

***Home Inspections By
Paul J. Magrone Inc.
321-228-3848 cell
407-816-8209 office***

Valued customer,

I wish to extend my gratitude for choosing Home Inspections By Paul J. Magrone Inc. Being a homeowner myself I understand the value of having your new home inspected. You can rest assured that I have inspected your new home the way that I would inspect my own. Please feel free to contact me with any questions that you may have about this report. I will do my best to assist you any way that I can. Please read the Standards of Practice and Contractual Terms of the verbal or written agreement that we have made. You will find them in the e-mail as an attachment. Once again, thank you for your business. By paying for and utilizing this Home Inspection report you completely agree that you fully understand that you are in complete agreement with and accept all of the terms listed in the report, all attachments and the Home Inspection Agreement. This includes all limitations and exclusions listed both in the report and in our binding verbal or written agreement. By utilizing this report you fully understand that Home Inspections by Paul J. Magrone Inc. maximum liability in the event of legal action is limited to the cost of the home inspection. If you are not comfortable with the terms of this arrangement please do not utilize the report and promptly request a refund of your money.

Sincerely,

Paul J. Magrone

Home Inspections by Paul J. Magrone Inc.

NACHI #: NACHI04110384

Email: paul@pjm-inc.com

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION HOME INSPECTORS LICENSING PROGRAM	
LICENSE NUMBER	H130
<p>The HOME INSPECTOR Named below IS CERTIFIED Under the provisions of Chapter 468 FS. Expiration date: JUL 31, 2016</p>	
<p>MAGRONE, PAUL JR 11621 THURSTON WAY ORLANDO FL 32837</p>	
 	



My Promise

Commitment to Service

For me, inspection is about communicating technical information clearly with my clients and working closely with each party to meet their needs.

*I provide unusually thorough, **high-quality home inspections** of uncommon value and personalized experience, and like to continue client relationships after the inspection. I make a point of providing the best service possible, from scheduling flexibility to providing you with a superior report.*



Proud Member of The National Association Of Certified Home Inspectors Since November, 2004

Inspection Conditions/ Invoice

AUTHORIZATION

*I have read and understood the entire home inspection agreement, and agree to all of the terms and conditions therein, and by utilizing this report have officially authorized Home Inspections By Paul J. Magrone Inc. to complete a "generalist" inspection report of the property and have completely understood and agreed to ALL of the terms of the agreement. I fully understand that if my authorized representative has acted on my behalf that ALL of the terms and conditions apply directly to me as if I agreed to them myself. Utilizing this part of the report is proof that I have in fact received ALL of the disclosure information and a copy of this report including the photos, this attachment, and the Standards of Practice/ Terms of Agreement attachment. I understand that Paul J. Magrone holds a Home Inspector's Certification with the State of Florida and although he may comment and report on any conditions he deems worthy in this inspection report, **I understand that Paul J. Magrone is not a licensed specialist for Plumbing, Electrical, Roof, A/C & Heat, WDO, Septic, Engineer, Mold, Lead Paint or Radon testing. Paul J. Magrone holds a license as a General Home Inspector and will therefore recommend that qualified professionals be consulted with for each and every system as a follow up to this Home Inspection Report.** This report is to be used as a guide as to what may require further evaluation by specialists in any or all of the previously listed disciplines. I agree not to utilize the report if I disagree with any of the terms of this agreement. **Unauthorized use of this document by real estate professionals, mortgage professionals or bank institutions without the express written consent of Paul J. Magrone is prohibited. Violators will be reported to the State of Florida DBPR.***

Client & Site Information:

Address: Sample Report
Date & Time of Inspection: Sample Report
Client Name: Sample Report
Payment Amount: Sample Report
Email Address: Sample Report
Phone Number: Sample Report

Climatic Conditions:

Weather: Sunny/Dry
Soil Conditions: Normal
Approx. Outside Temperature: 70 Degrees

Building Characteristics:

Year Built: 2003
Building Type/ Stories: Two Story Single Family Home
Front Exposure: East
Building Construction Level #1: Concrete Block Masonry
Building Construction level #2: Wood Frame
Exterior Wall Covering: Stucco & Stone Veneer
Building Foundation Type: Slab
Living Area Square Feet: 5747
Power & Water Utility Services: Public
Sewage Disposal: Private Septic System

Status:

Utilities Status: On
Occupancy Status: Occupied/ Fully Furnished
People in Attendance: Home Inspector & Assistant/ Buyers /Realtors/ Seller's Mother



Sample Report

<i>Table of Contents</i>

Section: Major Systems**Major Systems Section covers:**

- A/C & Heat System
- Plumbing System
- Roof System
- Electrical System
- Construction & Foundation

Section: General Inspection Information:**General Inspection Information Covers:**

- Exterior Conditions
- Maintenance
- Interior
- Exterior
- Irrigation System
- Pool

Outline:

- Each section lists the basic information, recommended repairs and maintenance for each category. After each Category there are photos illustrating the important information presented for each section including any important items such as recommended repairs, maintenance or location of pertinent components of the house and its systems.

Summary Page:

- The Summary Page is designed to give a summary overview of all of the findings of the report. It is designed to bring forth the priorities discovered during the inspection. Items listed in the Summary may range from minor to major repairs. The Summary Page is designed to give a clear punch list of the items that we feel are important to repair, better maintain, or have further evaluated by a specialist.

Thank You:

- We recognize the value of your trust and intend to do the best possible job in bringing an honest assessment of the condition of the property to you. Once again thank you for your business. Please read the Standards of Practice and the Terms of our Agreement prior to utilizing this Report. In utilizing this Report you have a full understanding and fully accept of all of the Terms of our Written and/ or Verbal Agreement. Best wishes in your new home!

Major Systems Section

Heating/Air Conditioning

HVAC System #1: Second Floor Movie Theater

Type of A/C & Heating System: Central HVAC System

Estimated SEER Rating: 10 SEER

Condenser Unit Size: 2.5 Ton

Manufacturer: Bryant

Year: 2002

Condition of Unit: Fair condition/ Functional

Type of Heat: Forced Air Electric Heat Pump System

Air Handler Unit Size: 1.5 Ton

Manufacturer: Bryant

Year: 2002

Condition of Unit: Fair condition/ Functional

Filter Replacement Location: Bottom of the Air Handler Unit

Condensate Line Termination: No Visual Access

Estimated Life Expectancy: 1 to 3 years with proper maintenance & care

Note: Estimate is based on the average life expectancy of a Standard HVAC System and the condition of the system at the time of the Home Inspection. Estimate is contingent on proper maintenance and annual service by a qualified professional.

System comments: I operated the system from the thermostat in both settings.

Temperature Differential in the Cool Setting: 20 Degrees with a split of 72/52

Temperature Returned in the Heat Setting: 105 Degrees

Duct System Age & Condition: Plenum Duct System appeared functional and in good condition/ Temperature was measured at all vents inside the home to verify function/ Visible components of the Duct System were observed in the Attic

Thermostat: Standard Digital Thermostat appeared functional and in working condition

HVAC System #2: Southeast Corner First Floor & Second Floor

Type of A/C & Heating System: Central HVAC System

Estimated SEER Rating: 10 SEER

Condenser Unit Size: 2 Ton

Manufacturer: Carrier

Year: 2003

Condition of Unit: Fair condition/ Functional

Type of Heat: Forced Air Electric Heat Pump System

Air Handler Unit Size: 2 Ton

Manufacturer: Carrier

Year: 2004

Condition of Unit: Fair condition/ Functional

Filter Replacement Location: Bottom of the Air Handler Unit

Condensate Line Termination: South Exterior Side of the Building next to the Condenser Unit

Estimated Life Expectancy: 1 to 3 years with proper maintenance & care

Note: Estimate is based on the average life expectancy of a Standard HVAC System and the condition of the system at the time of the Home Inspection. Estimate is contingent on proper maintenance and annual service by a qualified professional.

System comments: I operated the system from the thermostat in both settings.

Temperature Differential in the Cool Setting: 15 Degrees with a split of 75/60

Temperature Returned in the Heat Setting: 102 Degrees

Duct System Age & Condition: Plenum Duct System appeared functional and in good condition/ Temperature was measured at all vents inside the home to verify function/Visible components of the Duct System were observed in the Attic

Thermostat: Standard Digital Thermostat appeared functional and in working condition

Major Systems Section

HVAC System #3: Second Floor

Type of A/C & Heating System: Central HVAC System

Estimated SEER Rating: 10 SEER

Condenser Unit Size: 5 Ton

Manufacturer: Carrier

Year: 2002

Condition of Unit: Fair condition/ Functional

Type of Heat: Forced Air Electric Heat Pump System

Air Handler Unit Size: 5 Ton

Manufacturer: Carrier

Year: 2002

Condition of Unit: Fair condition/ Functional

Filter Replacement Location: Bottom of the Air Handler Unit

Condensate Line Termination: South Exterior Side of the Building next to the Condenser Unit

Estimated Life Expectancy: 1 to 3 years with proper maintenance & care

Note: Estimate is based on the average life expectancy of a Standard HVAC System and the condition of the system at the time of the Home Inspection. Estimate is contingent on proper maintenance and annual service by a qualified professional.

System comments: I operated the system from the thermostat in both settings.

Temperature Differential in the Cool Setting: 17 Degrees with a split of 70/53

Temperature Returned in the Heat Setting: 120 Degrees

Duct System Age & Condition: Plenum Duct System appeared functional and in good condition/ Temperature was measured at all vents inside the home to verify function/Visible components of the Duct System were observed in the Attic

Thermostat: Standard Digital Thermostat appeared functional and in working condition

HVAC System #4: First Floor Living Area

Type of A/C & Heating System: Central HVAC System

Estimated SEER Rating: 10 SEER

Condenser Unit Size: 1.5 Ton

Manufacturer: Carrier

Year: 2003

Condition of Unit: Fair condition/ Functional

Type of Heat: Force Air Electric Heat Pump

Air Handler Unit Size: 1.5 Ton

Manufacturer: Carrier

Year: 2002

Condition of Unit: Fair condition/ Functional

Filter Replacement Location: Bottom of the Air Handler Unit

Condensate Line Termination: North Exterior Side of the Building next to the Condenser Unit

Estimated Life Expectancy: 1 to 3 years with proper maintenance & care

Note: Estimate is based on the average life expectancy of a Standard HVAC System and the condition of the system at the time of the Home Inspection. Estimate is contingent on proper maintenance and annual service by a qualified professional.

System comments: I operated the system from the thermostat in both settings.

Temperature Differential in the Cool Setting: 17 Degrees with a split of 73/56

Temperature Returned in the Heat Setting: 115 Degrees

Duct System Age & Condition: Plenum Duct System appeared functional and in good condition/ Temperature was measured at all vents inside the home to verify function/Visible components of the Duct System were observed in the Attic

Thermostat: Standard Digital Thermostat appeared functional and in working condition

Major Systems Section

HVAC System #5: Master Bedroom

Type of A/C & Heating System: Central HVAC System

Estimated SEER Rating: 10 SEER

Condenser Unit Size: 2.5 Ton

Manufacturer: Carrier

Year: 2006

Condition of Unit: Good condition/ Functional

Type of Heat: Forced Air Electric Heat Pump System

Air Handler Unit Size: 2.5 Ton

Manufacturer: Carrier

Year: 2006

Condition of Unit: Good condition/ Functional

Filter Replacement Location: Bottom of the Air Handler Unit

Condensate Line Termination: North Exterior Side of the Building next to the Condenser Unit

Estimated Life Expectancy: 3 to 4 years with proper maintenance & care

Note: Estimate is based on the average life expectancy of a Standard HVAC System and the condition of the system at the time of the Home Inspection. Estimate is contingent on proper maintenance and annual service by a qualified professional.

