



# Inspection Report

**Nick Peneau**

**Property Address:**  
355 Lime Rd. N.W.  
Lake Placid FL 33852



**Advanced Home & Insurance Inspections LLC.**

**David Lehman HI658  
2608 Orange Grove Dr.  
Sebring, FL. 33870  
863-385-4095**

\*\*



# Table of Contents

<a href="#">Cover Page .....</a>	<a href="#">1</a>
<a href="#">Table of Contents.....</a>	<a href="#">2</a>
<a href="#">1 Roofing.....</a>	<a href="#">3</a>
<a href="#">2 Exterior .....</a>	<a href="#">4</a>
<a href="#">3 Garage .....</a>	<a href="#">5</a>
<a href="#">4 Interiors .....</a>	<a href="#">6</a>
<a href="#">5 Structural Components .....</a>	<a href="#">8</a>
<a href="#">6 Plumbing System .....</a>	<a href="#">9</a>
<a href="#">7 Electrical System.....</a>	<a href="#">12</a>
<a href="#">8 Heating / Central Air Conditioning.....</a>	<a href="#">14</a>
<a href="#">9 Insulation and Ventilation .....</a>	<a href="#">16</a>
<a href="#">10 Built-In Kitchen Appliances .....</a>	<a href="#">17</a>
<a href="#">11 Lawn Sprinklers.....</a>	<a href="#">18</a>
<a href="#">12 Swimming Pools, Equipment and Safety</a>	<a href="#">19</a>
<a href="#">Invoice .....</a>	<a href="#">21</a>
<a href="#">Agreement.....</a>	<a href="#">22</a>

## 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	•				<b>Roof Covering:</b> Architectural
1.1	FLASHINGS	•				<b>Viewed roof covering</b>
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				<b>from:</b> Walked roof
1.3	ROOF DRAINAGE SYSTEMS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

### Comments:

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 home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

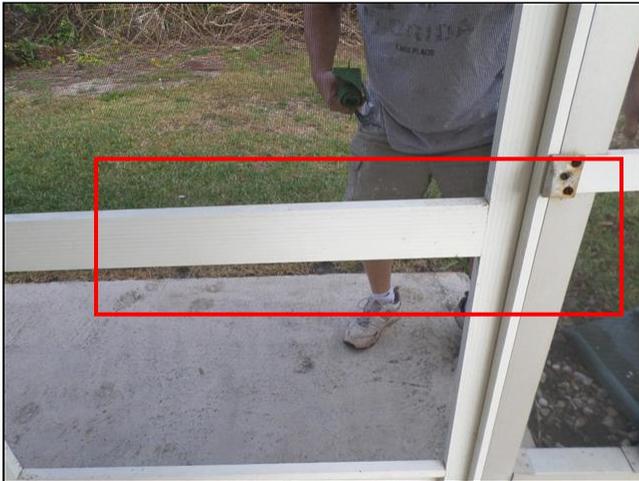
		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	•				<b>Siding Style:</b> Cement stucco
2.1	DOORS (Exterior)				•	<b>Siding Material:</b> Masonry
2.2	WINDOWS	•				<b>Exterior Entry Doors:</b> Wood Steel
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•				<b>Appurtenance:</b> Covered porch Sidewalk
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•				<b>Driveway:</b> Concrete
2.5	EAVES, SOFFITS AND FASCIAS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

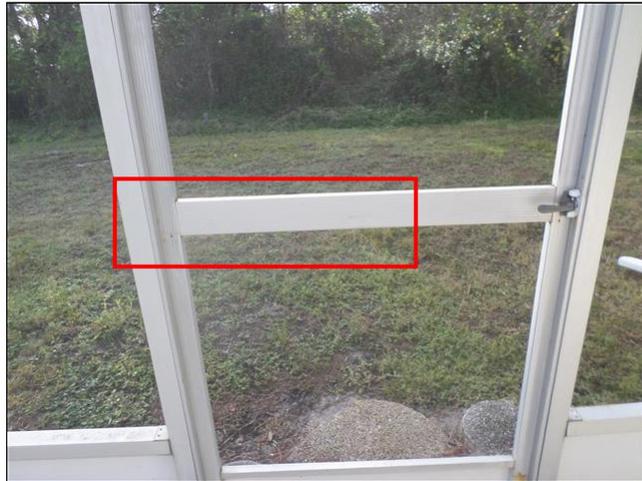
IN NI NP RR

### Comments:

**2.1** The screen doors for the pool cage at the rear of home are missing a closures. This is a small repair. I recommend repair as desired.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

