



Inspection Report

Jose Mejia

Property Address:
1782 S W Advana St.
Port Saint Lucie FL 34953



Home Inspection Pros T C Inc.

**Roger Bayless HI5368
4253 S W Callicoe St.
Port Saint Lucie, FL, 34953
772 267-1938**

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Date: 9/22/2014	Time: 12:00 PM	Report ID: 0147
Property: 1782 S W Advana St. Port Saint Lucie FL 34953	Customer: Jose Mejia	Real Estate Professional: Vicky Valdez

Comment Key or Definitions

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

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

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

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

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

People present:

Customer, Agent

Type of building:

Single Family (1 story)

Approximate age of building:

8 years

Temperature:

90 (F)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

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.

Styles & Materials

Roof Covering: Architectural	Viewed roof covering from: Walked roof	Sky Light(s): None
Chimney (exterior): N/A	Estimated Age: 8 Years	Life Expectancy: 20 to 25 Years

Items

1.0 Roofing system

Comments: Inspected

1.1 Roof #2

Comments: Not Present

1.2 Flashings

Comments: Not Present

1.3 Fascias and soffits

Comments: Inspected

1.4 Skylights, Chimneys and Roof Penetrations

Comments: Not Present

1.5 Roof Drainage Systems

Comments: Repair or Replace

Rated repair or replace due to extensions needed to move water away from house footings. Recommend qualified person repair as needed.

1.6 Roof ventilation systems

Comments: Inspected

1.7 Aluminum roof

Comments: Not Present

1.8 Plumbing stacks

Comments: Inspected

Section Photos



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.5 Item 1(Picture)



1.5 Item 2(Picture)



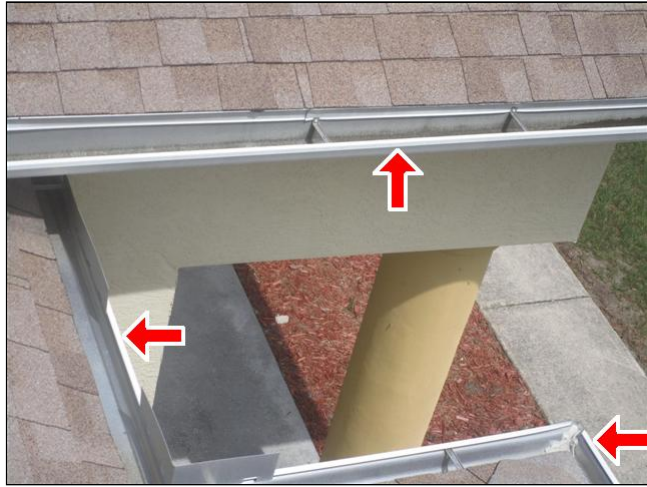
1.5 Item 3(Picture)



1.5 Item 4(Picture)



1.5 Item 5(Picture)



1.5 Item 6(Picture)



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.8 Item 1(Picture)



1.8 Item 2(Picture)

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.

Styles & Materials

Siding Type:

Cement stucco

Construction Material:

Masonry

Exterior Entry Doors:

Metal

Driveway:

Concrete

Walkways:

Concrete

Porch/ Deck:

Screened w/ Concrete Floor

Front

Rear

Glazed opening Protection:

Partial Coverage

Panels

Items

2.0 Siding

Comments: Inspected

2.1 Driveway and walkways

Comments: Inspected

2.2 Doors (Exterior)

Comments: Repair or Replace

Rated repair or replace due to rear bath door trim needs to be sealed and repaired due to water damage. Recommend qualified person repair as needed.

2.3 Windows

Comments: Repair or Replace

Seal around windows to prevent water penetrating around window frames. Recommend qualified person repair as needed.

2.4 Deck(s)

Comments: Not Present

2.5 Retaining walls

Comments: Not Present

2.6 Porch(s)

Comments: Inspected, Repair or Replace

Rated repair or replace due to ceiling of rear porch has area that needs patching. Recommend qualified person repair as needed.

