



Quigley Inspection Services

250 26thSt N

(727)463-3403

Doc #: 1234
Inspector: Bobby Quigley
Date: 01/01/2017
Dwelling Address: 1234 Acme Rd.
Client Name: John Acme
Client's Agent: Jane Acme
Real Estate Company: Acme Realty





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We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE: The item was inspected and appeared to function normally at time of inspection.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Inspected' will appear in the 'Summary Report'.

NOT OPERATED: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated' will appear in the 'Summary Report'.

COMMENT: The item was inspected and found to be deficient in some respect or in the inspector's opinion maintenance needs to be performed. Items with the heading 'Comment' will not appear in the 'Summary Report'.

REVIEW: The item was inspected and found to have deficiencies, was operating, or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Review' will appear in the 'Summary Report'.

SAFETY: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential building standards. Items with the heading 'Safety' will appear in the 'Summary Report'.

GENERAL INFORMATION

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

Quigley Inspection Services**GENERAL CONDITIONS**

1001. Inspector Bobby Quigley- HI# 2267
(bobby@quigleyinspections.com).
1002. In Attendance Buyer(s); Buyers Agent.
1003. Occupancy This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.
1004. Property Information This is a single-family home. Property appears to have had renovations/additions made at garage. We are unable to determine if improvements were performed with permits and followed local code requirements at time of construction. As per the scope of this inspection, we do not investigate nor give any opinion concerning the compliance of the property's improvements about any governmental building code requirements or permits. If you desire such information, we recommend consulting with your attorney or contacting the local building department.
1005. Levels 1 story structure.
1006. Estimated Age This structure is approximately 41 years of age as stated by the buyer's agent.
1007. Weather Conditions Weather conditions at the time of inspection were clear and warm with temperature in the 80's.
1008. Start Time 10:00 AM.
1009. Stop Time 12:00 PM.

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Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained, or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

_Step #	Component	Comment
1101.	Driveway	Serviceable: Concrete.
1102.	Walkways	Serviceable: Concrete.
1103.	Exterior Wall Cladding	Serviceable: Wood siding; Hard coat stucco.
1104.	Trim Soffit Facia	Review: Wood. Missing vent screens observed at the several locations; suggest replacement to prevent unwanted entry.
1105.	Window & Frames	Aluminum frame. Older original windows were noted; we recommend that the client budget for repairs/replacement as needed.
1106.	Exterior Door(s)	Serviceable: Metal clad; Sliding.
1107.	Gutters / Downspouts	Serviceable: Aluminum. A partial gutter system is provided; client may wish to consider installing a full gutter system to divert roof runoff.
1108.	Fences / Gates	Serviceable: Wood.
1109.	Electrical	Serviceable: Ground fault interrupter provided for safety.
1110.	Electric Meter(s)	Serviceable: The electric meter is located at the rear.
1112.	Exterior Faucets	The exterior faucets are located at the front, right side, rear of the property. The rear exterior faucet handle is damaged, suggest repair/replacement as needed.
1114.	Bell / Chime	Doorbell at front is not operational, repairs needed.

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1115. Lot / Grade
Drainage Serviceable: Flat lot.
1116. Foundation /
Type Serviceable: Slab. Homes built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.
1118. Patio Serviceable: Concrete.
1119. Deck Wood. Deck is weathered, warped wood; recommend budget for replacement.

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Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
1201.	Methods Used to Inspect	The roof was inspected from atop the roof.
1202.	Material/Type	Gable; Asphalt composition shingle.
1203.	Exposed Flashings	Serviceable: Lead; Metal.
1204.	Skylights	Not Present:
1205.	Conditions	Review: Roof shows normal wear for its age and type. Worn, and damaged shingles observed. Popping nails observed. Nails should be secured as part of a routine maintenance effort to prevent roof damage. These areas need to be corrected for insurance. Recommend review by a licensed roofer for repair or replacement as necessary.
1207.	Roof Comments	Roof permit noted in 2003.

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Garages / Carports

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained, or sealed to prevent deterioration. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

_Step #	Component	Comment
1319.	Garage Comments	Garage has been converted into a living space.