System comments: I operated the system from the thermostat in both settings.

Temperature Differential in the Cool Setting: 18 Degrees with a split of 72/54

Temperature Returned in the Heat Setting: 108 Degrees

Duct System Age & Condition: Plenum Duct System appeared functional and in good condition/ Temperature was measured at all vents inside the home to verify function/Visible components of the Duct System were observed in the Attic

Thermostat: Standard Digital Thermostat appeared functional and in working condition

Permit/ Public Records Information: We were unable to locate a permit for the replacement of the Air Handler Unit or the Condenser Unit in 2006 for the Master Bedroom System. A permit is required when replacing HVAC System Equipment in a residential dwelling. You may be able to obtain this documentation from the seller or the licensed HVAC System Contractor that installed the Condenser and/ or Air Handler Units.

Inspection Methods: I performed a visual inspection of the Condenser Unit, Air Handler Unit, Ductwork and all visible and accessible components. I examined these areas for any evidence of moisture, neglect, or installation flaws. I determined the age and size of the system by obtaining information from the model and serial numbers on the components. I located the Condensation Line and observed the Filter and Access Panel location for the system. I operated the system with the use of normal controls at the thermostat. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the HVAC System.

A/C & Heat System Evaluation Advised: *(Licensed HVAC Technician Recommended)*

- The Condenser Unit for HVAC System #1 is not secured to the pad
- Damaged insulation should be replaced at the Condenser Unit for HVAC System #2
- The Condensation Line is not visible at the exterior for HVAC System #1/ The Condensation Line should be located at the exterior and serviced accordingly
- The Condenser Units for HVAC Systems #1, #2, and #4 are not installed level
- The Condenser Unit for HVAC System #5 is not secured to the concrete pad
- Some dirt appears present on the coil for HVAC System #1/ Movie Room System
- There is not a Float Switch installed at the Condensation Line at the Air Handler Unit for HVAC System #5/ Master Bedroom System
- There is not a Service Disconnect or Service Receptacle installed in the Garage Attic for the Air Handler Unit

Heating and Cooling System Maintenance Tips:

- *Air conditioners, furnaces, and heat pumps help regulate the temperature in your home and make it more comfortable. To ensure that your heating and cooling systems remain effective and efficient, regular maintenance is needed. Preventative checkups may also prolong the life of your systems. Maintenance requirements vary depending on the type of system, so it is best to consult your owner's manual.*

Major Systems Section

General suggested maintenance includes:

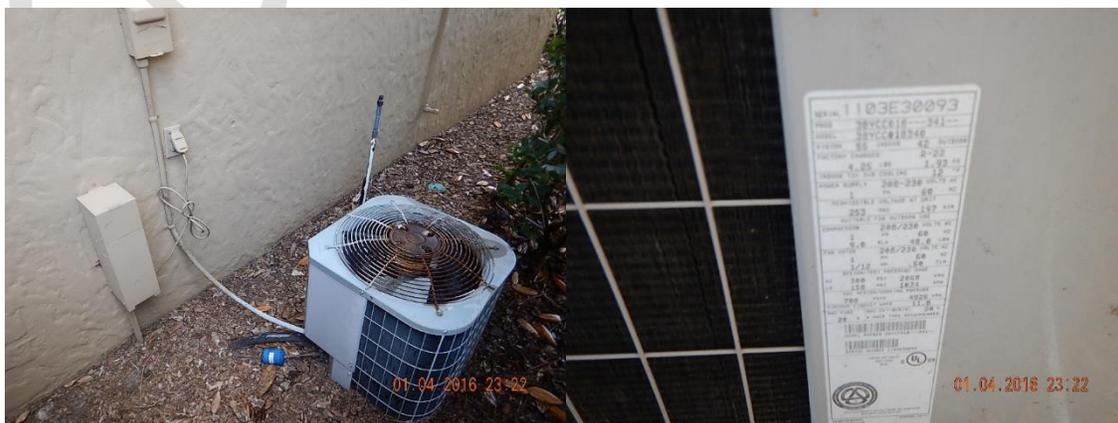
- *Inspecting air filters monthly during seasons of peak use and replacing or cleaning dirty filters.*
- *Checking for disconnected or crushed ductwork. Disconnected ducts can result in heated/cooled air being distributed outside or in areas of the house where it is not needed. Crushed ducts restrict airflow and reduce system efficiency.*
- *Sealing duct leaks and insulating ducts to reduce energy loss.*
- *Clearing away weeds and debris around outside air-conditioning or heat pump units. Air should circulate freely around the unit. The unit should be properly secured to the concrete pad it is installed on.*
- *Hiring a professional heating and air-conditioning technician to inspect your home's heating and cooling systems for proper functioning prior to the season of use (that is, air-conditioning should be inspected in the spring, and furnace should be checked in the fall).*
- *The Filter for the A/C & Heat System should be replaced monthly. Once per month Vinegar should be poured into the Condensate Access at the Air Handler located next to the Filter Chamber. This maintenance step is performed to keep the Condensate Line clear of internal obstruction and to allow the proper flow of Condensate to the exterior.*



Three of the Condenser Units are installed at the south side of the building



Information for each Condenser Unit was obtained from the Manufacturer's Labeling information on each unit



Two of the Condenser Units are installed at the north side of the building

Major Systems Section



Two of the Condenser Units are installed at the north side of the building/ These are for the Master Bedroom and the First Floor Main Living Area Systems



Air Handler for installed in the Second Floor Movie Area Closet



The Coils for the system require further evaluation and service at this time



Air Handler Unit installed at the Second Story Exterior Closet at the West Balcony for Master Bedroom System

Major Systems Section



Air Handler Unit installed at the Second Story Exterior Closet at the West Balcony for Master Bedroom System



Air Handler Unit installed in the Garage Attic



Air Handler Unit installed in the Garage Attic



1.5 Ton Air Handler located in the Second Story Attic

Major Systems Section



1.5 Ton Air Handler located in the Second Story Attic



5 Ton Air Handler located in the Second Story Attic



5 Ton Air Handler Unit should be serviced at this time/ Rust was observed in the overflow pan and typical mold stains were observed at the Air Handler Cabinet Areas



Ducts visible at the Second Story Attic- Minor repair recommended for damaged Duct close to the Attic Access Panel

Major Systems Section



All visible and accessible Ductwork observed at the accessible areas of the Attic appeared to be in good condition

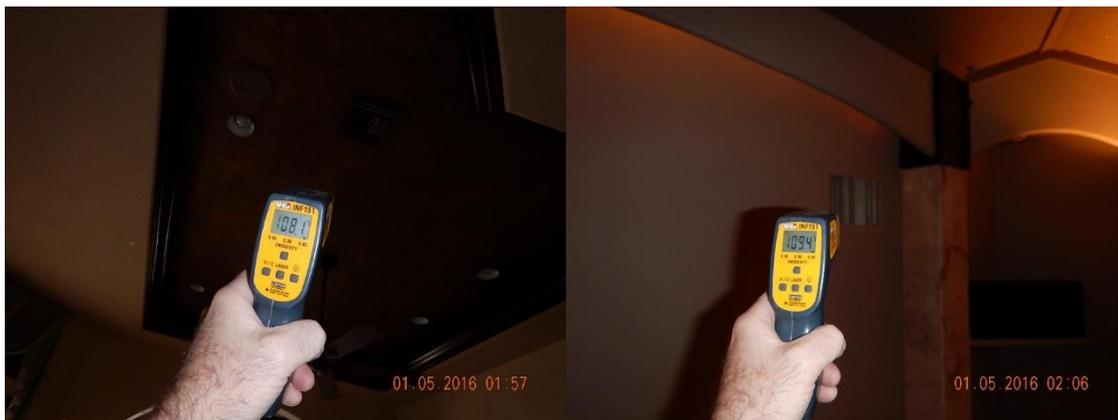


There is a Register installed in the Garage that should be terminated because the installation of the vent breaches the Fire Wall Materials installed separating the Garage from the Living Areas



Infrared Thermometer was used to confirm the systems produced heat when operated during the Home Inspection

Major Systems Section



Infrared Thermometer was used to confirm the systems produced heat when operated during the Home Inspection



Movie Room System produced cool air when operated during the Home Inspection/ One of the vents in the Movie Room is connected to the 5 Ton Second Floor System

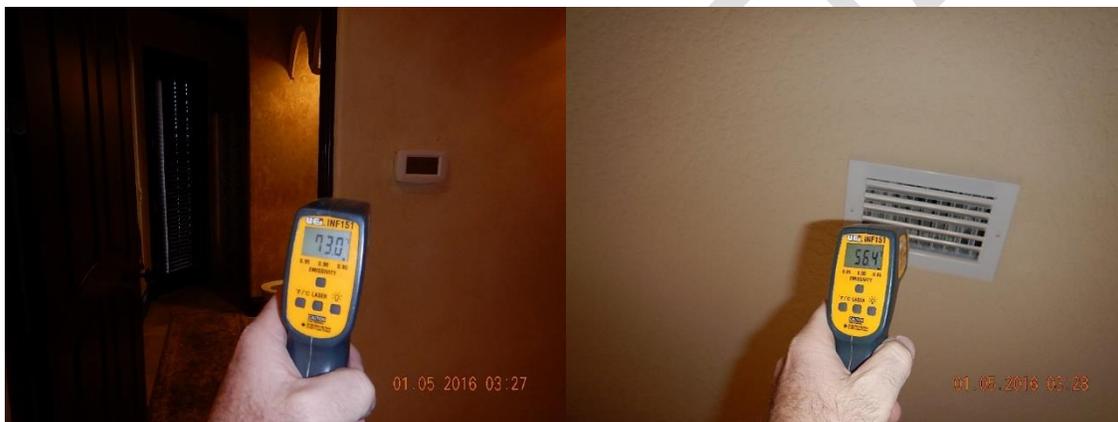


Second Floor HVAC System produced cool air when operated during the Home Inspection

Major Systems Section



First and Second Floor Southeast Side HVAC System produced cool air when operated during the Home Inspection



First Floor Main Living Area HVAC System produced cool air when operated during the Home Inspection



Master Bedroom Area HVAC System produced cool air when operated during the Home Inspection

Important Note: *(Budgeting for Replacement Recommended)*

- All (5) HVAC Systems are functional at this time. The systems appear to have been well maintained but are approx. 12-13 years of age at this time. We recommend budgeting for replacement of one or all of the systems within the next 1-3 years. This recommendation is based strictly on the average life expectancy for an average HVAC System and is designed to prepare you for the worst case scenario as with each repair that you may face, replacement should be considered based on the cost of the repairs versus the replacement of the entire system.

Major Systems Section

Plumbing

Water Meter Location: Southeast Property Corner

Main Shut off Valve #1 & # 2 Location: South Exterior Wall-Southeast Corner at the Laundry Room

Natural Gas Meter & Main Shut off Location: South Exterior Wall

Interior Plumbing/ Kitchen/Bathrooms/ Fixtures: Serviceable condition/ Functional

Overall water pressure: 70 PSI

Note: Water Pressure appeared to be within normal Range/ Normal Range is considered to be between 40 and 80 PSI/ Water Pressure Readings were obtained at the Exterior Hose Bibs.