2.7 Balconies

Comments: Not Present

2.8 Railings

Comments: Not Present

Section Photos



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture)



2.2 Item 7(Picture)



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)



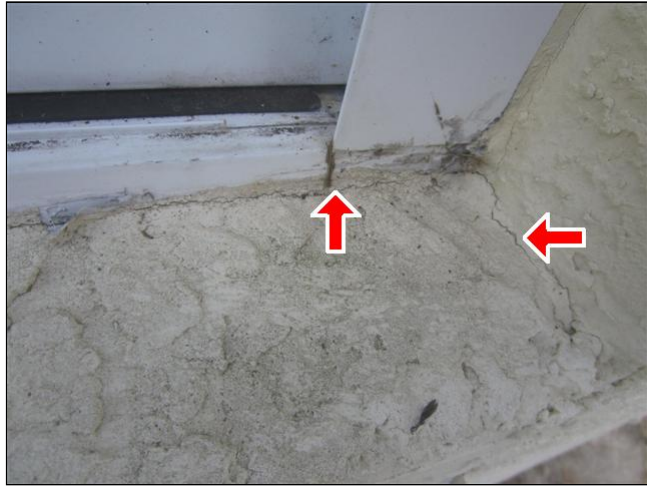
2.3 Item 6(Picture)



2.3 Item 7(Picture)



2.3 Item 8(Picture)



2.3 Item 9(Picture)



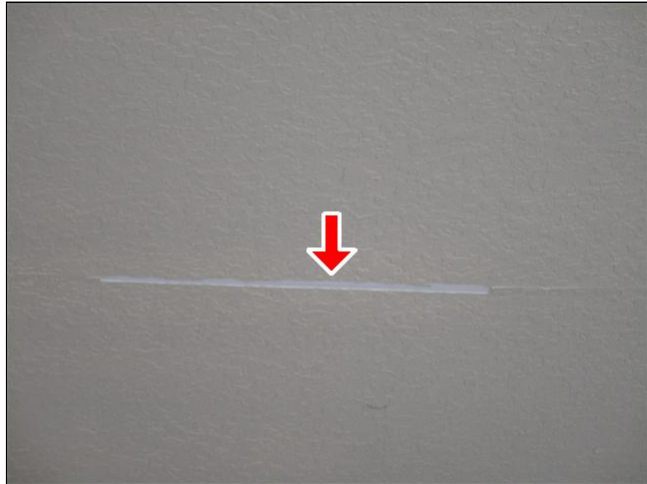
2.3 Item 10(Picture)



2.3 Item 11(Picture)



2.6 Item 1(Picture)



2.6 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

Styles & Materials

Garage Door Type:

One manual

Garage Door Material:

Metal

Auto-opener Manufacturer:

N/A

Slab floor:

Typical cracks

Gage Description:

Attached

Masonry

Drywall ceiling and Wall

Solid Core

Items

3.0 Garage Ceilings
Comments: Inspected

3.1 Garage Walls (including Firewall Separation)
Comments: Inspected

3.2 Garage Floor
Comments: Inspected

3.3 Garage Door (s)
Comments: Inspected

3.4 Occupant Door (from garage to inside of home)
Comments: Inspected

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)
Comments: Not Present

Section Photos



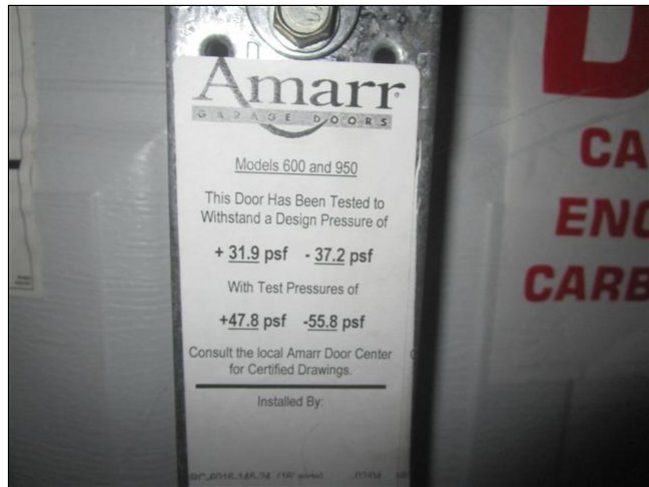
3.2 Item 1(Picture)