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Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

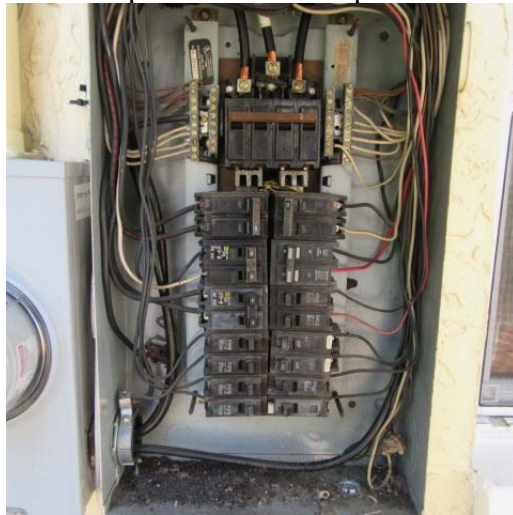
<u>Step #</u>	<u>Component</u>	<u>Comment</u>
1601.	Shut Off Valve Location	Main shut-off is in right side exterior. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason, main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.
1602.	Supply Lines	Serviceable: Copper.
1603.	Drain Waste Lines & Vent Pipes	Serviceable: PVC.
1604.	Waste Disposal System	Serviceable: The waste disposal system appears to be connected to public sewer systems.
1605.	Water Supply System	Serviceable: Water supply system appears to be public, verified by buyer's agent.
1607.	Plumbing Comments	Water treatment equipment consisting of a water softener, water filter and Ultra Violet treatment system was present in the home at the time of the inspection. In accordance with the scope of work, the assessment of the homes water treatment system(s) was not completed as part of the home inspection. If concerned, we recommend consulting with the current owner and/ or a qualified water treatment contractor to determine operations and maintenance requirements for the water treatment system(s) and to verify proper operation.

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Electrical

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, except for the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets, and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs, and upgrades.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
1701.	Electrical Main Service	Serviceable: Service entrance is overhead; Grounding present.
1702.	Main Electrical Panel & Location	Service entrance cables are copper; Branch circuit wiring is copper. The main electrical panel is in/at the rear exterior. Breakers provide overload protection.



We recommend that the client consider budgeting for replacement of the panel in the coming future.

1703.	Wiring Method	Serviceable: Romex.
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1704. Sub-Panel
Comments &
Location **Review: The sub-panel(s) is in/at pool equipment. Rust/corrosion noted; we recommend that this panel be reviewed and replaced. This should be considered an insurance concern.**
1705. Smoke
Detectors **Safety: No working detectors observed, suggest installing smoke detectors, as necessary, for safety.**
1706. Service
Amperage and
Voltage Serviceable: Service panel rating is approximately 150 amps and 120/240 volts.
1708. Electrical
Comments The reset(s) for the GFCI(s) is located at/in bathroom, deck, kitchen. GFCI protection is not present. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

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Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
1801.	Location of unit	The heating system is in the hall closet and services the entire home.



1802.	Heating System Design Type/Brand	Electric forced air.
1803.	Energy Source	Serviceable: Electric with disconnect provided.
1804.	Burner Chambers	Unable to inspect heat exchanger due to closed system.

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1805. General Conditions Serviceable: Due to inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.
1807. Thermostat Serviceable: The thermostat is located at/in the hallway.
1808. Air Filters Serviceable:
1809. Distribution / Ducting Serviceable: Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.
1811. Maintenance We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor to keep the heating/cooling equipment in optimum and safe working order.
1812. Heating Comments Unit is manufactured in 2012.

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Air Conditioning

Our evaluation of AC systems is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
2001.	Location of unit	The Air conditioning compressor is located at/on the exterior right, with the A-coil located in/on the hall closet and services the entire home.