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. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS	•				<b>Garage Door Type:</b> One automatic
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•				<b>Garage Door Material:</b> Metal
3.2	GARAGE FLOOR	•				<b>Auto-opener</b>
3.3	GARAGE DOOR (S)				•	<b>Manufacturer:</b> Craftsman
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•				
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

#### Comments:

**3.3** The springs for garage door (s) at the front of home missing retention cables (in case springs break to prevent injury). This is considered unsafe and needs correcting. A qualified person should repair or replace as needed.



3.3 Item 1(Picture)

**3.5** The sensors are in place for garage door(s) and will reverse the door.

## 4. Interiors

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.

		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS	•				<b>Ceiling Materials:</b> Gypsum Board
4.1	WALLS	•				<b>Wall Material:</b> Gypsum Board
4.2	FLOORS	•				<b>Floor Covering(s):</b> Carpet Laminated T&G Tile
4.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				<b>Interior Doors:</b> Hollow core Raised panel
4.4	DOORS (REPRESENTATIVE NUMBER)	•				<b>Window Types:</b> Thermal/Insulated Single-hung Tilt feature
4.5	WINDOWS (REPRESENTATIVE NUMBER)				•	<b>Window Manufacturer:</b> UNKNOWN  <b>Cabinetry:</b> THERMOFOIL  <b>Countertop:</b> Granite

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

4.5 (1) The pass through window stuck (I could not open) at the Kitchen. A repair may be needed. A qualified person should repair or replace as needed.

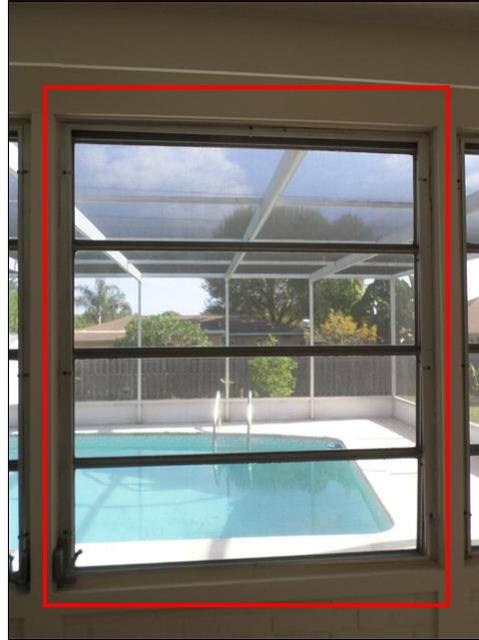


4.5 Item 1(Picture)

(2) Two windows does not shut properly at the Lanai. A repair may be needed. A qualified person should repair or replace as needed.



4.5 Item 2(Picture)



4.5 Item 3(Picture)

---

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.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	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.)	•				<b>Foundation:</b> Poured concrete <b>Floor Structure:</b> Slab <b>Wall Structure:</b> Masonry <b>Roof Structure:</b> Engineered wood trusses <b>Roof-Type:</b> Gable
5.1	WALLS (Structural)	•				<b>Method used to observe attic:</b> Walked Limited access <b>Attic info:</b> Scuttle hole
5.2	FLOORS (Structural)	•				
5.3	CEILINGS (structural)	•				
5.4	ROOF STRUCTURE AND ATTIC	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

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.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				<b>Water Source:</b> Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•	<b>Plumbing Water Supply</b> <b>(into home):</b> Copper
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•				<b>Plumbing Water</b> <b>Distribution (inside home):</b> Copper
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				<b>Washer Drain Size:</b> 1 1/2" Diameter (undersized) <b>Plumbing Waste:</b> ABS <b>Water Heater Power</b> <b>Source:</b> Electric <b>Water Heater Capacity:</b> 40 Gallon (1-2 people) <b>Manufacturer:</b> White <b>Water Heater Location:</b> Garage

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**6.1** The tub faucets is reversed (hot is cold, cold is hot) at the hall bath. This is for your information. I recommend repair as desired.