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

4. Attic**Styles & Materials****Attic:**

Multiple Areas
Scuttle Hatch
Entered

Roof Construction:

Wood Trusses
Plywood

Insulation:

Loose Fill
Cellulose
6 to 8 Inches
None apperant

Vent Provisions:

Roof and Soffit

Items**4.0 Entered**

Comments: Inspected

4.1 scuttle hatch

Comments: Inspected

4.2 Pull down stairs

Comments: Not Present

4.3 Insulation

Comments: Inspected

4.4 Framing

Comments: Inspected

4.5 Sheathing

Comments: Inspected

4.6 Ventilation

Comments: Inspected

4.7 Electrical wireing

Comments: Inspected

Section Photos

4.3 Item 1(Picture)



4.4 Item 1(Picture)

5. Bathrooms

Styles & Materials

Bathroom #1:

Full
Master Bedroom
Ceiling Exhaust

Bathroom #2:

Full
Hallway
Ceiling Exhaust

Items

5.0 Bathroom #1

Comments:

5.1 Sinks

Comments: Inspected

5.2 toilet

Comments: Inspected

5.3 Bathtub

Comments: Repair or Replace

Tub stopper missing. Recommend qualified person repair as needed.

5.4 Shower stall

Comments: Inspected

5.5 Surrounds/enclorure

Comments: Inspected

5.6 Wall tile

Comments: Inspected

5.7 Flooring

Comments: Inspected

5.8 Walls/ceiling

Comments: Inspected

5.9 Bathroom #2

Comments:

5.10 Sinks

Comments: Inspected

5.11 Toilet

Comments: Inspected

5.12 Bathtub

Comments: Inspected

5.13 Shower stall

Comments: Not Present

5.14 Wall Tile

Comments: Inspected

5.15 Flooring

Comments: Inspected

5.16 Walls/ceiling

Comments: Inspected

Section Photos



5.1 Item 1(Picture)



5.2 Item 1(Picture)



5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.4 Item 1(Picture)



5.5 Item 1(Picture)



5.6 Item 1(Picture)



5.7 Item 1(Picture)



5.10 Item 1(Picture)



5.11 Item 1(Picture)



5.12 Item 1(Picture)



5.12 Item 2(Picture)



5.12 Item 3(Picture)



5.14 Item 1(Picture)



5.15 Item 1(Picture)

6. Kitchen

Styles & Materials

Range:	Ventilator/Microwave:	Dishwasher:
Electric	Electric	Whirlpool
Amana	Whirlpool	1 Year
	1 Year	
Refrigerator:	Garbage Disposal:	Compactor:
Whirlpool	UNKNOWN	NONE
8 Years		

Items

6.0 Sink

Comments: Repair or Replace

Rated repair or replace due to disposal is not functioning and is stopping drainage of left sink. Recommend qualified person replace as needed.