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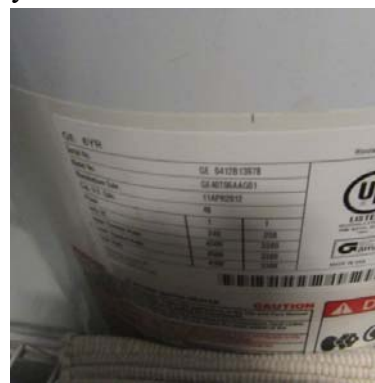
2002.	Air Conditioning Design Type/Brand	Split system; Electric.
2003.	General Conditions	Serviceable: The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.
2004.	Temperature Difference	Serviceable: A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at return register was 74 degrees, temperature at supply was 56 degrees, a difference of 18 degrees which is in the 14 to 22-degree normal operating range. Unit functioned properly when tested and appeared to be serviceable at time of inspection.
2005.	Energy Source	Serviceable: Electric with disconnect provided.
2006.	Thermostat	Serviceable: The thermostat is located at/in the hallway.
2007.	Air Filters	Serviceable:
2008.	Distribution / Ducting	Serviceable: Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.
2009.	Maintenance	We recommend cleaning/replacing the furnace/AC filter on a regular basis to optimize the unit's operating efficiency and life expectancy. We recommend that the client commence an annual maintenance, cleaning, and parts replacement program with the local utility company or qualified heating contractor to keep the heating/cooling equipment in optimum and safe working order.
2010.	Air Conditioning Comments	Units are manufactured in 2012.

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Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters can produce scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs, and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
2101.	Location of unit	The water heater is in the utility room.



2102.	Water Heater Design Type	Electric.
2103.	Brand / Capacity	40 gallon.
2104.	Supply Lines	Serviceable: Copper; CPVC.
2105.	Energy Source	Serviceable: Electric, with electric disconnect observed near this appliance.
2106.	Temperature / Pressure Release Valve	Serviceable:
2107.	Combustion Chamber	Serviceable:

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- 2108. Water Heater Condition Serviceable: Water heater was serviceable at time of inspection.

- 2110. Overflow Pan / Drain Line Serviceable: Water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built/may be impossible due to interior location. Client is aware that the seller is not required to upgrade to current building standard.

- 2112. Water Heater Comments The water temperature at time of inspection was 120 degrees, which is in the normal operating range of 120 to 130 degrees.

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Kitchen/Dining room

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters, and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
2201.	Floor	Serviceable: Ceramic tile.
2202.	Walls	Serviceable: Drywall.
2203.	Ceiling	Serviceable: Drywall.
2204.	Doors	Sliding. Older slider noted; recommend budgeting for repairs as needed.
2207.	Heat / Cooling Source	Serviceable: Central heating/cooling.
2208.	Electrical	Serviceable:
2209.	Cabinets	Serviceable:
2210.	Counter Tops	Serviceable: Tile.
2211.	Sinks	Serviceable:
2212.	Faucets	Serviceable:
2213.	Traps / Drains / Supply	Serviceable: Flow and drainage were serviceable at the time of inspection.
2214.	Disposals	Review: The electrical stress clamp is missing on the disposal wiring. Wiring should be encased in conduit. We recommend repairs/corrections.

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2215. Dishwasher(s) Serviceable: Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor, or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.
2216. Trash Compactor Not Present:
2217. Stove / Cook Top Serviceable: The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failure.
2218. Ovens Serviceable: The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures.
2219. Hood / Fan / Light Serviceable: Recirculating.
2220. Microwave Serviceable:
2221. Refrigerator / Misc. Comments The refrigerator appeared to be serviceable and was inspected to verify that unit is cooling at time of inspection. Refrigerator temperature was 41 and freezer was 17. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection, recommend consulting sellers for additional information.

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Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage, or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
2331.	Floor	Serviceable: Ceramic tile.
2332.	Walls	Serviceable: Drywall.
2333.	Ceiling	Serviceable: Drywall.
2334.	Doors	Serviceable: Hollow core.
2336.	Windows	Serviceable: Aluminum frame. Same type/material as house exterior windows, please refer to exterior step # 1105.
2337.	Heat / Cooling Source	Serviceable: Central heating/cooling.
2338.	Electrical	Serviceable: Ground fault interrupter provided for safety.
2339.	Exhaust Fan	Not Present:
2340.	Tub/Whirlpool	Serviceable: Tub.
2341.	Tub Surround	Ceramic tile. The tile edges of the tub/shower walls should be caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.
2342.	Tub Enclosure	Serviceable: Plastic.

