

Dream Home

INSPECTION LLC

386 383-3270

www.dreamhomeinsp.com

INSPECTION REPORT

Inspection Date	05/25/2016	Client Name	
Inspection Number	12-13373	Client Phone	
Inspection Address (City, State Zip)		Client Email	
Inspected By	Kris Skirrow, Florida Home Inspector HI179, Sean Skirrow, Florida Home Inspector HI182 Chris Costa, Florida Home Inspector HI8937		

SERVICES PERFORMED

Description	Price
Home Inspection	\$0.00
Laser Particle Test	\$0.00
Total	\$0.00

BUILDING DATA



Approximate Age: 2006
Front of Structure Faces: West

The Minorca Condominium, unit #XXXX. The condominium has 4 bedrooms and 3 baths with 2610 square feet of heated and air conditioned living area. The condominium is in good condition with deficiencies highlighted in this report.

The Address of the property is:

Mr./Ms. (insert last name),

Thank you for choosing Dream Home Inspection LLC and allowing us to be a part of your home purchase experience. In the pages to follow, we will briefly review what our inspections include and what we are required to exclude per NACHI standards. Please note that a home inspection is a visual inspection of readily accessible parts and components of the home at the time of inspection. We encourage you to read each page of this report thoroughly.

Dream Home Inspection LLC conforms to the Standards of Practice set by the National Association of Certified Home Inspectors (NACHI) and the state of Florida. Please feel free to ask your inspector for a copy of the NACHI standards of practice.

The following explanation will assist you in reviewing this report.

The report is divided in to sections such as structure, roof, plumbing, etc. that relate to the particular structure, system or component. The pages will begin with general information for your knowledge and continue with the list of deficiencies noted at the time of inspection. Following the list of deficiencies will be pictures, preceded by related information.

General Information: Components, materials and in some cases, general condition of the inspected structure, component or system. All items listed were inspected / observed by the inspector unless otherwise noted. This information will be found in the Related Information section.

Deficiencies Noted: Defects or deficiencies of any visible and readily accessible structure, component or system noted by the inspector at the time of inspection. Probable solution to the deficiencies will be provided when possible. Deficiencies noted at the time of inspection will be reiterated at the end of this report in the summary section.

Related Information: The information provided in this heading clarifies and further describes any component, structure or system identified in the prior heading.

Once again thank you for choosing Dream Home Inspection LLC for all of your inspection needs and we hope to provide you with piece of mind in purchasing you dream investment. If you have any further questions or concerns please feel free to call us.

Regards,

Dream Home Inspection LLC

The Address of the property is:

Dear Valued Customer,

Please read the following statements carefully.

By accepting and receiving this confidential report, you have entered an agreement between yourself (hereinafter "CLIENT"), and Dream Home Inspection LLC (hereinafter "INSPECTOR") and the undersigned collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the International Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT also understands that InterNACHI is not a party to this Agreement and that InterNACHI has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon – a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement, is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid

occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection. 9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.

<<Signature>>

Inspector

<<Signature>>

Customer

AREAS OF INSPECTION

Site	Plumbing	Grounds
Structure	Air Conditioning	Electric
Appliances		
Indoor Air Quality at the end of this report		

Structures Not Inspected: None

INSPECTION SUMMARY

System	Detail Page
Grounds	6
Structure And Components	8
Plumbing	11
Electrical	12
Air/Heat Conditioning	14
Appliances	16

This report is made on the basis of what was visible and accessible at the time of inspection. Any portion of the structure in which inspection would necessitate removing or defacing any part of the structure will not be inspected. This report shall not be construed to constitute a guarantee; it is the best professional determination that could be made by the inspector at the time of inspection. Systems may be operable at the time of inspection and reported no deficiencies found. This does not indicate that the systems may not fail at any time. No warranties are implied and Dream Home Inspection LLC is not responsible for any future failures. It is highly recommended that the home buyer purchase a home warranty through their realtor.

GROUND S

SERVICE WALKS

- Condition:**
- | | | | | |
|---|--|--------------------------------------|--------------------------------------|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Concrete | <input type="checkbox"/> Flagstone | <input type="checkbox"/> Brick | <input checked="" type="checkbox"/> Other: Common |
| <input type="checkbox"/> Average for the age | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Trip Hazard | |
| <input type="checkbox"/> Pitched Towards Home | <input type="checkbox"/> Settling Cracks | <input type="checkbox"/> Not Visible | <input type="checkbox"/> See Remarks | |
| <input type="checkbox"/> Other: | | | | |

DRIVEWAY

- Condition:**
- | | | | | |
|---|--|--------------------------------------|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Concrete | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Brick | <input checked="" type="checkbox"/> Other: Common |
| <input type="checkbox"/> Average for the age | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Fill Cracks and Seal | |
| <input type="checkbox"/> Pitched Towards Home | <input type="checkbox"/> Settling Cracks | <input type="checkbox"/> Trip Hazard | <input type="checkbox"/> See Remarks | |
| <input type="checkbox"/> Other: | | | | |