6.1 Ventilator/microwave

Comments: Inspected

6.2 Dishwasher

Comments: Inspected

6.3 Range

Comments: Inspected

6.4 Refrigerator

Comments: Inspected

6.5 Floor

Comments: Inspected

6.6 ceiling

Comments: Inspected

6.7 walls

Comments: Inspected

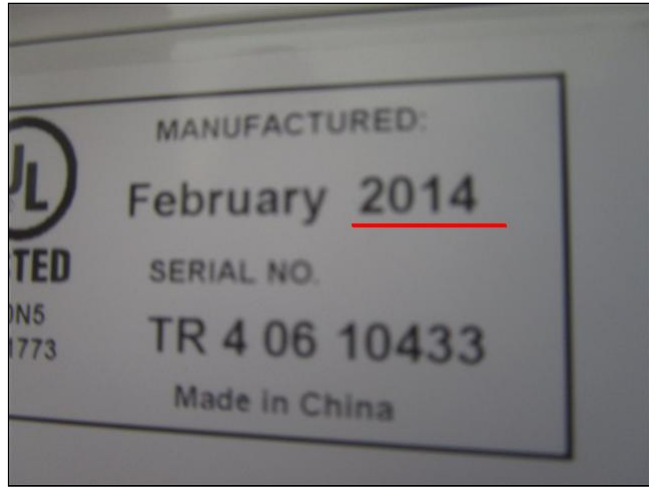
6.8 Cabinetry

Comments: Inspected

Section Photos



6.0 Item 1(Picture)



6.1 Item 1(Picture)



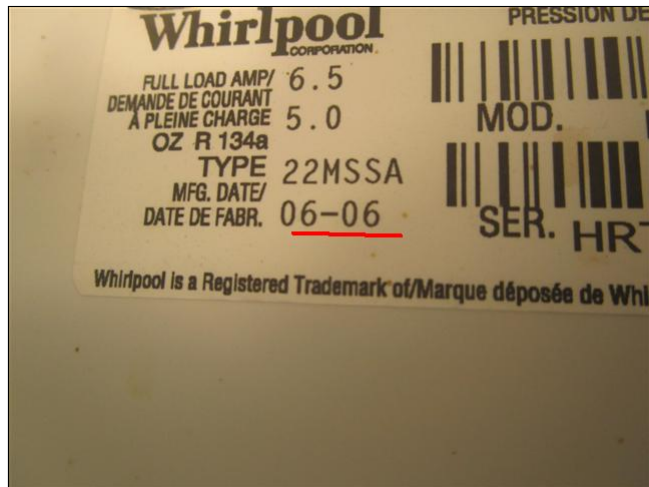
6.1 Item 2(Picture)



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.4 Item 1(Picture)



6.4 Item 2(Picture)



6.8 Item 1(Picture)



6.8 Item 2(Picture)



6.8 Item 3(Picture)

7. 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.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet and Tile

Window Types:

Single-hung

Interior Doors:

Hollow core

Items

7.0 Ceilings
Comments: Inspected

7.1 Walls
Comments: Inspected

7.2 Floors
Comments: Inspected

7.3 Steps, Stairways, Balconies and Railings
Comments: Not Present

7.4 Counters and Cabinets (representative number)
Comments: Inspected

7.5 Doors (representative number)
Comments: Repair or Replace

Rated repair or replace due to bi-fold doors missing at front bedroom.

7.6 Windows (representative number)
Comments: Inspected

7.7 Slider doors
Comments: Inspected

Section Photos



7.5 Item 1(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.

8. Foundation / Slab

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.

Styles & Materials

Floor Slab description:

Main portion of house

Floor Structure:

Slab

Special Limitations:

Completely covered by floor coverings

Items

8.0 Walls (Structural)

Comments: Not Inspected

8.1 Floors (Structural)

Comments: Not Inspected

8.2 Ceilings (Structural)

Comments: Inspected

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

9. 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.

Styles & Materials

House Service:	Service Panel:	Distribution Panel:
Overhead	Circuit Breaker	Circuit Breaker
120/240 Volts: 200 Amps	200 Amps	200 Amps
Aluminum	Exterior	No Main Disconnect
200 Amps		Garage
Type Circuits/ wiring:	Circuit Interrupters:	
Copper	At Receptacles	
Copper	Three Noted in Panel	
Non-Metallic Cable sheath		

