



Inspection Report

Bryan Smith

Property Address:
9320 NW 238th Street
Alachua FL 32615



Home Sweet Home

Thurmond Home Inspections, LLC

**Casey Thurmond HI 8983
4318 NW 73rd Ter
Gainesville, FL 32606
352-215-6205**

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| | | |
|--|---------------------------------|---|
| Date: 1/31/2017 | Time: 2:53 PM | Report ID: |
| Property: 9320 NW 238th Street Alachua FL 32615 | Customer: Bryan Smith | Real Estate Professional: Lori Higgins UC Smith Realty |

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.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Customer and Seller and both agents

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

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.



Roof Ridge

Styles & Materials

| | | |
|--|--|------------------------------|
| Roof Covering: Architectural | Viewed roof covering from: Walked roof | Sky Light(s): None |
| Chimney (exterior): N/A | | |

Items

1.0 Roof Coverings

Comments: Inspected, Repair or Replace

There is organic growth on the back of the roof. I suggest treating the shingles to get rid of the growth.



1.0 Item 1(Picture) Organic Growth



1.0 Item 2(Picture) Roofing



1.0 Item 3(Picture) Roofing

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Roof Drainage Systems

Comments: Inspected, Repair or Replace

I suggest adding gutter guides to direct rain flow away from the structure.



1.3 Item 1(Picture) Gutter Guide?



1.3 Item 2(Picture) Roof Drainage System

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.



Exterior

Styles & Materials

| | | |
|---|--|--|
| Siding Style: Lap | Siding Material: Composite board | Exterior Entry Doors: Fiberglass |
| Appurtenance: Covered porch Sidewalk | Driveway: Concrete | |

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected

There is wood rot scattered around the home. I suggest having the trim work repaired or replaced.



2.0 Item 1(Picture) Wood Rot

2.1 Doors (Exterior)

Comments: Inspected

There is wood rot on the trim work of the exterior door to the garage. The frame is also damaged. I suggest repairing the door as needed.



2.1 Item 1(Picture) Back Garage Door



2.1 Item 2(Picture) Wood Rot

2.2 Windows

Comments: Inspected, Repair or Replace

There is wood rot on some of the window trim. There is a damaged screen on the front guest bedroom. I suggest repairing the wood work and replacing the screen.



2.2 Item 1(Picture) Damaged Screen



2.2 Item 2(Picture) Worn Trim



2.2 Item 3(Picture) Wood Rot

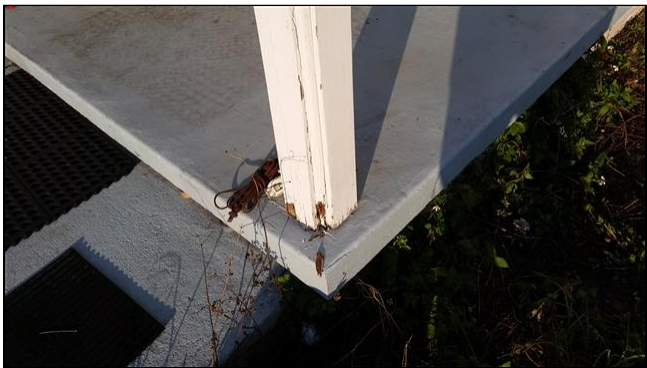


2.2 Item 4(Picture) Wood Rot

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Repair or Replace

There is wood rot on the wood columns.



2.3 Item 1(Picture) Wood Rot

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 Eaves, Soffits and Fascias

Comments: Inspected, Repair or Replace

There is wood rot on the fascias. I suggest repairing them.