PATIO/LANAI

- Condition:**
- | | | | | | |
|--|---|----------------------------------|---|--|---------------------------------|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Brick | <input type="checkbox"/> Kool-Deck® | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Average for the age | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Pitched Towards Home | <input type="checkbox"/> Settling Cracks | |
| <input type="checkbox"/> See Remarks | <input type="checkbox"/> Other: | | | | |

PORCH (COVERED ENTRANCE)

- None Railing/balusters recommended

Support Pier: Wood Concrete **Other:** Common Not Visible

Condition: Average for the age Marginal Poor Settling Cracks

See Remarks Other:

STOOPS/STEPS

None

Condition: Concrete Wood Other: Railing Recommended

Adequate Cracked Settled Damaged Wood

See Remarks Other:

DEFICIENCY OBSERVED/ LOCATIONS:

Immediate Repairs
N/A

Repairs
N/A

General Maintenance / Suggestions
N/A

Related Information:

- It is suggested by the inspector that all plants and trees be trimmed away from the home and roof to prevent moisture intrusion and to prolong the life of the shingles.

STRUCTURE AND COMPONENTS

FOUNDATION

- Concrete Slab Pier and Beam Pier and Post
- Monolithic Slab **Other:**
Reinforced Concrete
- Condition:** **Average for the age** Marginal Poor
- Settling Cracks Evidence of Settling See Remarks
- Other:

EXTERIOR WALL COVERING

- Concrete **Stucco** Stone Brick
- Wood Other:
- Condition:** **Average for the age** Marginal Poor Settling Cracks
- Fill Cracks and Seal See Remarks Other:

WALL CONSTRUCTION

- First Floor** Concrete Brick Wood Frame **Other:**
Reinforced Concrete
- Condition:** **Average for the age** Marginal Poor Settling Cracks
- See Remarks Other:

INSULATION TYPE

- R36 R30 R19 Minimal/R-11
- Not Visible**

VISUAL COMPONENTS INSPECTED

Foundation

Interior Walls/Ceilings

Interior Doors

Floors

Framing

Exterior Walls

Exterior Doors

Overhead Garage Door

Window Operation

Window Glass

Locks/Latches

Deficiency Observed/Locations:

Immediate Repairs

N/A

Repairs

1. The great room patio sliding door will not remained locked. "Lock Repair Indicated"
2. The master bathroom shower glass door binds on the shower step. "Repair Indicated"

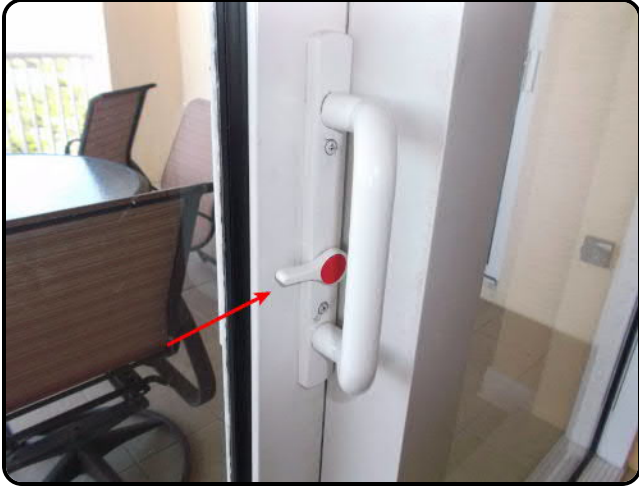
General Maintenance / Suggestions

1. There are torn screens in the great room patio screen door. "Screen Replacement Suggested"
2. The kitchen patio sliding screen door was not installed at the time of the inspection and is torn. "Repair and Installation Suggested"

Related Information:

- It is suggested by the inspector that the windows (interior and exterior) frames and all the bathroom showers be resealed every 1 - 2 years to prevent future damage from moisture intrusion.

Structure And Components Pictures (page 10 - 10)



PLUMBING

GENERAL INFORMATION

Supply Pipe Plumbing: CPVC

Drainage Pipe Plumbing: PVC

Main Water Shut-Off Location: Utility Closet

Water Heater(s):

Name	Manufacturer	Type	Size	Temp	Year
Main	A. O. Smith	Electric	55 gallon	116 degrees	2005

Type of Water Supply: Municipal Shallow Well Deep Well

VISUAL COMPONENTS INSPECTED

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Visible Piping | <input checked="" type="checkbox"/> Water Heater | <input checked="" type="checkbox"/> Toilets | <input checked="" type="checkbox"/> Waste Vents |
| <input checked="" type="checkbox"/> Faucets | <input checked="" type="checkbox"/> Switches | <input checked="" type="checkbox"/> Toilet Valves | <input checked="" type="checkbox"/> Tubs/showers |
| <input checked="" type="checkbox"/> Drainage | <input checked="" type="checkbox"/> Sinks | | |

Deficiency Observed/Locations:

Immediate Repairs

N/A

Repairs

N/A

General Maintenance / Suggestions

N/A

Related Information:

- The average service life of a hot water heater in this area is approximately 12-15 years.