Items

9.0 Service panel

Comments: Inspected

9.1 Distribution panel

Comments: Inspected

9.2 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

9.3 Arc fault breakers

Comments: Inspected

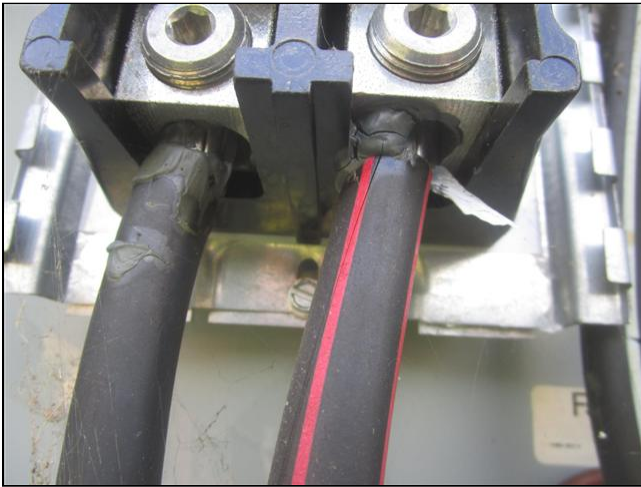
9.4 Representative devices

Comments: Inspected

9.5 Service entrance

Comments: Inspected

Section Photos



9.0 Item 1(Picture)



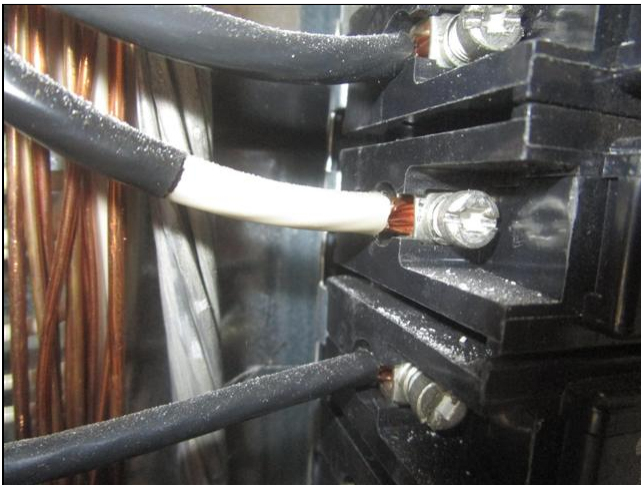
9.0 Item 2(Picture)



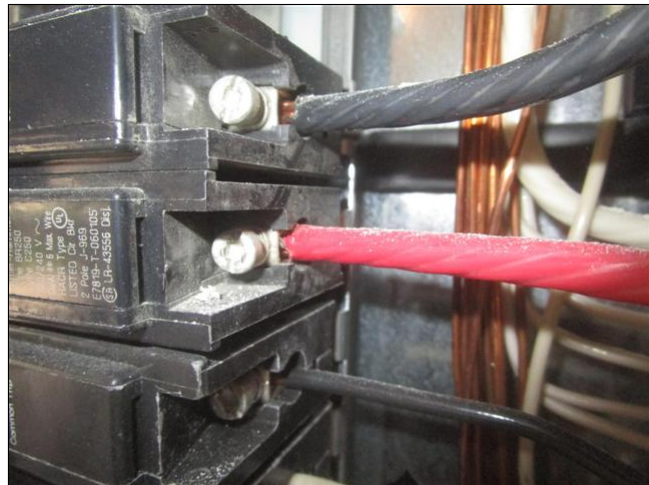
9.0 Item 3(Picture)



