile

Minor stains windows

Minor stains & dings window sill and jamb

Minor stains and dings door

Minor stains and dings trim

Minor stains ceiling

Minor cracked joints ceiling

Loose threshold at family room floor

SUN ROOM

Screens torn

One back window want stay open

One back widow fogged

Pet door in exterior door

EXTERIOR DOORS

Stained and dinged

Minor rust

Minor torn weather strip

SCREEN PORCH

Stained floor

Minor stains ceiling

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KITCHEN:

Minor stains and dings inside and out on cabinets
Counter tops stained and dinged
Minor stains floor
Loose cabinet hinges
Over and range stained
All appliances stained
Minor stains and dings walls
Minor nail holes at wall hangings
Window stained
Window stained and dinged sill and jamb
No GFIC outlet
Fan out of balance
Dishwasher old
Some cabinet doors and drawers loose

BATHROOMS:

COMMAND ITEMS THROUGHOUT BATHROOMS

Minor stains floor
Minor stains and dings inside and out cabinets
Counter tops stained
Loose cabinet hinges
Minor loose, stains and dings doors
Minor stains and dings walls
Minor nail holes at wall hangings
No GFIC outlet
Typical stains fixtures
No sink stopper
Minor pilling texture ceiling
HVAC vents minor rust

HALL BATH

Toilet loose
Toilet seat loose

MASTER BATH

Sink stopper not working
Window stained and dinged sill and jamb
Window screen torn

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

SUMMARY

The Inspector FWB

Report #: AMS52023

2035 Wind Trace Dr

Client: TEST REPORT

Navarre Fl 32566

Property: 123 ABC DR NAVARRE, FL 32566

TheInspectorFWB@Gmail.com 850-737-1832

Inspection Date: May 20, 2023

David Greene , Inspector

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PLUMBING:

Water heater is a GE 2012

Water temp is 130*+

Minor stains and dings

Minor rust

No pan

Check with insurance company about insuring water heaters over 10yrs old

ELECTRICAL:

No GFIC in bathrooms

No GFIC in garage

No GFIC outside

Check with insurance co about panel being insurable

HEATING / COOLING:

HVAC is a 2016 Goodman

Not working

Have checked by HVAC contractor

GARAGE

Minor stains on garage floor

Typical cracks in garage slab

Minor drywall dings and stains

Minor nail holes in drywall

Minor stains rust and dings garage door

Minor torn weather strip garage door

Shelves stained

Cabinets stained and dinged inside and out

Windows stained and dinged sill and jambs

Window sash loose

Window want open

Torn screen

No GFIC

Light out

Tape joints cracked and pilling ceiling

Well pump filter have checked by others

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
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DOOR TO HOUSE

Minor stains and dings

Minor rust

Torn weather strip

SIDE DOOR

Minor stains and dings

Minor rust

Torn weather strip

LAUNDRY:

Dryer vent needs cleaning

Dryer vents into screen porch

Washer valve box has minor stains

Minor stains floor

Minor stains and dings walls

Minor nail holes

Loose cabinet hinges

Cabinets stained and dinged inside and out

Minor stains shelves

Counter tops stained and dinged

Sink stained and dinged

No shout off under sink

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