Main Supply Line Material/ Age: PVC/2003/Good condition at visible & accessible materials

Main Supply Distribution Line Material/Age: CPVC/2003/Good condition at visible & accessible materials

Main waste/vent material/ Age: PVC/2003/Good condition at visible & accessible materials

Private Septic System Location: Front Yard-Northeast Corner

Cleanout Location: No Visual Access/Cleanout should be located for future service purposes

Septic System Recommendations: If there is not recent official certification documentation available from the seller, we recommend having a professional septic inspection and service performed

Water Heater #1 Location: Garage Closet

Water Heater Fuel Type: Natural Gas Powered

Water Heater Manufacturer: State Select

Water Heater Size: 50 Gallons

Water Heater Age/ Year: 2002

Life Expectancy: 1 to 3 years with proper maintenance & care

Note: The Water Heater appeared functional and in fair condition as it provided Hot Water during the Home Inspection. The Water Heater is approx. 13 years of age and approaching the end of its expected life in years. Replacement should be considered when weighing any future repairs to the Water Heater Unit

TPR valve present: Yes

TPR Drain Pipe Termination: Garage Floor

Water Heater #2 Location: Second Story Balcony Closet

Water Heater Fuel Type: Natural Gas Powered

Water Heater Manufacturer: A.O. Smith

Water Heater Size: 50 Gallons

Water Heater Age/ Year: 2012

Life Expectancy: 10 to 12 years with proper maintenance & care

Note: The Water Heater appeared functional and in good condition as it provided Hot Water to the Kitchen and Bathrooms during the Home Inspection.

TPR valve present: Yes

TPR Drain Pipe Termination: To the Exterior

Overall plumbing condition: Serviceable

Permit/ Public Records Information: We were unable to locate a permit for the replacement of the Water Heater in 2012/ Some municipalities require a permit when replacing a Water Heater in a residential dwelling

Plumbing comments: Visible and accessible components of the plumbing system were visually inspected. All interior Faucets/ Toilets were operated during the inspection. The functional flow of the system appeared proper and the drainage at the Kitchen and Bathrooms appeared functional.

These plumbing tips will help you keep your pipes and home plumbing faucets and fixtures in good working order:

Turn Valves On and Off: Turn main water supply and fixture valves on and off periodically to make sure they don't get stuck. You want to be sure you're never in the position of not being able to turn your water supply off during an emergency or home plumbing repair.

Repair Leaking Faucets: Leaking faucets are not only a nuisance; they can also cause gallons of water to be wasted over time. Leaking faucets with washer fittings can be fixed by replacing the washer. Faucets without washers may require that you consult an installation manual or a specialist at a home plumbing store.

Inspect Pipes Annually: You should examine your distribution and drainage pipes for signs of leaks each year. You may find clues that your pipes are leaking along the length of the pipe or around fittings or fixtures. Signs of leaks may include rust, corrosion, and mineral deposits. You'll also want to check the insulation of your hot water pipes periodically and replace any open or damaged areas of insulation. Another plumbing tip includes replacing aerators on faucets several times each year.

Major Systems Section

Inspection Methods: I performed a visual inspection of the Plumbing System and all visible and accessible components. I examined these areas for any evidence of moisture, neglect, or installation flaws. I determined the age and size of the Water Heater by obtaining information from the model and serial numbers on the Water Heater Unit. I located and identified the Water Source, and Shut off Valve location as well as identified the type of materials that comprise the Plumbing Supply and Waste Systems. I determined what the Waste Water Disposal System is for this property. I operated all accessible plumbing in the home to check the overall function of the plumbing system. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Plumbing System.

Plumbing System Evaluation/ Repair Advised: *(Qualified Contractor Recommended)*

- Repair or replace (2) Main Water Shut off Valves located at the South Exterior Laundry Room Wall/ The Valves do not fully turn off the water into the home.
- Service rust observed at the Gas Lines close to the Gas Meter to prevent further corrosion
- Replace damaged handle and missing anti-siphon valve for the Hose Bib located at the Back Exterior Wall at the Rear Patio Area
- The Ice Maker was not ready for inspection at the Second Floor Bar Area/ We recommend having this item turned on at least 24 hours prior to inspection to properly check function
- Reset loose Toilet and Wax Ring at the Movie Room Hallway Bathroom/ Active moisture was detected with a Moisture Meter at the Bathroom Floor close to the Toilet which could indicate possible leaking from the Wax Ring at this time
- The Urinal does not appear functional/ The Urinal is automatic flush system that did not appear to flush during the Home Inspection
- Reset loose Toilet and Wax Ring at the Second Floor Hallway Bathroom/ Active moisture was detected with a Moisture Meter at the Bathroom Floor close to the Toilet which could indicate possible leaking from the Wax Ring at this time
- Service/ Repair Toilet Tank Flush Assembly for the Second Floor Hallway Bathroom Toilet/ The Flapper or Float is not fully functional causing water to leak inside the Tank after flushing
- Further evaluate cracks in the Tiles at the Shower and Wall Tiles in the East Second Floor Hallway Bedroom Bathroom/ The cracked tiles may allow water to penetrate and rust the Shower Pan over time
- Service typical oxidation under the sink at the sink drain and water supply valve in the East Second Floor Hallway Bedroom Bathroom
- Repair leak at the cold water supply valve under the sink in the First Floor Hallway Bathroom/ This is the Bathroom next to the Laundry Room
- Service slow drain at the sink in the Pool Bathroom
- Service/ Repair leak at the hot water handle at the Master Bathroom Tub Faucet Fixture
- Have the Master Bathroom Jacuzzi Tub serviced because there is dirt present in the system and when I operated the Tub the dirt came out of the Jets when the Tub was running
- The Ice Dispenser for the Kitchen Refrigerator is not fully functional/ The Ice gets stuck and jams up when using the Dispenser

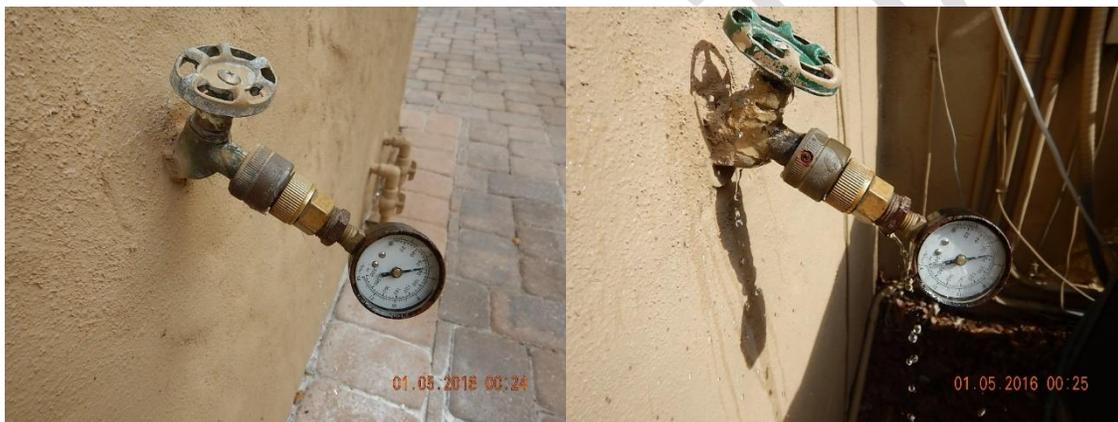


Water Meter Location: Southeast Property Corner

Major Systems Section



Main Shut off Valve #1 & #2 Location: South Exterior Wall-Southeast Corner at the Laundry Room- Repair or replace (2) Main Water Shut off Valves located at the South Exterior Laundry Room Wall/ The Valves do not fully turn off the water into the home



Overall water pressure: 70 PSI- Leak at the Hose Bib at the South Exterior Wall should be repaired at the Pool Area- The Hose Bib leaks at the handle when under pressure



Outdoor Kitchen Area



The Water Heater located in the Garage Closet appeared functional and in fair condition

Major Systems Section



Infrared Thermometer was used to verify the Water Heater was producing hot water at the time of the Home Inspection



Laundry Room Plumbing was checked visually and by running the sink and the Washing Machine during the Home Inspection/ The occupant was doing laundry during the Home Inspection



The Water Heater at the Second Floor West Balcony Closet appeared functional and in good condition/ The Water Heater was replaced in 2012 and produced hot water during the Home Inspection

Major Systems Section



Infrared Thermometer was used throughout the house to verify hot water at the Kitchen and Bathrooms, Laundry Room, and Bar areas during the Home Inspection



Private Septic System Location: Front Yard-Northeast Corner



Kitchen- The Ice Dispenser for the Kitchen Refrigerator is not fully functional/ The Ice gets stuck and jams up when using the Dispenser

Major Systems Section



Kitchen Sink- Previous leak stains were noted at the left side Kitchen Sink but no active leaks were present at the time of the Home Inspection/ This location should be monitored over time for reemergence of previous leaking condition



Kitchen Island Sink Area



Master Bathroom Areas



The Jacuzzi Tub in the Master Bathroom was filled and operated during the Home Inspection/ The Tub is functional but requires further evaluation at this time/ There is dirt in the Tub Jet System and the Air Blower function appears compromised at this time/ The Service Access Panel is installed the left side of the Tub/ GFCI Protection was verified

Major Systems Section



There is dirt in the Tub Jet System and the Air Blower function appears compromised at this time/ The Service Access Panel is installed the left side of the Tub/ GFCI Protection was verified