6.1 Item 1(Picture)

**6.2** The water heater does work and no apparent problems were found but the water heater is old. The average life expectancy of a water heater is 10 to 15 years. I am unable to determine how much longer the water heater will last. This is for your information.



6.2 Item 1(Picture)

**6.3** The main shut off is the knob located outside on the left side of the home. This is for your information.



6.3 Item 1(Picture)

---

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.

## 7. Electrical System

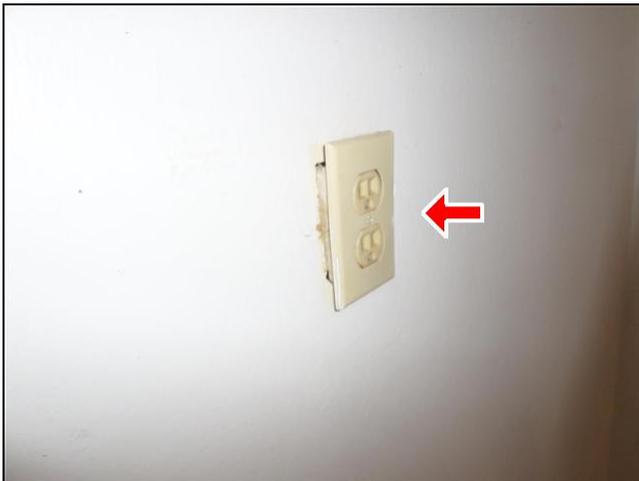
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	•				<b>Electrical Service</b>
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				<b>Conductors:</b> Overhead service
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•				<b>Panel capacity:</b> 150 AMP
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•	<b>Panel Type:</b> Circuit breakers
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				<b>Electric Panel</b> <b>Manufacturer:</b> SQUARE D
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•				<b>Branch wire 15 and 20</b> <b>AMP:</b> Copper
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				<b>Wiring Methods:</b> Romex
7.7	SMOKE DETECTORS		•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**7.3** One "three-prong" outlet is loose in wall in the utility room. Electrical issues should be repaired. I recommend repair as needed.



7.3 Item 1(Picture)

**7.6** The main panel box is located at the garage.

## **7.7 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.**

---

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.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	HEATING EQUIPMENT	•				<b>Heat Type:</b> Electric heat
8.1	NORMAL OPERATING CONTROLS	•				<b>Energy Source:</b> Electric
8.2	AUTOMATIC SAFETY CONTROLS	•				<b>Number of Heat Systems (excluding wood):</b> One
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•	<b>Heat System Brand:</b> BRYANT
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				<b>Ductwork:</b> Insulated
8.5	COOLING AND AIR HANDLER EQUIPMENT	•				<b>Filter Type:</b> Washable
8.6	NORMAL OPERATING CONTROLS	•				<b>Filter Size:</b> 20x20
8.7	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				<b>Cooling Equipment Type:</b> Air conditioner unit
						<b>Cooling Equipment Energy Source:</b> Electricity
						<b>Central Air Manufacturer:</b> BRYANT
						<b>Number of AC Only Units:</b> One

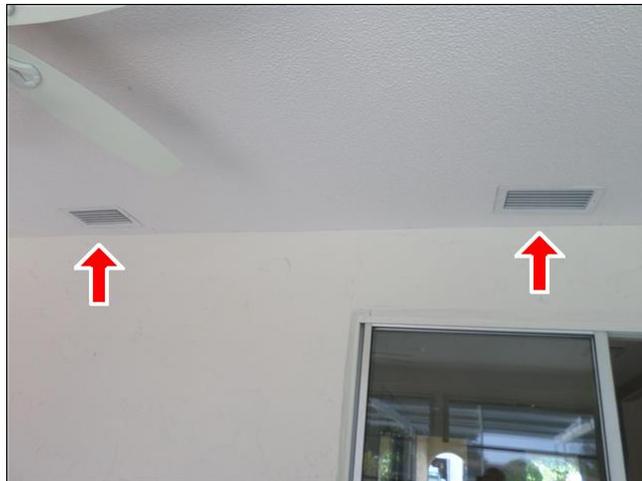
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**8.3** The duct work for the air conditioning and heat is in place but is currently not hooked up in the lanai. This is for your information.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

**8.5** The ambient air test was performed by using thermometers on the air handler of Air conditioner 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 55 degrees, and the return air temperature was 69 degrees. This indicates the range in temperature drop is normal.