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2343.	Tub Faucet	Serviceable:
2344.	Shower Base	Serviceable: Same as tub.
2345.	Shower Surround	Serviceable: Same as tub.
2346.	Shower Door	Serviceable: Plastic.
2347.	Shower Faucet	Serviceable: Same as tub.
2348.	Sinks	Serviceable:
2349.	Sink Faucets	Serviceable:
2350.	Traps / Drains / Supply	Serviceable: Flow and drainage were serviceable at the time of inspection.
2351.	Toilet	Review: The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit to keep from leaking. Recommend review and securing.
2352.	Bidet	Not Present:
2353.	Counter / Cabinets	Serviceable: Solid surface.
2354.	Steamer	Not Present:

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Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
2501.	Floor	Serviceable: Concrete.
2502.	Walls	Serviceable: Concrete.
2503.	Ceiling	Serviceable: Drywall.
2504.	Doors	Serviceable: Hollow core; Metal clad.
2511.	Electrical	Serviceable:
2512.	Washer Hookups	Washer was being operated at the time of inspection. Per buyer's agent they are not part of the sale.



2513.	Dryer Hookups	Serviceable: Electric. Dryer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.
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Quigley Inspection Services**Living Room**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2641.	Floors	Serviceable: Pergo/Laminate.
2642.	Walls	Serviceable: Drywall.
2643.	Ceilings	Serviceable: Drywall.
2644.	Doors	Serviceable: Metal clad.
2646.	Windows	Serviceable: Aluminum frame. Same type/material as house exterior windows, please refer to exterior step # 1105.
2647.	Heat / Cooling Source	Serviceable: Central heating/cooling.
2648.	Electrical	Serviceable:
2649.	Wet Bar	Not Present:
2650.	Fireplace	Not Present:

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Family Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
2661.	Floors	Serviceable: Pergo/Laminate.
2662.	Walls	Serviceable: Drywall.
2663.	Ceilings	Serviceable: Drywall.
2665.	Closet / Wardrobe	Not Present: Hollow core.
2666.	Windows	Serviceable: Aluminum frame. Same type/material as house exterior windows, please refer to exterior step # 1105.
2667.	Heat / Cooling Source	Central heating/cooling.
2668.	Electrical	Serviceable:
2669.	Wet Bar	Not Present:
2670.	Fireplace	Not Present:

Quigley Inspection Services**Bedroom (front center)**

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

_Step #	Component	Comment
2681.	Floors	Serviceable: Carpet.
2682.	Walls	Serviceable: Drywall.
2683.	Ceilings	Serviceable: Drywall.
2684.	Doors	Serviceable: Hollow core.
2685.	Closet / Wardrobe	Serviceable:
2686.	Windows	Serviceable: Aluminum frame. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.	Heat / Cooling Source	Serviceable: Central heating/cooling.
2688.	Electrical	Serviceable:
2689.	Fireplace	Not Present:

Quigley Inspection Services

Attic

Our evaluation of the attic is limited to lighting, personal storage, and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Dept. of Energy website (www.eren.doe.gov/consumerinfo) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

<u>Step #</u>	<u>Component</u>	<u>Comment</u>
2701.	Access location / Inspection method	Serviceable: The attic access is located at hall, family room. There are basically two types of attics: full & crawl. A full attic usually has a floor and adequate space for someone to easily walk around. A crawl attic is unfinished and has restricted access. The type of attic, insulation and owner's belongings determine limits of review. Our attic inspection determines the presence of insulation, visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless leaking at the time of inspection. The attic was entered and a visual inspection was performed.
2702.	Framing	Trusses. Wood truss construction noted. Trusses are often used to provide additional headroom and wider spans than is common with wood joist systems. This is a specialized system which is intended for site-specific engineering. The integrity of a truss system depends on the builder following a truss engineer's instructions, which we do not have. Verifying appropriate installation is beyond the scope of this inspection. Trusses should not be cut or notched as this will damage their structural integrity. Additional support added. Unable to determine reason, client is advised to consult with sellers for additional information.