Master Bathroom Sink Areas

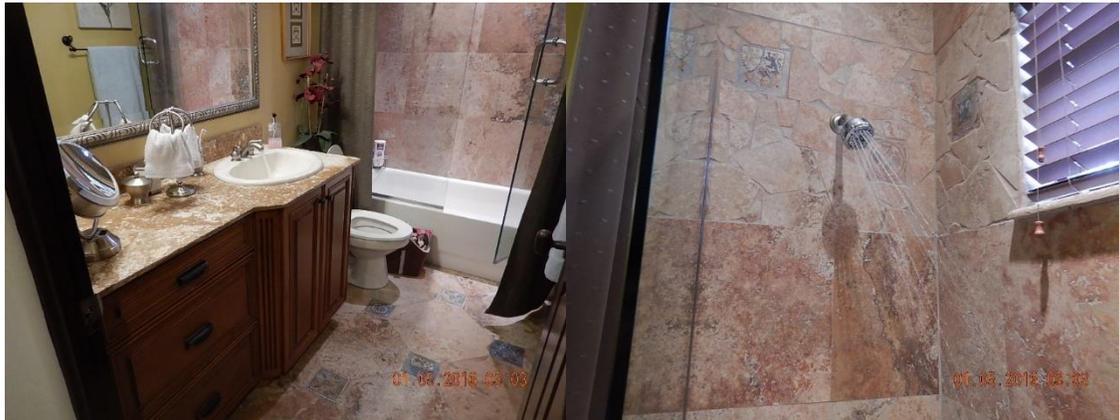


Master Bathroom Shower Areas



Pool Bathroom Areas

Major Systems Section



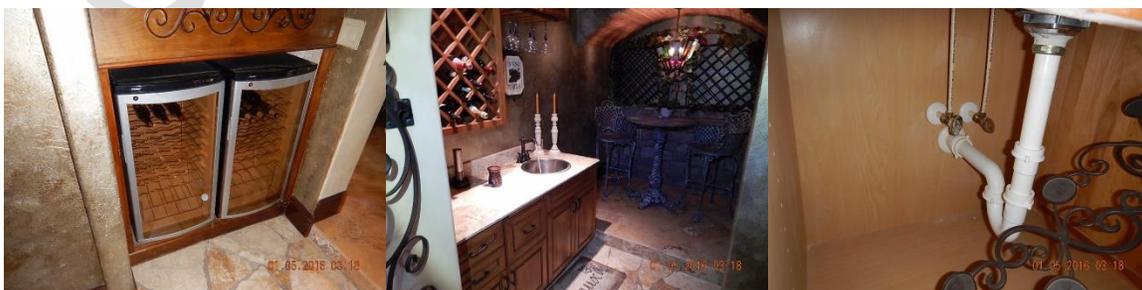
Hall Bathroom Areas/ First Floor



Hall Bathroom Areas/ First Floor



Master Bedroom Wet Bar Sink Areas



Wine Closet Sink Areas

Major Systems Section



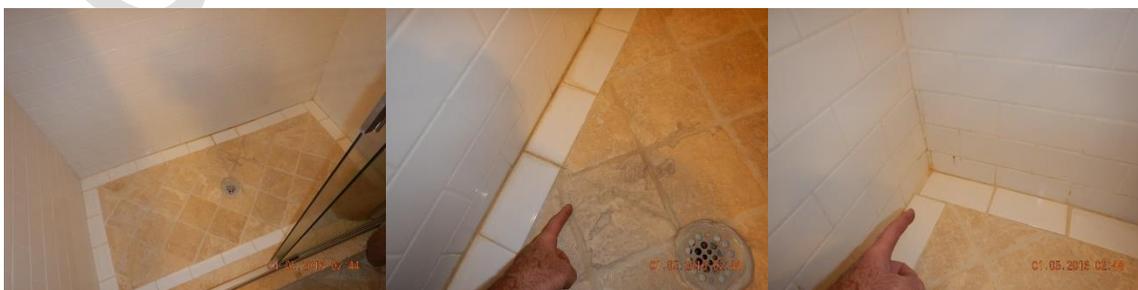
Northeast Second Floor Bedroom Bathroom Areas



Northeast Second Floor Bedroom Bathroom Areas



East Second Floor Hallway Bedroom Bathroom



Further evaluate cracks in the Tiles at the Shower and Wall Tiles in the East Second Floor Hallway Bedroom Bathroom/ The cracked tiles may allow water to penetrate and rust the Shower Pan over time

Major Systems Section



Further evaluate cracks in the Tiles at the Shower and Wall Tiles in the East Second Floor Hallway Bedroom Bathroom/ The cracked tiles may allow water to penetrate and rust the Shower Pan over time/ Active moisture was detected with a Moisture Meter at the time of the Home Inspection at the Bathroom Floor which could be an indication of a problem at the Shower Area at this time



Second Floor Hallway Bathroom Areas



Second Floor Hallway Bathroom Areas- Reset loose Toilet and Wax Ring at the Second Floor Hallway Bathroom/ Active moisture was detected with a Moisture Meter at the Bathroom Floor close to the Toilet which could indicate possible leaking from the Wax Ring at this time

Major Systems Section



Second Floor Kitchen Bar Areas



Movie Room Hallway Bathroom Areas- Reset loose Toilet and Wax Ring/ Active moisture was detected with a Moisture Meter at the Bathroom Floor close to the Toilet which could indicate possible leaking from the Wax Ring at this time

Roof

Roof style: Hip Roof

Type of roof covering: Concrete Tile

Condition: Good condition at visible & accessible materials

Note: The Shingles were observed by walking on the Roof during the Home Inspection and from Ladder View where not safely accessible. Binoculars were used to help view inaccessible areas.

Estimated age of roof covering: 12 years of age

Type of sheathing: 15/32" Plywood

Condition: Good condition at visible & accessible materials

Attic Access Entry Location: Garage & Second Story Bedroom Closet Access Panels

Roof Decking Attachment Nail Size & Spacing: 8d nails spaced a maximum of 6" apart in the field/ I used a Metal Detector to locate and estimate the nails and calculate the spacing.

Type of Roof to Wall Connectors: Standard Metal Straps/ Good condition at accessible areas of the Attic

Evidence of active leaks: No

Estimated life expectancy: 25 to 35 years with proper maintenance & care

Note: Life expectancy estimate is contingent upon proper maintenance/ Annual inspections/ Normal weather conditions

Attic Ventilation System: Off Ridge- Soffit Vent System/ Appears adequate for the Attic Size and Area

Attic Insulation: R- 30 Loose Fill Fiberglass-Fiberglass Batt-Radiant Heat Barrier/Good condition and evenly installed throughout accessible areas of the Attic

Permit/ Public Records Information: No permits after 2003

Roof comments: Visible and accessible components of the Roof & Attic Systems appeared to be in good overall condition with the exception of the following:

Roof Evaluation/ Repair Advised: *(Licensed Roofing Contractor Recommended)*

- There are several Tiles with minor cracks that were observed at several areas at the Roof and some areas where mortar has cracked. The Roof is due for standard maintenance at this time to repair minor chips and cracks and also to repair minor separation at mortar areas at the Roof Ridge areas.
- Repair or replace damaged Tile at the south side of the Roof at the Southwest Corner
- Repair or replace damaged Tile at the north side of the Roof at the northeast Corner

Major Systems Section

Inspection Methods: I performed a visual inspection of the Roof and Attic Systems and all visible and accessible components. I examined these areas for any evidence of leaks, moisture, neglect, or installation flaws. I determined the age of the Roof Shingles by obtaining information from Public Records and observing the materials during the Home Inspection. I entered the Attic areas from accessible Access Panels and observed the Roof Deck Materials, Fasteners for the Roof deck, visible and accessible Strapping, and insulation and identified these materials in this Home Inspection Report. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Roof & Attic System. I have collected data for Four Point Inspection, Roof Certification, and Wind Mitigation Reports that you may obtain from PJM Inc. if needed at a later date for an additional fee.



There are several Tiles with minor cracks that were observed at several areas at the Roof and some areas where mortar has cracked. The Roof is due for standard maintenance at this time to repair minor chips and cracks and also to repair minor separation at mortar areas at the Roof Ridge areas



View of the Front Angles of the Building

Major Systems Section



View of the Front Angles of the Building



Roof View

Major Systems Section



Roof View

Major Systems Section



Roof View

Major Systems Section



Type of sheathing: 15/32" Plywood/ **Condition:** Good condition at visible & accessible materials- Radiant Heat Barrier inhibited viewing access to the majority of the Roof Deck Materials



Roof Decking Attachment Nail Size & Spacing: 8d nails spaced a maximum of 6" apart in the field/ I used a Metal Detector to locate and estimate the nails and calculate the spacing



Type of Roof to Wall Connectors: Standard Metal Straps/ Good condition at accessible areas of the Attic

Major Systems Section



Type of Roof to Wall Connectors: Standard Metal Straps/ Good condition at accessible areas of the Attic- I observed one strap in the Garage Attic at the South Wall that is not fastened to the Wood Frame Wall/ We recommend having a qualified contractor evaluate the loose Strap and properly secure it at the Frame and Wall



Attic Insulation: R- 30 Loose Fill Fiberglass-Fiberglass Batt-Radiant Heat Barrier/Good condition and evenly installed throughout accessible areas of the Attic



Attic Areas appeared to be in good condition overall

Major Systems Section

Electrical

Main Service Disconnect A & B Location: South Exterior Wall

Main Panels A & B Manufacturer: Siemens

Service amps: 200 Amps per Panel

Service Entrance Material: 4/0 Aluminum Underground Service

Condition: Good condition at visible & accessible materials

Size of service sufficient: Yes

Sub Panel A Location: Second Story Closet across from Theater Room

Sub Panel B Location: West Interior Garage Wall

Sub Panels A & B Manufacturer: Siemens

Branch Wiring Material: copper

Condition: Good condition at visible & accessible materials

Panel grounds observed: Yes

GFCIs Present Where Required Based on Year Built: Yes Based on standard in place 2003

AFCIs Present Where Required Based on Year Built: Yes Based on standard in place 2003

Aluminum branch circuits: No

Exposed or unsafe wiring noticed: No

System Estimated Year: 2003

Overall electrical system condition: Good/ Serviceable

Permit/ Public Records Information: No permits after 2003

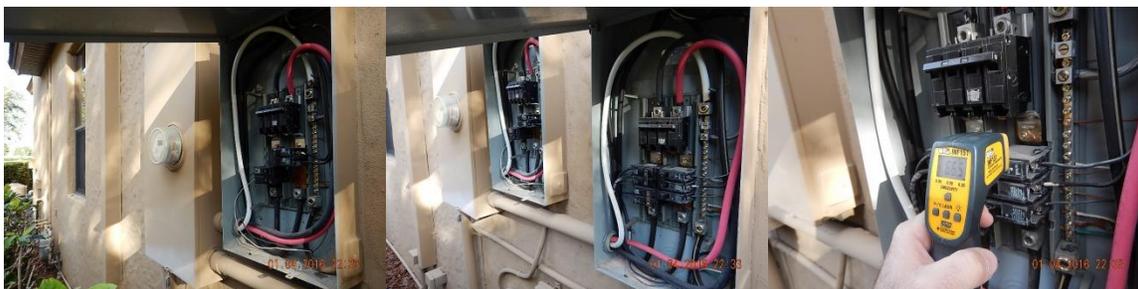
Inspection Methods: I performed a visual inspection of the Electrical System and all visible and accessible components of the system. I examined these areas for any installation flaws, evidence of discoloration, corrosion, overheating, or equipment of materials that are considered substandard. I determined the age of the equipment and size of the Electrical Service, or Service Rating. I located and identified the type of materials that comprise the Electrical System as well as the brand of equipment panels present at the Subject Property. I checked every accessible Receptacle at the interior, exterior of the property. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Electrical System.

Electrical comments: Visible and accessible components of the electrical system were visually inspected and appear to be in good condition. Receptacles and Switches were operated/ tested inside the home and at the garage and exterior.