9.1 Item 1(Picture)



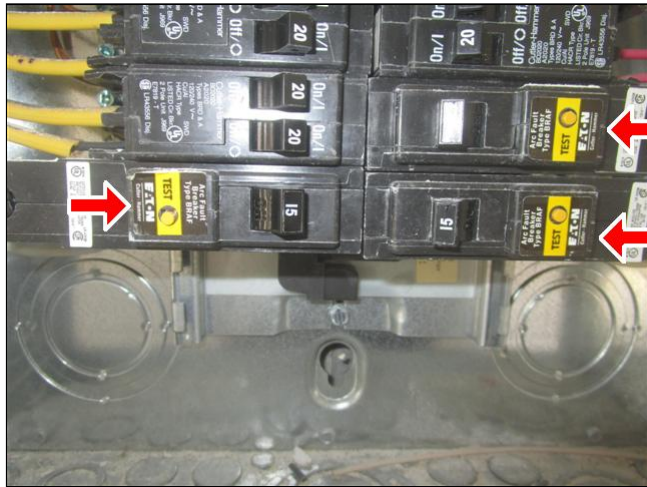
9.1 Item 2(Picture)



9.1 Item 3(Picture)



9.1 Item 4(Picture)



9.3 Item 1(Picture)



9.5 Item 1(Picture)



9.5 Item 2(Picture)

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.

10. Cooling System

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.

Styles & Materials

Type System:

Electric Central Air Conditioning

Brand:

Lennox

Est. Age:

8 Years

Design Life:

10 to 15 Years

Air Handler Location:

Garage

Primary Distribution Method:

Ducted System w/ room supply vents

Size:

4 Ton

Items

10.0 Cooling differential test

Comments: Inspected

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 77 degrees, and the return air temperature was 62 degrees. This indicates Unit is cooling properly at this time..

10.1 Outdoor Unit

Comments: Inspected

10.2 Indoor Unit

Comments: Inspected

10.3 Condensate system

Comments: Inspected

10.4 Distribution Systems (including; duct work and vents)

Comments: Inspected

10.5 Thermostat controle device

Comments: Inspected

Section Photos



10.0 Item 1(Picture)



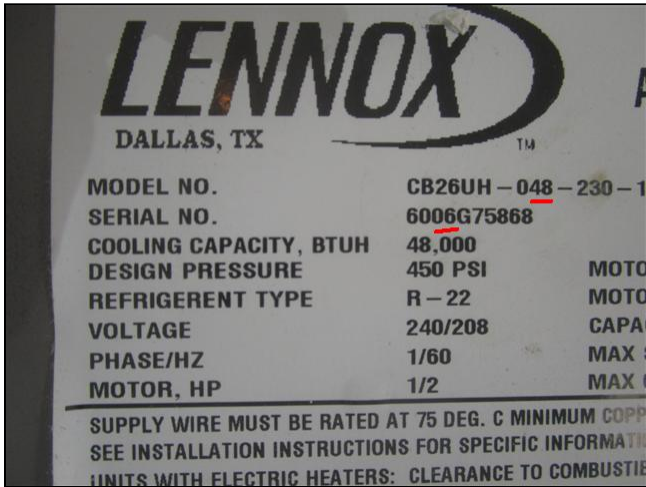
10.0 Item 2(Picture)



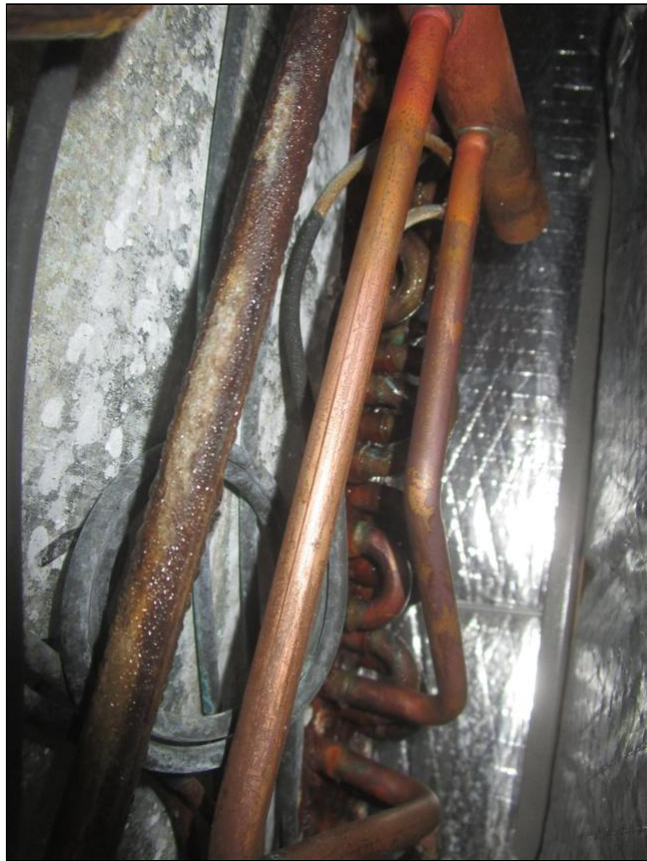
10.1 Item 1(Picture)