2.5 Item 1(Picture) Wood Rot



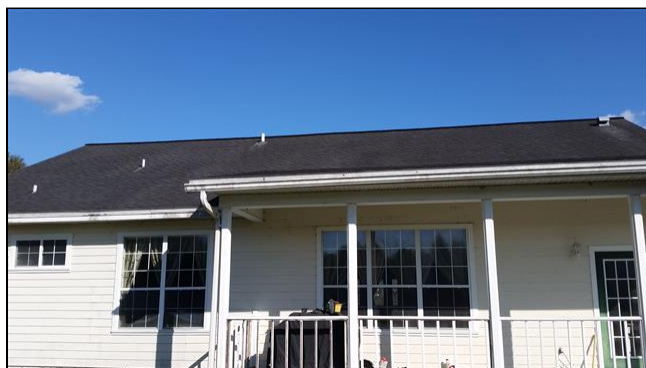
2.5 Item 2(Picture) Wood Rot



2.5 Item 3(Picture) Wood Rot



2.5 Item 4(Picture) Worn Fascias



2.5 Item 5(Picture) Loose Fastener

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: | Garage Door Material: | Auto-opener Manufacturer: |
| Two automatic | Metal | OVERHEAD DOOR |

Items

3.0 Garage Ceilings

Comments: Inspected

The ceilings are functional at time of inspection.



3.0 Item 1(Picture) Ceilings

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

3.2 Garage Floor

Comments: Inspected

The floors are functional at time of inspection.



3.2 Item 1(Picture) Floors

3.3 Garage Door (s)

Comments: Inspected

3.4 Occupant Door (from garage to inside of home)

Comments: Inspected

3.5 Garage Door Operators

Comments: Inspected

The garage door operator is functional at time of inspection.



3.5 Item 1(Picture) Garage Door Operator

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

| | | |
|---------------------------------------|-------------------------------------|---|
| Ceiling Materials: Plaster | Wall Material: Plaster | Floor Covering(s): Carpet Tile |
| Interior Doors: Hollow core | Window Types: Single-hung | Window Manufacturer: UNKNOWN |
| Cabinetry: Wood | Countertop: Laminate | |

Items

4.0 Ceilings

Comments: Inspected

There are moisture stains in the ceiling.



4.0 Item 1(Picture) Ceilings

4.1 Walls

Comments: Inspected

4.2 Floors

Comments: Inspected

4.3 Steps, Stairways, Balconies and Railings

Comments: Not Present

4.4 Counters and Cabinets (representative number)

Comments: Inspected

The counters and cabinets are functional at time of inspection.



4.4 Item 1(Picture) Counters And Cabinets

4.5 Doors (representative number)

Comments: Inspected

4.6 Windows (representative number)

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Roof Structure

Styles & Materials

| | | |
|--------------------------------------|--|---|
| Foundation: Masonry block | Method used to observe Crawlspace: No crawlspace | Floor Structure: Not visible |
| Wall Structure: 2 X 4 Wood | Ceiling Structure: 4" or better | Roof Structure: Engineered wood trusses |
| Roof-Type: Gable | Method used to observe attic: Walked | Attic info: Pull Down stairs |

Items

5.0 Foundations and Crawlspace

Comments: Inspected

The foundation areas are functional at time of inspection.



5.0 Item 1(Picture) Foundation

5.1 Walls (Structural)

Comments: Inspected

5.2 Floors (Structural)

Comments: Inspected

5.3 Ceilings (Structural)

Comments: Inspected

5.4 Roof Structure and Attic

Comments: Inspected

The roof structure has evidence of two moisture intrusions. I suggest having a licensed roofing contractor further investigate it.



5.4 Item 1(Picture) Moisture Intrusion



5.4 Item 2(Picture) Moisture Intrusion

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

6. Plumbing System

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



Water Heater

Styles & Materials

| | | |
|---|---|--|
| Water Source: Well | Plumbing Water Supply (into home): Not visible | Plumbing Water Distribution (inside home): PVC |
| Washer Drain Size: 2" Diameter | Plumbing Waste: PVC | Water Heater Power Source: Electric |
| Water Heater Capacity: 50 Gallon (2-3 people) | Manufacturer: UNKNOWN Extra Info : Whirlpool | Water Heater Location: Utility Room |

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected, Repair or Replace

The toilets need to be secured to the floor.