Electrical Evaluation/ Repair Advised: *(Licensed Electrician Recommended)*

- Replace 25 AMP Square D Breaker installed in Main Service Disconnect Panel A with a Siemens Breaker
- The Pool GFCI Receptacle does not trip when it is tested/ Replace with functional GFCI Receptacle/ The Receptacle is located at the right side of the Pool Control Panel
- Replace Square D Breaker in the Pool Panel with Siemens Breaker/ Only approved Breakers should be installed with Siemens Electrical Panel Systems
- The (4) outlet Receptacle installed in the Garage under Sub Panel B located at the West Interior Garage Wall should be placed on a GFCI Circuit or replaced with a GFCI Receptacle which would have been standard in 2003 when the home was constructed
- Breaker # 12 in the Garage Sub Panel for the Smoke Detectors is not AFCI Protected/ In 2002 the requirement for AFCI's were to include all bedroom circuits in new homes, including those that supply lighting fixtures, smoke alarms, and other equipment.
- There are (2) Receptacles located in the Laundry Room close to the Laundry Room Sink that are not GFCI Protected/ The Receptacles should be replaced with GFCI Receptacles which would have been standard when the home was constructed in 2003
- The AFCI Breakers installed in the Second Floor Sub Panel are running hot at this time/ Have the AFCI Receptacles further evaluated by a licensed electrician to determine if replacement is required
- The Exterior Receptacle at the Second Story Balcony at the back of the home is not GFCI Protected/ The Receptacle should be placed on a GFCI Circuit or replaced with a functional GFCI Receptacle
- There is not a Service Disconnect or Service Receptacle installed for the Air Handler located in the Garage Attic/ The Service Disconnect should be installed or a Breaker Lock installed at the Sub Panel. A Service Receptacle and Light is recommended for the Service Access Area in the Garage Attic
- Electrical Wire is partially exposed from the conduit at the Irrigation System Pump/ Service is recommended to properly secure the conduit at the Pump so that the wire is fully protected

Major Systems Section



The Main Service Disconnect Panels are installed at the South Exterior Wall/ Both Panels and visible and accessible wiring appeared to be in good condition at the time of the Home Inspection



Sub Panel B Location: West Interior Garage Wall

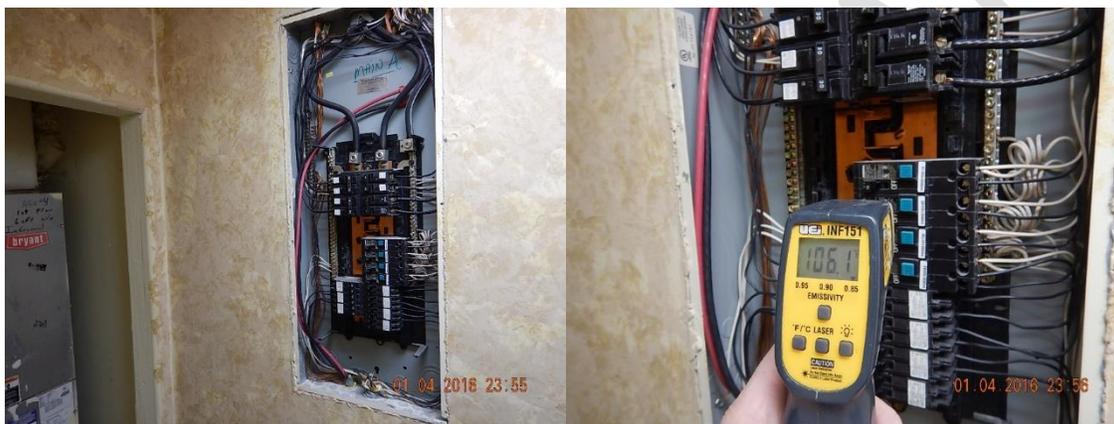


Sub Panel B Location: West Interior Garage Wall- Visible and accessible wiring appeared to be in good condition at the time of the Home Inspection

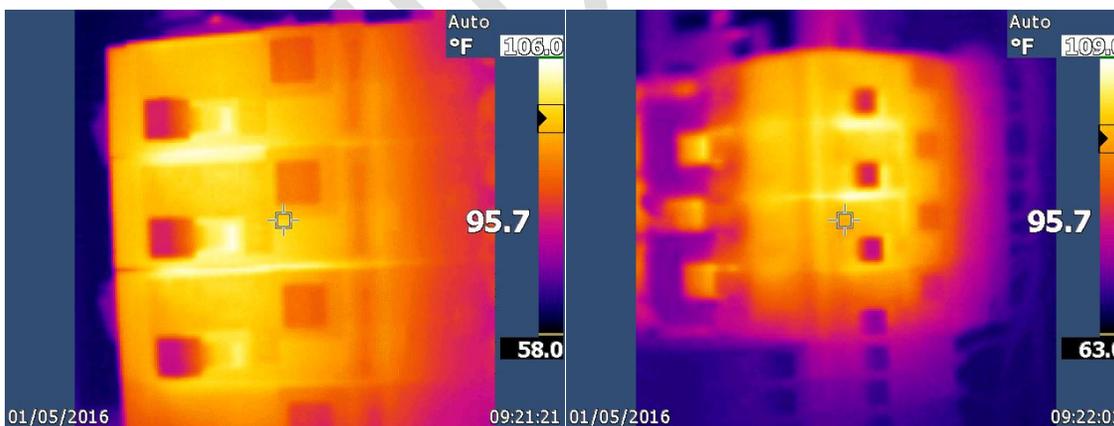
Major Systems Section



Sub Panel A Location: Second Story Closet across from Theater Room



Visible and accessible wiring appeared to be in good condition at the time of the Home Inspection- Infrared Thermometer indicated elevated temperatures at the AFCI Breakers



This prompted me to take Infrared Photos of the Panel which also illustrated the AFCI Breakers were running hot

Electrical Maintenance/ What to look for: Check your lighting: One indicator of a potential wiring problem is if certain lights dim or brighten intermittently. Check fuses and circuit breaker: Use only the correct-size fuses because replacing a fuse with a larger size fuse can present a fire danger. Run your hands down the breakers. If they feel warm, it could be a bad breaker or could be overloaded. Check all electrical outlets for loose-fitting plugs: If loose, your receptacle could be worn out. Replace these as they could cause overheating and fires. Check your bulbs: Only use light bulbs of the correct type and wattage. Make sure bulbs are screwed in securely because loose bulbs may overheat.

Hire an Electrician: Only licensed electricians should handle electrical work. Ask to see the license number, check to make sure the license is current, and make sure the electrician is properly insured. Ask about permits. A permit is usually required if you're replacing a home's main electrical equipment or doing a significant amount of rewiring. Working on an electrical system is a lot more dangerous than it appears. It's best to have a licensed contractor come in before tackling it yourself, unless, of course, you are one. Don't scrimp on your electrician. Shoddy electrical work can literally kill you. Hire only qualified, reputable electricians who have the paperwork to back up their credentials.

Major Systems Section



GFCI Receptacle is not tripping when tested at the Pool Panel

Construction & Foundation

Construction Type Level #1: Concrete Block Masonry

Construction Type Level #2: Wood Frame

Foundation Type: Slab

Exterior Wall Covering: Stucco & Stone Veneer

Overall Condition: Good condition overall/ Well maintained

Permit/ Public Records Information: No permits after 2003

Inspection Methods: I performed a visual inspection of the exterior of the building to alert you to adverse conditions or any problematic areas that require the attention of a qualified contractor. I have made recommendations on how to improve the exterior areas to better protect and preserve the building materials and foundation areas of the property. Since exterior maintenance neglect can contribute to water penetration issues I have included maintenance recommendations to provide you with the information necessary to help prevent water and moisture related issues at the home.

Exterior Conditions: *(Maintenance & Repairs Recommended)*

- Service uneven Pavers at the end of the Driveway at the Driveway Apron to remove trip hazard
- Seal typical open settlement cracks in the Sidewalk and Driveway Apron to prevent further water penetration and potential further separation at the affected areas
- The Exterior Garage Light Fixture is loose at the Exterior Wall at the south side of the building at the west side Garage Door
- Service loose Pavers at the Pool Patio at the north side of the Pool close to the Skimmer
- Repair or replace damaged Rear Patio Concrete Tailing at the Southwest Corner at the Exterior Kitchen Area
- The Outdoor Gas Fireplace did not ignite/ Have the Fireplace evaluated and serviced to restore proper function to the Gas Fireplace
- The Ceiling Fan at the Rear Patio Ceiling closest to the Outdoor Kitchen Area at the French Doors at the Southwest Corner is not functional/ Further evaluation and repair or replacement is recommended
- Re-seal exterior wall at the Rear Patio Areas/ Voids present at the windows should be evaluated and serviced
- Further evaluate and seal settlement cracks in the Garage at the East Wall and at the walls at either side of the Garage window
- One of the Garage Window Lock is missing/ Replacement is recommended
- Further evaluate active ant infestation and soft area at the West Side Second Story Balcony Area at the Southwest Corner close to the Support Column/ We recommend having the Second Story Balcony Areas serviced because there is evidence that water has leaked previously from the Second Story Balcony at the right side of the Front Entry Door above the Office. Areas should be serviced and all void areas sealed accordingly. This should be considered part of a regular maintenance you have performed annually at the exterior balcony areas
- The Exterior Lights are not functional at the Front Entry Patio Area at the Dining Room and Front Office Areas/ Have these areas serviced to restore proper function to the lights at these areas
- The Air Conditioning Vent in the Garage should be terminated because it may breach the Fire Rated Materials that separate the Garage Areas from the Living Areas. If you wish to climate control the Garage, a separate system should be installed.

Major Systems Section



Damaged Rail at Rear Patio Area



Voids at windows at Back Exterior Patio Wall



Rust at Gas Lines at the South Exterior Wall



Driveway and Pool Patio Pavers and Concrete Areas

Major Systems Section



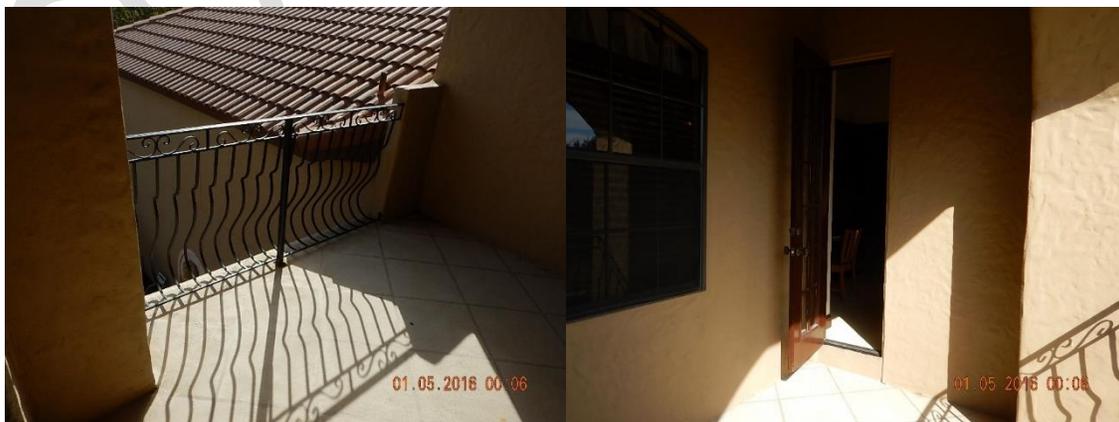
Settlement at the Interior East Side of the Garage



Front Entry Porch Areas- Previous leaking from the Second Floor Front Balcony

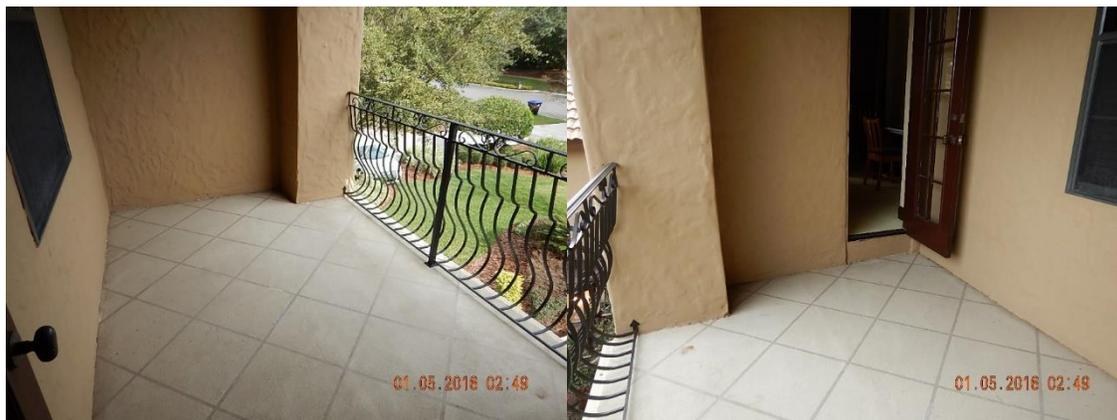


West Second Story Balcony Areas- Soft area with ants at the southwest corner



Front Second Story Balcony- Southeast Side

Major Systems Section



Front Second Story Balcony- Northeast Side

General Report Information

Exterior & Garage

Property Grade: Appears adequate, the grounds appear to slope away from the home on all sides.