8.5 Item 1(Picture)



8.5 Item 2(Picture)

---

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.

## 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.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	•				<b>Attic Insulation:</b> Blown Fiberglass Polyurethane foam R-19 or better
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•				<b>Ventilation:</b> Ridge vents Soffit Vents
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)				•	<b>Exhaust Fans:</b> Fan/Heat/Light
9.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			•		<b>Dryer Power Source:</b> 220 Electric  <b>Dryer Vent:</b> Flexible Vinyl

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

9.2 The dryer vent piping is disconnected behind the dryer. This is for your information.



9.2 Item 1(Picture)

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. 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.

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER	•				<b>Dishwasher Brand:</b> FRIGIDAIRE
10.1	RANGES/OVENS/COOKTOPS	•				<b>Disposer Brand:</b> NONE
10.2	RANGE HOOD			•		<b>Exhaust/Range hood:</b> NONE
10.3	FOOD WASTE DISPOSER			•		<b>Range/Oven:</b> FRIGIDAIRE
10.4	MICROWAVE COOKING EQUIPMENT			•		<b>Built in Microwave:</b> NONE
10.5	REFRIGERATOR	•				<b>Refrigerator:</b> FRIGIDAIRE
10.6	CLOTHES WASHER	•				
10.7	CLOTHES DRYER	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

### Comments:

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.

## 11. Lawn Sprinklers

		IN	NI	NP	RR
11.0	SPRINKLER OPERATION	•			
11.1	CONTROLLERS	•			
11.2	ROTARY HEADS	•			
11.3	VISIBLE CONNECTIONS OR CLAMPS	•			
11.4	DRAINS	•			
11.5	SENSORS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

## 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](http://www.ihf.org/foryourhealth/article_children.html)

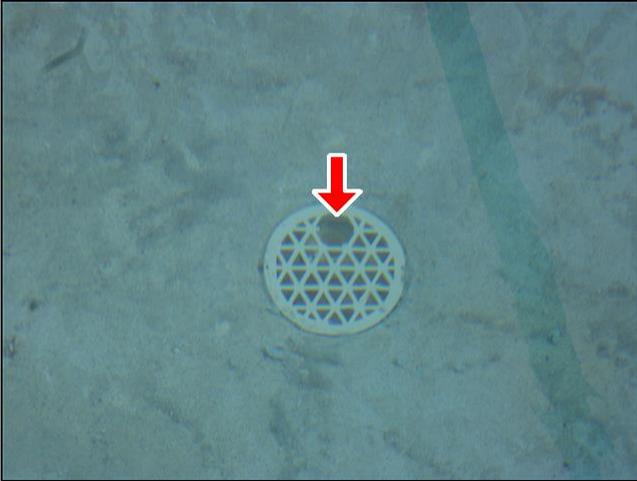
		IN	Yes	NI	NP	RR	No	Styles & Materials
12.0	OPERATIONAL CONDITION OF POOL	•						<b>Style:</b> In ground
12.1	SURFACE WALLS AND FLOOR OF POOL	•						<b>Shape:</b> Freeform
12.2	PERMANENT ACCESSORIES CONDITION	•						<b>Wall Material:</b> Gunitite (concrete)
12.3	PUMPS FOR CIRCULATION OF WATER	•						
12.4	PUMPS FOR VACUUM OR CLEANING	•						
12.5	POOL HEATERS				•			
12.6	VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL IS ON A GROUND FAULT CIRCUIT (GFCI)						•	
12.7	OVERFLOW SKIMMERS AND DRAINS						•	
12.8	CHEMICALS FOR POOL CAPABLE OF BEING STORED WITH A LOCK						•	
12.9	DOES POOL HAVE ANY RESCUE EQUIPMENT						•	
12.10	DO STEPS OR LADDERS EXIST ON BOTH SIDES OF THE POOL		•					
12.11	IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL						•	
12.12	IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING						•	
12.13	ARE THERE ANY OBSTRUCTIONS (WALLS, SHRUBS etc.) THAT WOULD PREVENT FULL VIEW OF POOL FROM HOME						•	
12.14	IS THE POOL FENCED		•					
12.15	DOES FENCE HAVE A SELF CLOSING LATCH AND LOCK ON DOOR						•	
12.16	CAN FENCE BE CLIMBED BY THE USE OF PERSONAL ITEMS OR STRUCTURES AGAINST FENCE						•	
12.17	DOES THE DOOR LATCH HEIGHT AND LOCATION ATTEMPT TO BE REASONABLY DIFFICULT FOR YOUNG CHILDREN TO REACH						•	
12.18	ELECTRIC LIGHTS SECURE		•					
12.19	WATER LEVEL SHOULD BE WITHIN INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT		•					
12.20	POOL DESIGN AT WATERS EDGE SHOULD NOT INCLUDE OBVIOUS PROTRUSIONS THAT COULD INJURE SWIMMER		•					
12.21	DOES THE SURFACE AROUND POOL ENCOURAGE DRAINAGE AWAY FROM POOL		•					