6.0 Item 1(Picture) Loose Toilet



6.0 Item 2(Picture) Loose Toilet

6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected, Repair or Replace

I suggest caulking the tile work in the bathrooms to help prevent moisture intrusions. I also suggest clearing out the clogged drain in the master bathroom sink.



6.1 Item 1(Picture) Caulk?



6.1 Item 2(Picture) Clogged Drain

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

The water heater is functional at time of inspection.



6.2 Item 1(Picture) Water Heater



6.2 Item 2(Picture) Label

6.3 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Present

6.4 Main Fuel Shut-off (Location)

Comments: Not Present

.....

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

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



Electric Meter

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

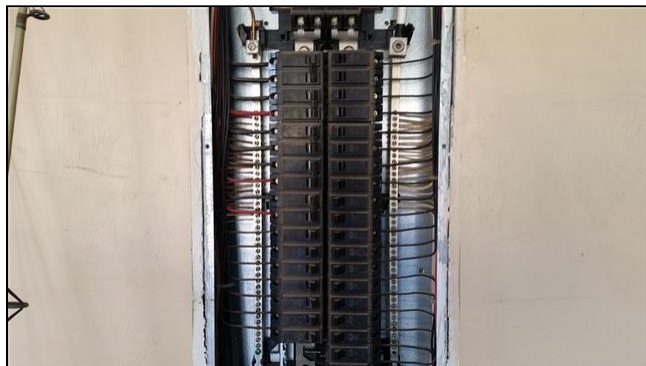
7.0 Service Entrance Conductors

Comments: Inspected

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

The main panel is functional at time of inspection.



7.1 Item 1(Picture) Main Panel

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

The branch circuit conductors are functional at time of inspection.



7.2 Item 1(Picture) Branch Circuit Conductors

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage.

Comments: Inspected

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

7.6 Location of Main and Distribution Panels

Comments: Inspected

The main panel is located in the garage.



7.6 Item 1(Picture) Main Panel

7.7 Smoke Detectors

Comments: Inspected, Repair or Replace

I suggest replacing the batteries in the smoke detectors upon moving into the home.



7.7 Item 1(Picture) Smoke Detector

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

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



Condensing Unit

Styles & Materials

| | | |
|--|--|--|
| Heat Type: Forced Air | Energy Source: Electric | Number of Heat Systems (excluding wood): One |
| Heat System Brand: LENNOX | Ductwork: Insulated | Types of Fireplaces: None |
| Operable Fireplaces: None | Number of Woodstoves: None | Cooling Equipment Type: Air conditioner unit |
| Cooling Equipment Energy Source: Electricity | Central Air Manufacturer: LENNOX | Number of AC Only Units: One |

Items

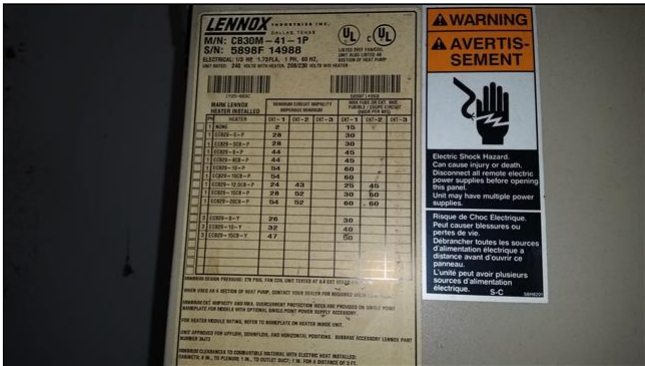
8.0 Heating Equipment

Comments: Inspected, Repair or Replace

The HVAC systems are not functional at time of inspection. I suggest having them serviced by a licensed HVAC contractor.