Gutter Installation Recommended: I would suggest adding gutters to this home to help redirect rainwater from the foundation of the home.

Driveway/ Walkway and Patio Pavers: Fair condition overall

Garage Floor/ Patios: Good condition overall

Landscape & Vegetation: I suggest maintaining all vegetation from making contact with the exterior walls of the home. Vegetation prolongs moisture, causes premature wear of construction materials, and creates a path for unwanted insects to cross over the homes treated foundation barrier.

Tree Roots: Tree roots are a contributing factor to concrete/ foundation movement. Routine inspections and proactive removal of trees that are close to the foundation of your home is an important preventive measure to help prevent structural movement. There were no visible concerns present at the time of this Home Inspection regarding Tree Roots.

Two Car Garage Door & Opener #1: I operated the Garage Door and Opener. The Opener appeared functional as did the Garage Door. The Child Safety Auto Reverse Safety Feature was tested and appeared functional as well. I would suggest raising the Photo Eyes at either side of the Garage Door to 6" in height from the Garage Floor. Most specifications recommend this height off of the garage floor for maximum safety benefit.

Two Car Garage Door & Opener #2: I operated the Garage Door and Opener. The Opener appeared functional as did the Garage Door. The Child Safety Auto Reverse Safety Feature was tested and appeared functional as well. I would suggest raising the Photo Eyes at either side of the Garage Door to 6" in height from the Garage Floor. Most specifications recommend this height off of the garage floor for maximum safety benefit.



Garage Doors & Interior Garage Areas

General Report Information



Garage Doors & Interior Garage Areas



Rear Patio Areas

Interior & Bathroom Notations

Windows: Original 2003 Single Pane/ Single Hung/ Sample tested/ Functional/ Fair condition

Floor Covering & Condition: Tiles/Wood Floors/Carpets/ Fair condition at visible and accessible materials

Interior Walls & Ceilings: Drywall/ Good condition at visible and accessible materials

Interior Doors: Sample tested/ Functional

Exterior Doors: Sample tested/ Functional

Smoke Detectors were sample tested/ Functional

Number of Bathrooms Inspected: (6.5) Bathrooms were inspected

Condition of Bathrooms: Fair condition overall

Kitchen & Bathroom Maintenance Recommended: ALL Tub & Tile, Toilet, Countertop Backsplashes, and Sink areas are prone to water penetration with regular use of the facilities in the Bathrooms. Areas like this should be caulked and maintained regularly to prevent water penetration with regular use of the facilities. This is especially important with Second Floor Bathrooms where water leaks can cause damage to the ceilings below.

Interior Repairs & Maintenance Recommended: *(Qualified Contractor Recommended)*

- All of the Locksets for the Exterior French Doors should be serviced/ Most do not open easily and are not functioning properly. This is true for the Exterior Patio and Balcony Doors.
- The Master Bedroom Exterior French Doors should be serviced/ Weather Stripping should be repaired
- Minor crack observed at one tile at the top of the stairs should be evaluated and serviced accordingly
- Replace missing communication Panel Cover in the Closet at the Northwest Hall Bedroom
- Repair hardware at the top of the Left Side Closet Door in the East Second Floor Hallway Bedroom
- The Ceiling Fan does not appear functional in the First Floor Guest Bedroom

General Report Information

Inspection Methods: I observed the interior of the home at all accessible areas to help form an opinion on all interior areas including Flooring, Windows, Doors, Walls, and Ceiling areas. The object is to inform you on which areas require attention at this time, identify potential problem areas, and to inform you of the age and condition of the materials that make up the interior areas of the home.



Interior Areas



Interior Areas



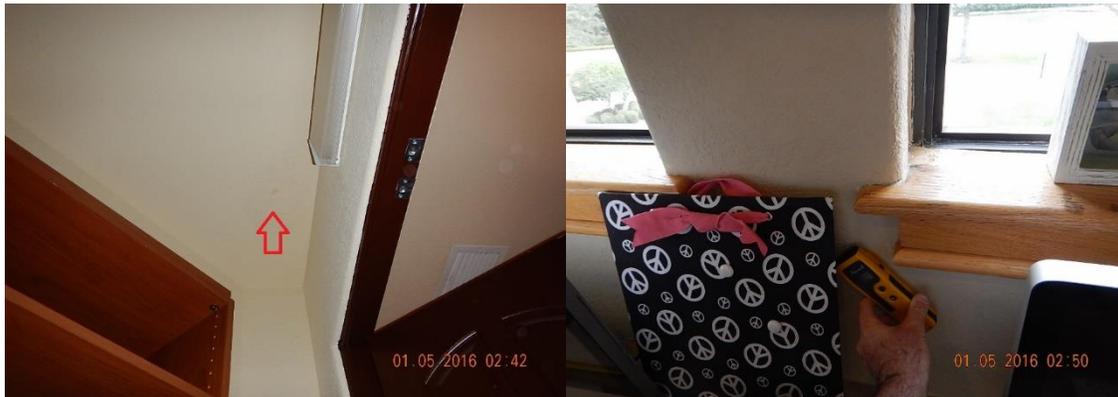
Interior Areas

General Report Information



Interior Areas

General Report Information



Evidence where previous moisture may have been present in the Bedroom Closet at the East Hall Bedroom and at the bottom left corner of the window in the Second Floor Study were tested with a Moisture Meter and found dry at the time of the Home Inspection indicating the areas have not been recently wet



Interior Areas

General Report Information



Interior Areas

Kitchen/ Utility

Functional Appliances Present:

- **Gas Stove Top & Electric Oven** (*Functional/ Good condition*)
- **Kitchen Hood Vent Fan & Light:** (*Functional/ Good condition*)
- **Built in Microwave Oven- Convection Oven Combination Unit** (*Functional/ Good condition*)
- **Kitchen Sink Garbage Disposal** (*Functional/ Fair condition*)
- **Kitchen Island Garbage Disposal** (*Functional/ Fair condition*)
- **Washing Machine** (*Functional/ Good condition*)
- **Dryer** (*Functional/ Good condition*)
- **Exterior Patio Refrigerator:** (*Functional/ Fair condition*)
- **Second Floor Bar Area Refrigerator** (*Functional/ Fair condition*)
- **Kitchen Refrigerator** (*Functional/ Fair condition*)
- **Kitchen Dual Dishwasher Unit** (*Functional/ Fair condition*)
- **(2) Wine Coolers in the Wine Closet:** (*Functional/ Good condition*)
- **Second Floor Ice Maker:** (*Not Functional/ Not on*)
- **Dishwasher Second Floor Bar Area** (*Functional/ Fair condition*)



The appliances present in the home were operated during the Home Inspection

General Report Information



The appliances present in the home were operated during the Home Inspection

General Report Information



The appliances and Gas Fireplace present inside the home were operated during the Home Inspection

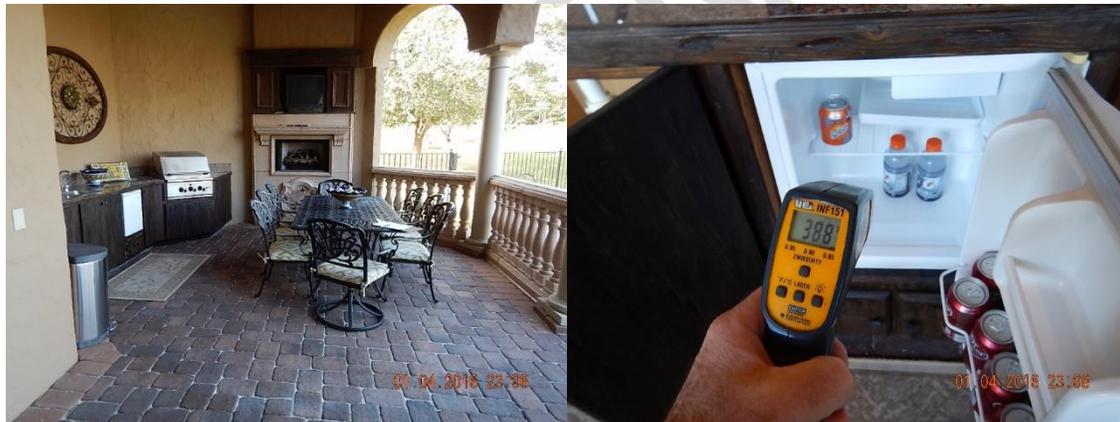
General Report Information



Dishwasher and Refrigerator at the Second Floor Bar Area were checked and operated



Washer & Dryer were operated



Outdoor Kitchen Area Refrigerator was checked

Important Appliance Note: The appliances present in the home were operated during the Home Inspection as a means of testing whether or not they were in working condition. The results indicate the status of the appliances when the Home Inspection took place. We cannot guarantee or estimate how long an appliance will last but can let you know how the appliances responded to the use of normal controls at the time the Home Inspection was conducted and systems operated.

Irrigation System

Irrigation System: The System is comprised of 12 zones, all of which appeared functional when I operated the system in the manual setting from the Control Panel. The purpose of operating this system during the Home Inspection is to determine if the system is functional at this time and to alert you if the system is not working or if repair is required prior to use.

Number of Zones: 12 zones

Control Panel Location: South Exterior Side

Relay & Pump Location: South Exterior Side

Permit/ Public Records Information: No permit located

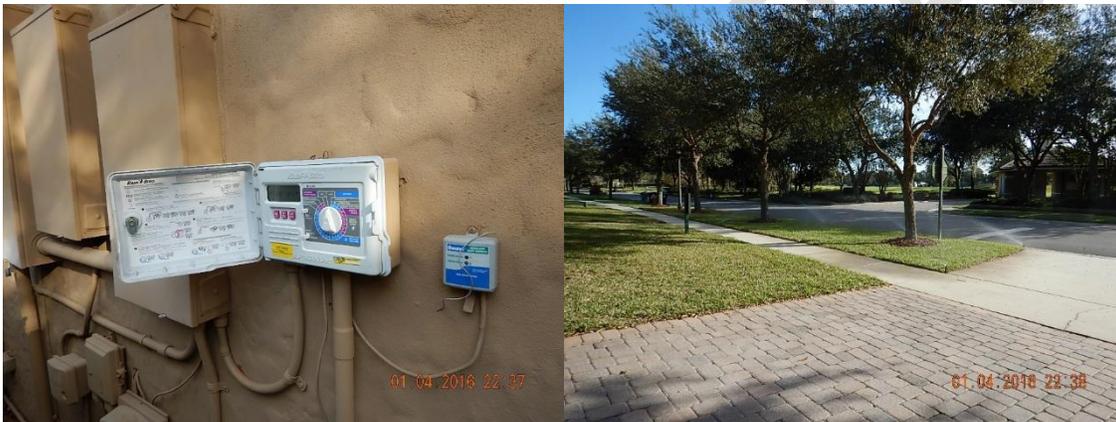
Irrigation System Maintenance & Repairs Recommended: (*Qualified Contractor Recommended*)

- Further evaluate error message that comes on the Panel LED when trying to run Zone #4 manually

General Report Information



Control Panel Location: South Exterior Side- **Relay & Pump Location:** South Exterior Side



The system appears functional and in manageable condition at this time

Pool & Equipment

Pool & Equipment: The Pool and equipment was observed in a general capacity to determine if the need for a specialist exists at this time. I operated the equipment with the use of normal controls and observed pool areas to bring to your attention any adverse conditions requiring further evaluation by a qualified Pool Contractor.