10.2 Item 1(Picture)



10.2 Item 2(Picture)



10.2 Item 3(Picture)



10.3 Item 1(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.

11. 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.

Styles & Materials

Water Source:	Plumbing Water Supply (into home):	Plumbing Water Distribution (inside home):
Public	Copper	Not visible
Washer Drain Size:		
1 1/2" Diameter (undersized)		

Items

11.0 Main Water Shut-off Device (Describe location)

Comments: Inspected

11.1 Exterior faucets

Comments: Inspected

11.2 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

11.3 City Maserator

Comments: Inspected

11.4 Laundry equipment

Comments: Not Present

11.5 Laundry hook ups

Comments: Inspected

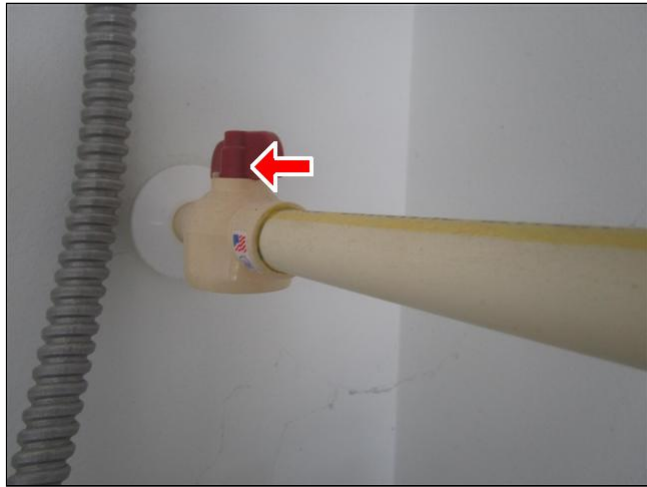
11.6 Laundry sink

Comments: Inspected

Section Photos



11.0 Item 1(Picture)



11.0 Item 2(Picture)



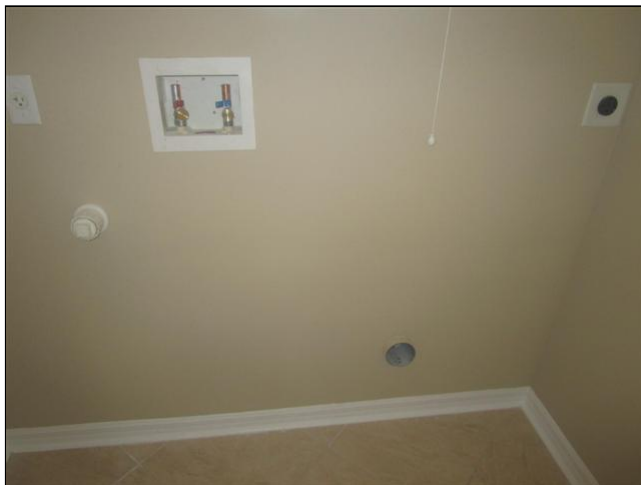
11.1 Item 1(Picture)



11.3 Item 1(Picture)



11.3 Item 2(Picture)



11.5 Item 1(Picture)



11.6 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.