8.0 Item 1(Picture) Heating Equipment



8.0 Item 2(Picture) Label

8.1 Normal Operating Controls

Comments: Inspected

The thermostat is functional at time of inspection.



8.1 Item 1(Picture) Thermostat

8.2 Automatic Safety Controls

Comments: Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

The duct work is functional at time of inspection.



8.3 Item 1(Picture) Duct Work

8.4 Presence of Installed Heat Source in Each Room

Comments: Not Inspected

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Not Present

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

8.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

8.8 Cooling and Air Handler Equipment

Comments: Inspected

The condensing unit is not functional.



8.8 Item 1(Picture) Condensing Unit

8.9 Normal Operating Controls

Comments: Inspected

8.10 Presence of Installed Cooling Source in Each Room

Comments: Not Present

.....
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Attic

Styles & Materials

| | | |
|----------------------------|---------------------|---------------------------------|
| Attic Insulation: | Ventilation: | Exhaust Fans: |
| Fiberglass | Ridge vents | Fan |
| Dryer Power Source: | Dryer Vent: | Floor System Insulation: |
| 220 Electric | Flexible Metal | NONE |

Items

9.0 Insulation in Attic

Comments: Inspected

The attic insulation is functional at time of inspection.



9.0 Item 1(Picture) Attic Insulation



9.0 Item 2(Picture) Attic Insulation

9.1 Insulation Under Floor System

Comments: Not Present

9.2 Vapor Retarders (in Crawlspce or basement)

Comments: Not Present

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

The bathroom vent is functional at time of inspection.



9.4 Item 1(Picture) Bathroom Vent

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Counters And Cabinets

Styles & Materials

Dishwasher Brand:

FRIGIDAIRE

Disposer Brand:

NONE

Exhaust/Range hood:

NONE

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

FRIGIDAIRE

Trash Compactors:

NONE

Refrigerator:

WHIRLPOOL

Items

10.0 Dishwasher

Comments: Inspected, Repair or Replace

The dishwasher is not functional at time of inspection.



10.0 Item 1(Picture) Dishwasher

10.1 Ranges/Ovens/Cooktops**Comments:** Inspected

The oven and cooktops are functional at time of inspection.



10.1 Item 1(Picture) Cooktops



10.1 Item 2(Picture) Oven

10.2 Range Hood (s)**Comments:** Not Present**10.3 Trash Compactor****Comments:** Not Present**10.4 Food Waste Disposer****Comments:** Not Present**10.5 Microwave Cooking Equipment****Comments:** Inspected

The microwave isn't pretty but it is functional.



10.5 Item 1(Picture) Microwave

10.6 Refrigerator**Comments:** Inspected

The refrigerator is functional at time of inspection.



10.6 Item 1(Picture) Refrigerator

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

General Summary



Thurmond Home Inspections, LLC

4318 NW 73rd Ter
Gainesville, FL 32606
352-215-6205

Customer
Bryan Smith

Address
9320 NW 238th Street
Alachua FL 32615

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

1.0 Roof Coverings

Inspected, Repair or Replace

There is organic growth on the back of the roof. I suggest treating the shingles to get rid of the growth.

1. Roofing



1.0 Item 1(Picture) Organic Growth



1.0 Item 2(Picture) Roofing



1.0 Item 3(Picture) Roofing

1.3 Roof Drainage Systems
Inspected, Repair or Replace

I suggest adding gutter guides to direct rain flow away from the structure.



1.3 Item 1(Picture) Gutter Guide?



1.3 Item 2(Picture) Roof Drainage System

2. Exterior



2.2 Windows
Inspected, Repair or Replace

There is wood rot on some of the window trim. There is a damaged screen on the front guest bedroom. I suggest repairing the wood work and replacing the screen.