(2) Pool Pumps: Functional/ Fair condition

Pool Filter: Functional/ Fair condition

Pool & Spa Lights: Functional

Electric Heat Pump Pool Heater: Functional/ Fair condition

Pool Water & Surface: Fair condition/ Well maintained

Permit/ Public Records Information: Expired Permit located through Orange County Public Records/ We spoke with Mark Keith at Orange County and he stated that the Pool & Spa Permit has expired with no final inspection as the final inspection was cancelled. We recommend further evaluation and follow up to determine how to get the Pool & Spa Permit closed with Orange County.

Pool Safety Recommendations: Check with pool professional on safety standards for the pool areas as they may vary from municipality to municipality. Safety features like Alarms at the Doors and Windows, and proper signage are important tools to help keep your pool area free from accidents.

Pool & Equipment Evaluation Recommended: *(Qualified Pool Contractor Recommended)*

- Expired Permit located through Orange County Public Records/ We spoke with Mark Keith at Orange County and he stated that the Pool & Spa Permit has expired with no final inspection as the final inspection was cancelled. We recommend further evaluation and follow up to determine how to get the Pool & Spa Permit closed with Orange County.
- Repair two leaks at the Pool Pumps and one at the Pool Filter

General Report Information



Pool Equipment- Leaking at the Pool Pumps and Filter Pressure Gauge



Pool Water & Surface appeared to be in good condition overall/ Well maintained

General Report Information



Pool & spa Lighting appeared functional



Pool Spa and Water Features appeared functional

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End of Your Home Inspection Report

Home Inspections by Paul J. Magrone Inc.

Important Suggestions for all Clients

1. Seal all settlement cracking in the driveway, in the exterior walls, walkways, and patios of the home as soon as you notice them. Most settlement cracking is typical and sealing generally will keep water penetration levels low. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
2. Seal the exterior and interior of the windows and doors regularly. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
3. Monitor any staining at the Air Handler, bathrooms, and under any plumbing in the home. Staining should be cleaned with a bleach solution. If moisture, wetness, or odors are noticed, the source of these issues should be located by a professional. Some staining is typical in most homes but it is important to recognize a typical staining from a potential problem.
4. Keep all trees and shrubs trimmed away from making contact with the exterior walls of the home as well as the roof covering. These things prolong moisture contact and cause excess wear on the exterior construction materials.
5. Your Electrical System should be evaluated every 5-7 years because standards and codes do change. It is the policy of Paul J. Magrone Inc. to suggest upgrading your Electrical System to current code and standards if it is not currently there now. A home inspector can only evaluate visible items and do not perform code inspections. A home inspector can only determine whether your system is functional or not. For a more detailed and comprehensive electrical inspection, a licensed electrician should be contacted.
6. If your home does not currently have a gutter system installed we suggest that you have one installed before the rainy season. Gutters are very important to the home. They remove excess rain water from depositing around the foundation of the home. Water is usually the main cause of most structural issues.
7. If there are any additions that were added to the home that you are purchasing, it is very important to make sure all of the proper permits were pulled with the appropriate county for any of the improvements that were made. Once you purchase the home, the responsibility becomes yours.
8. It is important to have your home treated preventatively for Termites. This is especially true if there is no Termite Bond on the home at this time. A home inspector is not a Termite inspector. Home Inspections By Paul J. Magrone Inc. will always bring visible issues to your attention but this report is in no way to be construed as a Termite inspection. Termite inspections can only be performed by a licensed state pest control operator. Preventive treatment is suggested because licensed professional can only report on what is visible at the time of the inspection. An inspection is not a guarantee but rather a general report on the visible materials and conditions at the time the inspection is performed. It is essentially a snapshot of a moment in time.
9. It is recommended that your Air Conditioning and Heating system be cleaned by a licensed heating contractor and be placed under a maintenance contract for optimum performance and life expectancy. Be sure to consult with a licensed heating contractor for proper summer and winter settings. Proper settings will help conserve fuel and could save you money.
10. It is strongly recommended that ALL gas supply lines and proper ventilation for ALL gas appliances be evaluated by a qualified professional prior to moving into the home. Gas lines should be checked in depth for leaking and Carbon Monoxide detectors should be installed for safety before moving into the home.
11. "Although some imported drywall may contain chemicals harmful to human health, determining their presence requires a specialized inspection and laboratory testing which lies beyond the scope of the general home inspection. If you wish to have materials in the home tested, the inspector recommends that you contact a contractor qualified to perform indoor environmental testing."

Average Life Expectancy of Systems

ADHESIVES, CAULK AND PAINTS	YEAR
Caulking	5-10
Paint	7
Roofing Adhesives	15+
APPLIANCES	YEARS
Air-Conditioners	8-15
Boilers	20-35
Compactors	6
Dehumidifiers	8
Dishwashers	9
Disposers, Food waste	12
Dryers	13
Exhaust Fans	10
Freezers	10-20
Furnaces	15-25
Gas Ovens	10-18
Heat Pumps	16
Humidifiers	8
Microwave Ovens	9
Range/Oven Hoods	14
Electric Ranges	13-15
Gas Ranges	15-17
Refrigerators	9-13
Washing Machine	5 -15
Water Heaters	10-11
BATHROOM	YEARS
Cast Iron Bathtub	50
Fiberglass Bathtub and Shower	10-15
Shower Door	25
Toilet	50
CABINETS & STORAGE	YEARS
Bath Cabinets	100+
Closet Shelves	100+
Entertainment Centers/Home Office	10
Garage/Laundry Cabinets	100+
Kitchen Cabinets	50
Medicine Cabinets	20+
Modular/Stock Manufacturing Type	50
CEILINGS, WALLS & FINISHES	
Acoustical Ceiling	100+

Ceiling Suspension	100+
Ceramic Tile	100+
Standard Gypsum	100+
COUNTERTOPS	YEARS
Cultured Marble	20
Natural Stone	100+
Laminate Countertops	20 - 30
Tile	100+
Wood	100+
DECKS	YEARS
Deck Planks	25
Wood	10-30
DOORS	YEARS
Closet (Interior)	100+
Fiberglass (Exterior)	100+
Fire-Rated Steel (Exterior)	100+
French (Interior)	30-50
Screen (Exterior)	40
Vinyl (Exterior)	20
Wood (Exterior)	100+
Wood (Hollow Core Interior)	20 - 30
Wood (Solid Core Interior)	30 - 100+
ENGINEERED LUMBER	YEARS
Engineered Trim	30
Laminated Strand Lumber	100+
Laminated Veneer Lumber	80+
Trusses	100+
FIXTURES & FAUCETS	YEARS
Accessible/ADA Products	100+
Enamel Steel Kitchen Sinks	5-10
Faucets	15-20
Modified Acrylic Kitchen Sinks	50
Saunas/Steam Rooms	15-20
Shower Enclosures/Modules	50
Shower heads	100+
Soapstone Kitchen Sinks	100+
Toilets/Bidets	100+
Whirlpool Tubs	20-50
FLOORING	YEARS
All Wooden Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8-10
Concrete	50+

Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15-25
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100
Terrazo	75+
Tile	75-100
Vinyl	25
FOOTING & FOUNDATIONS	YEARS
Baseboard System	50
Bituminous Coating Waterproofing	10
Cast Iron Waste Pipe (Above Ground)	60+
Cast Iron Waste Pipe (Below ground)	50 - 60
Concrete Block	100+
Concrete Waste Pipe	100
Poured Footings and Foundations	100+
Pumps, Sumps, and Wells	5-12
Termite Proofing	12
FRAMING & OTHER STRUCTURAL SYSTEMS	YEARS
Poured-Concrete Systems	100+
Structural Insulated Panels	100+
Timber Frame Homes	100+
GARAGES	YEARS
Garage Doors	20-25
Garage Door Openers	10-15
Light Inserts	20
HOME TECHNOLOGY	YEARS
Built-in Audio	20
Home Automation Systems	100+
Security Systems	5-10
Smoke/Heat Detectors	Less Than 10
Wireless Home Networks	50+
INSULATION & INFILTRATION BARRIERS	YEARS
Batts/Rolls	100+
Cellulose	100+
Fiberglass	100+
Foam	100+
House Wrap	100+
HVAC	YEARS
Air Conditioners	10-15
Air Quality Systems	15

Attic Fans	15 - 25
Boilers	13-21
Burners	10+
Central Air Conditioning Unite	12-15
Dampers	20+
Dehumidifiers	8
Diffusers, Grilles, and Registers	25
Ducting	10
DX, Water, Or Steam	20
Electric	15
Electric Radiant Heater	40
Furnaces	15-20
Heat Exchangers, shell + tube	10-15
Heat Pumps	16
Heat Recovery Ventilators	20
Hot Water or Steam Radiant Heater	40
Induction and Fan-Coil Units	10-15
Molded Insulation	100+
Shell and Tube	20
Thermostats	35
Ventilators	7
Water Heaters	20+
JOB SITE EQUIPMENT	YEARS
Ladders	100+
Lifts	8-10
LIGHTING & ELECTRICAL	YEARS
Accessories	10+
Bare Copper	100+
Copper Clad Aluminum	100+
Copper Plated	100+
Lighting Controls	10+
MASONRY & CONCRETE	YEARS
Brick	100+
Sealer Caulking	2-20
Stone	100+
Veneer	100+
Custom millwork will last a lifetime, and all stairs – circular and spiral stairs, prebuilt stairs and attic stairs – are expected to last a lifetime.	
MOLDING & MILLWORK	YEARS
Attic Stairs	100+
Custom Millwork	100+
Prebuilt Stairs	100+
Stair Parts	100+

Stairs, Circular & Spiral	100+
Lifetime of any wood product depend on level of moisture intrusion	
ROOFING	YEARS
Aluminum Coating	3-7
Asphalt Shingles (3 - tab)	20
Asphalt (Architectural)	30
BUR (Built-up Roof)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	100+
EPDM (Ethylene Propylene Diene Monomer) Rubber	15 - 25
Fiber Cement	25
Metal	40 - 50
Modified Bitumen	20
Simulated Slate	50
Slate	50+
TPO	7 - 20
Wood	30
PANELS	YEARS
Flooring Underlayment	25
Hardboard	30
Particleboard	60
Plywood	60
Softwood	30
Oriented-Strand Board	60
Wall Panels	100+
Aluminum/Aluminum Clad	15-20
Window Glazing	10+
Vinyl Windows	20 - 40
Wood	30+
SIDING & ACCESSORIES	YEARS
Aluminum Downspouts	30
Aluminum Gutters	20
Aluminum/Interior Shutters	10+
Brick	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters/Downspouts	20
Manufactured Stone	100+
Soffits/Fascias	50
Stone	100+
Stucco	50 - 100
Trim	25

Vinyl	100+
Wood/Exterior Shutters	20
Wood/Interior Shutters	15+
SITE & LANDSCAPING	YEARS
American Red Clay	100+
Asphalt Driveway	15-20
Asphalt with Acrylic Coating or Cushion	12-15
Brick & Concrete Patios	15-25
Clay Paving	100+
Cleaning Equipment(Swimming Pool)	7-10
Coating	5-7
Concrete Shell (Swimming Pool)	25+
Concrete Walks	40- 50
Controllers	15
Decking(Swimming Pool)	15
Fast-Dry Green Tennis Court	100+
Fast-Dry with Subsurface	100+
Gravel Walks	4-6
Interior Finish(Swimming Pool)	10-35
Polyvinyl Fences	100+
Sprinklers	10-14
Underground PVC Piping	60+
Valves	20
Waterline Tile (Swimming Pool)	10

*****The above items are an estimated time of useful life. Materials may last less or more than the time noted above based on many uncontrollable variables.*****

The above chart details the predicted life expectancy of household materials and components. Interior and exterior paints can last for 15 years or longer, however homeowners often paint more frequently. Surface preparation is likely the most important determiner of paint life expectancy.