ELECTRICAL SYSTEM

GENERAL INFORMATION

Service Amps	Breaker Box Type	Year	Voltage	Conductors
200 amp	Cutler-Hammer	2006	120 volt / 240 volt (single phase)	Copper

VISUAL COMPONENTS INSPECTED

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Main Service Panel | <input checked="" type="checkbox"/> Service Size | <input checked="" type="checkbox"/> Outlets |
| <input checked="" type="checkbox"/> House Sub Panel | <input checked="" type="checkbox"/> Lighting | <input checked="" type="checkbox"/> Switches |
| <input checked="" type="checkbox"/> Overhead Garage Door Opener | <input checked="" type="checkbox"/> Visible Wiring | <input checked="" type="checkbox"/> Bath Exhausts |
| <input checked="" type="checkbox"/> Ground Fault Circuit Interrupter | <input checked="" type="checkbox"/> Grounding | <input checked="" type="checkbox"/> Ceiling Fans |

Deficiency Observed/Locations:

Immediate Repairs

N/A

Repairs

1. The kitchen island GFCI outlet is inoperable. This outlet has been marked with a sticker by the inspector. "GFCI Outlet Replacement Indicated"

General Maintenance / Suggestions

N/A

Related Information:

- The smoke detectors located throughout the home should have the batteries replaced and the device tested annually.

Electrical System Pictures (page 13 - 13)



AIR / HEAT CONDITIONING SYSTEM HOME

Unit	Estimated Age	Manufacturer	Cooling Capacity	Measured Temperatures Air	Measured Temperatures Heat
Main	Air Handler: 2005 Condensing Unit:2005	Trane	5 ton	Supply: 56 Return:74	Supply: 98 Return:74

VISUAL COMPONENTS INSPECTED

- Condensing Unit(s)
 Air Handler(s)
 Thermostat(s)
 Duct Work
 Other:

Deficiency Observed/Locations:

Immediate Repairs

N/A

Repairs

N/A

General Maintenance / Suggestions

N/A

Related Information:

- The average service life of an HVAC air conditioning condensing unit that is roof mounted on a condominium building is approximately 8 - 9 years. The interior HVAC air handler average service life is 12 – 14 years.
- It is suggested by the inspector that the system be checked once a year for cleaning and optimal performance.

Air/Heat Conditioning System Pictures (page 15 - 15)



APPLIANCES

Appliance	Notes
Refrigerator/Freezer	GE, operating temperatures: 34 / 0 degrees
Stove	GE, electric, operable
Oven	GE, operable
Microwave	GE, operable
Dishwasher	GE, operable
Fireplace	N/A
Washer	GE, operable
Dryer	GE, electric, operable
Propane Storage	N/A

Deficiency Observed/Locations:

Immediate Repairs

N/A

Repairs

N/A

General Maintenance / Suggestions

N/A

Related Information:

- Appliances 10 years old and older are considered past their expected service life. No other warranties or guarantees are implied about the future condition of the appliances by this report.
- It is suggested by the inspector that the dryer vent be checked and cleaned once a year.

<u>System</u>	
Laser Particle Test Raw Data Data	

Scope of Work:

A non invasive indoor air quality inspection was performed at XXXX. The test was ordered by XXXX to confirm the indoor air quality conditions of the condominium.

Upon inspection using a laser particle tester to measure air particle size comparing indoor air sample readings with outdoor readings from in front of the structure, the following results were found. A full indoor air quality test is not necessary but available to complement the laser particle test results.

Laser Particle Raw Data

Results:

Particle Size in Microns	Particle Count Outside	Particle Count Kitchen	Particle Count South Bedroom & Bath	Particle Count Master Bedroom	Particle Count Master Bath	Particle Count Great Room
0.3	134543	49326	45498	46504	59938	45825
0.5	8838	3307	2792	3787	8651	3951
5.0	203	98	98	60	179	175

An Indoor Air laser particle Quality test inspection of XXXX was performed. The items highlighted in red in the charts above indicate sections that are out of normal ranges. The Laser Particle testing shows minimally above normal ranges for bacteria in the master bathroom shower drain and elevated range of large particles allergens such as carpet dust and sand were found in the great room mostly from the area rug. A complete indoor air quality test may be used to further confirm the type of large particle allergens found and the protocol for remediation. The minimum remediation for all the types of large particle allergens found is steaming and sanitation or removal of the great room area rug. The master bathroom shower should be cleaned using a fungicide cleaner such as Lysol and approximately 8 ounces of ammonia should be poured slowly down the shower drain. The ammonia should be left sitting for about 15 minutes before rinsing water down the drain.

Continued on the next page:

Conclusion:

The following test results confirm that the indoor air quality in the condominium at XXXX are within normal limits throughout the entire condominium. The areas in question only require minor cleanup with no type of mold remediation necessary. The areas of any exception are the master bathroom shower and great room area rug. It is suggested by the inspector that the area rug be either cleaned and sanitized or removed and the shower drain remediated as stated above.

-----End-----

Kris Skirrow Inspector / Engineer
Dream Home Inspection LLC