2. Exterior



2.2 Item 1(Picture) Damaged Screen



2.2 Item 2(Picture) Worn Trim



2.2 Item 3(Picture) Wood Rot



2.2 Item 4(Picture) Wood Rot

2.3 **Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**
Inspected, Repair or Replace

There is wood rot on the wood columns.



2.3 Item 1(Picture) Wood Rot

2.5 **Eaves, Soffits and Fascias**
Inspected, Repair or Replace

There is wood rot on the fascias. I suggest repairing them.

2. Exterior



2.5 Item 1(Picture) Wood Rot



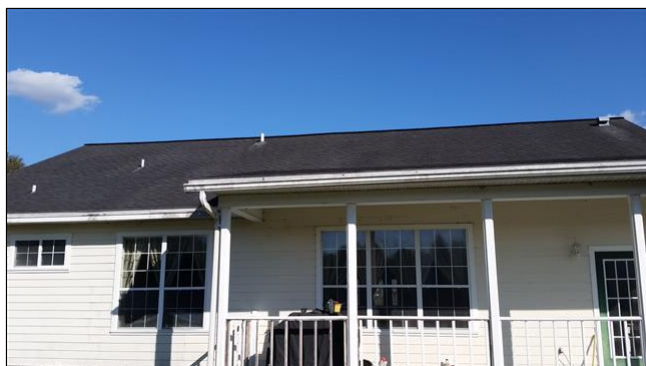
2.5 Item 2(Picture) Wood Rot



2.5 Item 3(Picture) Wood Rot



2.5 Item 4(Picture) Worn Fascias



2.5 Item 5(Picture) Loose Fastener

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

The toilets need to be secured to the floor.

6. Plumbing System



6.0 Item 1(Picture) Loose Toilet



6.0 Item 2(Picture) Loose Toilet

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

I suggest caulking the tile work in the bathrooms to help prevent moisture intrusions. I also suggest clearing out the clogged drain in the master bathroom sink.



6.1 Item 1(Picture) Caulk?



6.1 Item 2(Picture) Clogged Drain

7. Electrical System

7.7 Smoke Detectors

Inspected, Repair or Replace

I suggest replacing the batteries in the smoke detectors upon moving into the home.



7.7 Item 1(Picture) Smoke Detector

8. Heating / Central Air Conditioning

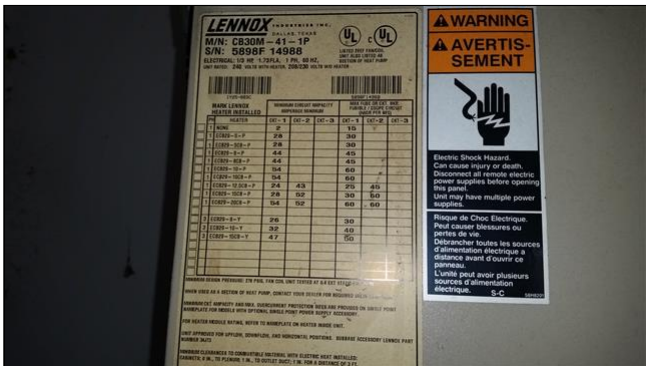
8.0 Heating Equipment

Inspected, Repair or Replace

The HVAC systems are not functional at time of inspection. I suggest having them serviced by a licensed HVAC contractor.



8.0 Item 1(Picture) Heating Equipment



8.0 Item 2(Picture) Label

10. Built-In Kitchen Appliances

10.0 Dishwasher

Inspected, Repair or Replace

The dishwasher is not functional at time of inspection.