****By utilizing this report you fully understand that Home Inspections by Paul J. Magrone Inc. maximum liability in the event of legal action is limited to the cost of the home inspection. If you are not comfortable with the terms of this arrangement please do not utilize the report.****

SUMMARY/AREAS REQUIRING FURTHER EVALUATION

IMPORTANT NOTE—PLEASE READ: The Summary Page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the Home Inspections By Paul J. Magrone Inc. Standards of Practice, limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or real estate agent. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

Client & Site Information:

Address: Sample Report

Date & Time of Inspection: Sample Report

Client Name: Sample Report

Payment Amount: Sample Report

Email Address: Sample Report

Phone Number: Sample Report

1. **A/C & Heat System Evaluation Advised:** *(Licensed HVAC Technician Recommended)*
 - The Condenser Unit for HVAC System #1 is not secured to the pad
 - Damaged insulation should be replaced at the Condenser Unit for HVAC System #2
 - The Condensation Line is not visible at the exterior for HVAC System #1/ The Condensation Line should be located at the exterior and serviced accordingly
 - The Condenser Units for HVAC Systems #1, #2, and #4 are not installed level
 - The Condenser Unit for HVAC System #5 is not secured to the concrete pad
 - Some dirt appears present on the coil for HVAC System #1/ Movie Room System
 - There is not a Float Switch installed at the Condensation Line at the Air Handler Unit for HVAC System #5/ Master Bedroom System
 - There is not a Service Disconnect or Service Receptacle installed in the Garage Attic for the Air Handler Unit
2. **Roof Evaluation/ Repair Advised:** *(Licensed Roofing Contractor Recommended)*
 - There are several Tiles with minor cracks that were observed at several areas at the Roof and some areas where mortar has cracked. The Roof is due for standard maintenance at this time to repair minor chips and cracks and also to repair minor separation at mortar areas at the Roof Ridge areas.
 - Repair or replace damaged Tile at the south side of the Roof at the Southwest Corner
 - Repair or replace damaged Tile at the north side of the Roof at the northeast Corner
3. **Interior Repairs & Maintenance Recommended:** *(Qualified Contractor Recommended)*
 - All of the Locksets for the Exterior French Doors should be serviced/ Most do not open easily and are not functioning properly. This is true for the Exterior Patio and Balcony Doors.
 - The Master Bedroom Exterior French Doors should be serviced/ Weather Stripping should be repaired
 - Minor crack observed at one tile at the top of the stairs should be evaluated and serviced accordingly
 - Replace missing communication Panel Cover in the Closet at the Northwest Hall Bedroom
 - Repair hardware at the top of the Left Side Closet Door in the East Second Floor Hallway Bedroom
 - The Ceiling Fan does not appear functional in the First Floor Guest Bedroom
4. **Irrigation System Maintenance & Repairs Recommended:** *(Qualified Contractor Recommended)*
 - Further evaluate error message that comes on the Panel LED when trying to run Zone #4 manually
5. **Pool & Equipment Evaluation Recommended:** *(Qualified Pool Contractor Recommended)*
 - Expired Permit located through Orange County Public Records/ We spoke with Mark Keith at Orange County and he stated that the Pool & Spa Permit has expired with no final inspection as the final inspection was cancelled. We recommend further evaluation and follow up to determine how to get the Pool & Spa Permit closed with Orange County.
 - Repair two leaks at the Pool Pumps and one at the Pool Filter

SUMMARY/AREAS REQUIRING FURTHER EVALUATION
6. Electrical Evaluation/ Repair Advised: *(Licensed Electrician Recommended)*

- Replace 25 AMP Square D Breaker installed in Main Service Disconnect Panel A with a Siemens Breaker
- The Pool GFCI Receptacle does not trip when it is tested/ Replace with functional GFCI Receptacle/ The Receptacle is located at the right side of the Pool Control Panel
- Replace Square D Breaker in the Pool Panel with Siemens Breaker/ Only approved Breakers should be installed with Siemens Electrical Panel Systems
- The (4) outlet Receptacle installed in the Garage under Sub Panel B located at the West Interior Garage Wall should be placed on a GFCI Circuit or replaced with a GFCI Receptacle which would have been standard in 2003 when the home was constructed
- Breaker # 12 in the Garage Sub Panel for the Smoke Detectors is not AFCI Protected/ In 2002 the requirement for AFCI's were to include all bedroom circuits in new homes, including those that supply lighting fixtures, smoke alarms, and other equipment.
- There are (2) Receptacles located in the Laundry Room close to the Laundry Room Sink that are not GFCI Protected/ The Receptacles should be replaced with GFCI Receptacles which would have been standard when the home was constructed in 2003
- The AFCI Breakers installed in the Second Floor Sub Panel are running hot at this time/ Have the AFCI Receptacles further evaluated by a licensed electrician to determine if replacement is required
- The Exterior Receptacle at the Second Story Balcony at the back of the home is not GFCI Protected/ The Receptacle should be placed on a GFCI Circuit or replaced with a functional GFCI Receptacle
- There is not a Service Disconnect or Service Receptacle installed for the Air Handler located in the Garage Attic/ The Service Disconnect should be installed or a Breaker Lock installed at the Sub Panel. A Service Receptacle and Light is recommended for the Service Access Area in the Garage Attic
- Electrical Wire is partially exposed from the conduit at the Irrigation System Pump/ Service is recommended to properly secure the conduit at the Pump so that the wire is fully protected

7. Plumbing System Evaluation/ Repair Advised: *(Qualified Contractor Recommended)*

- Repair or replace (2) Main Water Shut off Valves located at the South Exterior Laundry Room Wall/ The Valves do not fully turn off the water into the home.
- Service rust observed at the Gas Lines close to the Gas Meter to prevent further corrosion
- Replace damaged handle and missing anti-siphon valve for the Hose Bib located at the Back Exterior Wall at the Rear Patio Area
- The Ice Maker was not ready for inspection at the Second Floor Bar Area/ We recommend having this item turned on at least 24 hours prior to inspection to properly check function
- Reset loose Toilet and Wax Ring at the Movie Room Hallway Bathroom/ Active moisture was detected with a Moisture Meter at the Bathroom Floor close to the Toilet which could indicate possible leaking from the Wax Ring at this time
- The Urinal does not appear functional/ The Urinal is automatic flush system that did not appear to flush during the Home Inspection
- Reset loose Toilet and Wax Ring at the Second Floor Hallway Bathroom/ Active moisture was detected with a Moisture Meter at the Bathroom Floor close to the Toilet which could indicate possible leaking from the Wax Ring at this time
- Service/ Repair Toilet Tank Flush Assembly for the Second Floor Hallway Bathroom Toilet/ The Flapper or Float is not fully functional causing water to leak inside the Tank after flushing
- Further evaluate cracks in the Tiles at the Shower and Wall Tiles in the East Second Floor Hallway Bedroom Bathroom/ The cracked tiles may allow water to penetrate and rust the Shower Pan over time
- Service typical oxidation under the sink at the sink drain and water supply valve in the East Second Floor Hallway Bedroom Bathroom
- Repair leak at the cold water supply valve under the sink in the First Floor Hallway Bathroom/ This is the Bathroom next to the Laundry Room
- Service slow drain at the sink in the Pool Bathroom
- Service/ Repair leak at the hot water handle at the Master Bathroom Tub Faucet Fixture
- Have the Master Bathroom Jacuzzi Tub serviced because there is dirt present in the system and when I operated the Tub the dirt came out of the Jets when the Tub was running
- The Ice Dispenser for the Kitchen Refrigerator is not fully functional/ The Ice gets stuck and jams up when using the Dispenser

SUMMARY/AREAS REQUIRING FURTHER EVALUATION

8. Exterior Conditions: *(Maintenance & Repairs Recommended)*

- Service uneven Pavers at the end of the Driveway at the Driveway Apron to remove trip hazard
- Seal typical open settlement cracks in the Sidewalk and Driveway Apron to prevent further water penetration and potential further separation at the affected areas
- The Exterior Garage Light Fixture is loose at the Exterior Wall at the south side of the building at the west side Garage Door
- Service loose Pavers at the Pool Patio at the north side of the Pool close to the Skimmer
- Repair or replace damaged Rear Patio Concrete Tailing at the Southwest Corner at the Exterior Kitchen Area
- The Outdoor Gas Fireplace did not ignite/ Have the Fireplace evaluated and serviced to restore proper function to the Gas Fireplace
- The Ceiling Fan at the Rear Patio Ceiling closest to the Outdoor Kitchen Area at the French Doors at the Southwest Corner is not functional/ Further evaluation and repair or replacement is recommended
- Re-seal exterior wall at the Rear Patio Areas/ Voids present at the windows should be evaluated and serviced
- Further evaluate and seal settlement cracks in the Garage at the East Wall and at the walls at either side of the Garage window
- One of the Garage Window Lock is missing/ Replacement is recommended
- Further evaluate active ant infestation and soft area at the West Side Second Story Balcony Area at the Southwest Corner close to the Support Column/ We recommend having the Second Story Balcony Areas serviced because there is evidence that water has leaked previously from the Second Story Balcony at the right side of the Front Entry Door above the Office. Areas should be serviced and all void areas sealed accordingly. This should be considered part of a regular maintenance you have performed annually at the exterior balcony areas
- The Exterior Lights are not functional at the Front Entry Patio Area at the Dining Room and Front Office Areas/ Have these areas serviced to restore proper function to the lights at these areas
- The Air Conditioning Vent in the Garage should be terminated because it may breach the Fire Rated Materials that separate the Garage Areas from the Living Areas. If you wish to climate control the Garage, a separate system should be installed.

Note

The conditions observed in this Home Inspection Report pertain to the date and time of the actual Home Inspection only. Conditions can change over time. We recommend a follow up inspection if there is going to be a long period of time between the time this inspection took place and occupancy of the home. This inspection can be performed by any qualified professional including myself or a qualified Property Manager. If you feel comfortable performing this follow up yourself, that would be an option as well. Thank you again for your business!



***Proud Member of The National Association Of Certified Home Inspectors Since
November, 2004***

Paul J. Magrone



Thank you for allowing me to perform your home inspection



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