12. Hot Water Supply**Styles & Materials**

Hot Water Supply:

Tank Type Unit

Brand:

Ruud

Energy Source:

Electric

Est. Age:

8 Years

Design Life:

10 to 15 Years

Unit Location:

Garage

Est. Capacity:

50 Gallons + -

Items

12.0 Water Heater**Comments:** Inspected**12.1 Main water valve****Comments:** Inspected**12.2 Expansion tank****Comments:** Inspected**12.3 TPR valve****Comments:** Inspected**12.4 Drip Pan****Comments:** Inspected**12.5 Barrier post****Comments:** Inspected

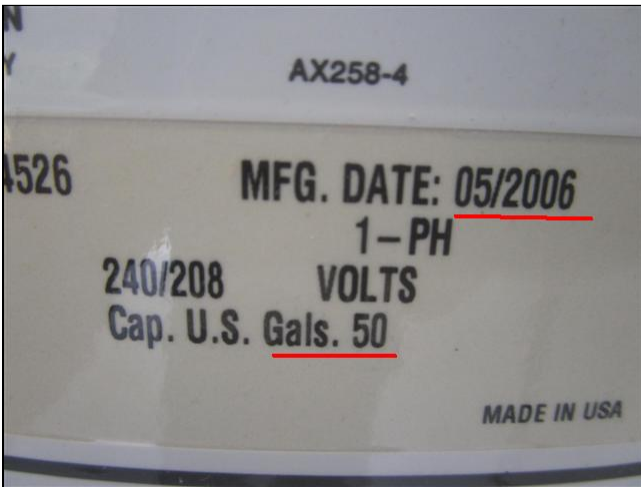
Section Photos



12.0 Item 1(Picture)



12.0 Item 2(Picture)



12.0 Item 3(Picture)



12.0 Item 4(Picture)



12.0 Item 5(Picture)



12.3 Item 1(Picture)

General Summary



Home Inspection Pros T C Inc.

4253 S W Callicoe St.
Port Saint Lucie, FL, 34953
772 267-1938

Customer
Jose Mejia

Address
1782 S W Advana St.
Port Saint Lucie FL 34953

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

1. Roofing

1.5 Roof Drainage Systems Repair or Replace

Rated repair or replace due to extensions needed to move water away from house footings. Recommend qualified person repair as needed.

2. Exterior



2.2 Doors (Exterior) Repair or Replace

Rated repair or replace due to rear bath door trim needs to be sealed and repaired due to water damage. Recommend qualified person repair as needed.

2.3 Windows

2. Exterior



Repair or Replace

Seal around windows to prevent water penetrating around window frames. Recommend qualified person repair as needed.

2.6 Porch(s)

Inspected, Repair or Replace

Rated repair or replace due to ceiling of rear porch has area that needs patching. Recommend qualified person repair as needed.

5. Bathrooms

5.3 Bathtub

Repair or Replace

Tub stopper missing. Recommend qualified person repair as needed.

6. Kitchen

6.0 Sink

Repair or Replace

Rated repair or replace due to disposal is not functioning and is stopping drainage of left sink. Recommend qualified person replace as needed.

7. Interiors

7.5 Doors (representative number)

Repair or Replace

Rated repair or replace due to bi-fold doors missing at front bedroom.

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

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INVOICE

Home Inspection Pros T C Inc.
 4253 S W Callicoe St.
 Port Saint Lucie, FL, 34953
 772 267-1938
 Inspected By: Roger Bayless

Inspection Date: 9/22/2014
 Report ID: 0147

Customer Info:	Inspection Property:
Jose Mejia	1782 S W Advana St. Port Saint Lucie FL 34953
Customer's Real Estate Professional: Vicky Valdez	

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 1,000 - 2,000	225.00	1	225.00
termite insp.	100.00	1	100.00
extra discount	-25.00	1	-25.00

Tax \$0.00

Total Price \$300.00

Payment Method: Check

Payment Status: Paid

Note:



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772 267-1938