10.0 Item 1(Picture) Dishwasher

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Casey Thurmond



INVOICE

Thurmond Home Inspections, LLC
4318 NW 73rd Ter
Gainesville, FL 32606
352-215-6205
Inspected By: Casey Thurmond

Inspection Date: 1/31/2017
Report ID:

| Customer Info: | Inspection Property: |
|---|--|
| Bryan Smith Customer's Real Estate Professional: Lori Higgins UC Smith Realty | 9320 NW 238th Street Alachua FL 32615 |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|----------------------------|--------|--------|-----------------------------|
| Heated Sq Ft 1,001 - 2,000 | 295.00 | 1 | 295.00 |
| Inspection Discount | -75.00 | 1 | -75.00 |
| | | | Tax \$0.00 |
| | | | Total Price \$220.00 |

Payment Method: Cash
Payment Status: Paid
Note:



The address of the property is: 9320 NW 238th Street Alachua FL 32615

Fee for the home inspection is \$220.00. INSPECTOR acknowledges receiving a deposit of \$ from CLIENT.

THIS AGREEMENT made on 1/31/2017 by and between Casey Thurmond (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), 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 National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
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.
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 or noted here:

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.

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. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT AS IT IS ATTACHED TO THE REPORT.



If your participating inspector misses anything, we'll buy your home back.

And now for the "fine print":

- Honored for 90 days after closing.
- Valid for home inspections performed for home buyers by participating InterNACHI members.
- We'll pay you whatever price you paid for the home.
- The home must be listed with a licensed real estate agent.
- Excludes homes with material defects not present at the time of the inspection, or not required to be inspected per [InterNACHI's Residential Standards of Practice](#).

Privacy Policy: We don't collect identifiable consumer data; therefore, we can't sell or release it. No data is sold or released to any third party.

Forum Selection: The exclusive venue for any litigation arising out of InterNACHI's Buy Back Program shall be in Boulder, Colorado. Any person that brings an action against InterNACHI waives trial by jury and agrees to pay InterNACHI's attorney's fees, expenses, and costs if InterNACHI prevails.

This is an agreement between you and InterNACHI, pursuant to InterNACHI's Buy-Back Guarantee Program. InterNACHI will purchase the property for whatever price you paid for the home. In return, you release the Inspector and InterNACHI from any liability for any claims you

may have (or may later discover) against the inspector and/or InterNACHI arising out of the inspection, your purchase of the property, and/or any related matters.

By releasing the inspector and InterNACHI, you are also releasing any of their subsidiaries, principals, affiliates, related entities, shareholders, officers, directors, managers, members, agents, employees, and their respective heirs, executors, administrators, successors and assigns.

1. You agree that you had the opportunity to consult a lawyer before signing this document.
2. This document contains the entire agreement between us. There are no other terms or promises that are not set forth in this document.
3. If you bring an action in violation of this document and do not prevail, you must pay the attorney's fees and costs of the Inspector and InterNACHI.
4. If a court finds any ambiguity in this document, the Court shall construe it in favor of the Inspector and InterNACHI.
5. The exclusive venue for any action arising out of this document is the District Court for Boulder County, Colorado. You consent to the jurisdiction of that court in any such matter.
6. You authorize InterNACHI to use your name and image in its marketing efforts. If InterNACHI does this, you will receive no compensation.
7. You agree that you will not make any statements to anyone else that tend to portray the Inspector and/or InterNACHI in a negative light. You agree that if you violate this provision, it would be difficult for the Inspector or InterNACHI to quantify their actual damages, and you instead agree to pay liquidated damages to InterNACHI in an amount equal to the amount InterNACHI paid you for the property.
8. As additional consideration for your promises in paragraphs 7 and 8, InterNACHI agrees that it will exercise reasonable diligence in assisting you in your relocation.

CLIENT understands that under the "We'll Buy Your Home Back" Program, InterNACHI purchases the home - not the INSPECTOR. INSPECTOR's role is limited to his/her participation in the "We'll Buy Your Home Back" Program, but InterNACHI purchases the home. CLIENT understands that INSPECTOR has no obligation to purchase the home under the "We'll Buy Your Home Back" Program, and CLIENT's sole remedy for any failure to purchase the home is against InterNACHI.



FOR INSPECTOR

CLIENT OR REPRESENTATIVE