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

IN Yes NI NP RR No

**Comments:**

**12.7 (1)** The pool drain cover is damaged. A repair or replacement is needed. A qualified person should repair or replace as needed.



12.7 Item 1(Picture)

**(2)** The plastic piping needs caulking inside the skimmer. This is a small repair. I recommend repair as needed.



12.7 Item 2(Picture)

---

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool 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.



# INVOICE

**Advanced Home & Insurance Inspections LLC.**  
2608 Orange Grove Dr.  
Sebring, FL. 33870  
863-385-4095  
Inspected By: David Lehman

**Inspection Date:** 3/19/2014  
**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Nick Peneau  <b>Customer's Real Estate Professional:</b> Nick Peneau All about Realty	355 Lime Rd. N.W. Lake Placid FL 33852

### Inspection Fee:

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Home inspection	180.00	1	180.00
			<b>Tax \$0.00</b>
			<b>Total Price \$180.00</b>

**Payment Method:** Cash  
**Payment Status:** Paid At Time Of Inspection  
**Note:**

**INSPECTION AGREEMENT**

**THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY**

Address of Structure to be Inspected: 355 Lime Rd. N.W. Lake Placid FL 33852

Inspection Fee: \$ 180.00

Client requests a visual inspection of the structure identified at the above address by Advanced Home & Insurance Inspections LLC. hereinafter

1. collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured and hereby licenses the Company to enter onto the Client's property.

Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist.

2. Furthermore, Client agrees that if such action is not undertaken and documented that the Client shall indemnify the Company and to the fullest extent permitted by law, protect, defend, indemnify and hold harmless the Company and/or Inspector, their employees and agents, for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

**CONFIDENTIAL REPORT:** Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the

3. Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMAGES AS A RESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company. The obligation under this paragraph shall be limited to an amount equal to two times the cost of the inspection actually paid to Company.

Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the

4. apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). A copy of these standards can be found at <http://www.nachi.org/sop.htm>

**SCOPE OF INSPECTION:** The inspection only includes those systems and components expressly and specifically identified in the inspection report.

5. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from

view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection: Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

**CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**

The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

**LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

**ARBITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

**ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.

**Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.**

**SEVERABILITY:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.

**PAYMENT: Payment is expected when the report is delivered.** A 10% late fee (per month) will be charged for all late payments. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

**ENTIRE CONTRACT:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

**I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.**

**Dated** \_\_\_\_\_ **Signature of Client** \_\_\_\_\_  
(One signature binds all)

**Printed Name of Client:** \_\_\_\_\_

**Dated** \_\_\_\_\_ **For the Company** David Lehman