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2703. Sheathing Serviceable: Plywood.
2705. Insulation Loose fill insulation. 4-6" of insulation present. Recommend adding additional insulation.
2706. Ventilation **Review: Gable vents; Ridge vents; Soffit vents. Missing vent screens observed at the gable; suggest replacement to prevent unwanted entry.**
2707. Windows Not Present:
2708. Electrical Serviceable:
2709. Distribution / Ducting **Review: Ducts/Registers. The home has a mix of older and newer ductwork; the older ductwork is worn in areas. We recommend that the client budget for replacement of the ductwork.**
- The duct supplying the family room (garage) is disconnected. We review and repairs.**
- Duct/boot for front bedroom is loosely installed and leaking into the attic space; we recommend review and repairs as needed.**
2710. Chimneys Not Present:

Quigley Inspection Services**Bedroom (left front)**

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

_Step #	Component	Comment
2681.2.	Floors	Serviceable: Carpet.
2682.2.	Walls	Serviceable: Drywall.
2683.2.	Ceilings	Serviceable: Drywall.
2684.2.	Doors	Serviceable: Hollow core.
2685.2.	Closet / Wardrobe	Serviceable:
2686.2.	Windows	Serviceable: Aluminum frame. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.2.	Heat / Cooling Source	Serviceable: Central heating/cooling.
2688.2.	Electrical	Serviceable:
2689.2.	Fireplace	Not Present:

Quigley Inspection Services**Bedroom (left rear)**

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

_Step #	Component	Comment
2681.3.	Floors	Serviceable: Carpet.
2682.3.	Walls	Serviceable: Drywall.
2683.3.	Ceilings	Serviceable: Drywall.
2684.3.	Doors	Serviceable: Hollow core.
2685.3.	Closet / Wardrobe	Serviceable:
2686.3.	Windows	Serviceable: Aluminum frame. Same type/material as house exterior windows, please refer to exterior step # 1105.
2687.3.	Heat / Cooling Source	Serviceable: Central heating/cooling.
2688.3.	Electrical	Serviceable:
2689.3.	Fireplace	Not Present:

Quigley Inspection Services**Pool/Spa Area & Equipment**

_Step #	Component	Comment
2802.	Decking/Walk ways	Concrete; Cool Deck. We recommend sealing the pool deck and edges to prevent further damage.
2803.	Pool/Spa Inner Surfaces	Serviceable: Marcite.
2806.	Safety Fences/Gates	Not Present: We recommend installing a safety gate as needed.
2807.	Pool/Spa Lights	Review: Light was inoperable; recommend review and repairs as needed.
2808.	Electrical	Sub-panel is rusted and deteriorated; we recommend review and replacement.
2810.	Pool Motor, Pump & Filter	Review: Filter-Cartridge; Pump Inspected; Motor Inspected; In-Line Chlorinator; PVC Piping. Missing bond wire noted at pool pump/motor; recommend installing.
2812.	Timing System	Serviceable: Not Within Scope.

**Quigley Inspection Services
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SUMMARY ITEMS

Doc #: 1234
Client Name: John Acme
Dwelling Address: 1234 Acme Rd
Inspector: Bobby Quigley

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made. This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

Exterior

1104. Trim Soffit Facia **Review: Missing vent screens observed at the several locations; suggest replacement to prevent unwanted entry.**



1105. Window & Frames **Older original windows were noted; we recommend that the client budget for repairs/replacement as needed.**

Roof

1205. Conditions **Review: Roof shows normal wear for its age and type. Worn, and damaged shingles observed. Popping nails observed. Nails should be secured as part of a**

SUMMARY REPORT

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routine maintenance effort to prevent roof damage. These areas need to be corrected for insurance. Recommend review by a licensed roofer for repair or replacement as necessary.



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Electrical

1704. Sub-Panel
Comments & Location

Review: The sub-panel(s) is in/at pool equipment. Rust/corrosion noted; we recommend that this panel be reviewed and replaced. This should be considered an insurance concern.



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1705. Smoke Detectors **Safety: No working detectors observed, suggest installing smoke detectors, as necessary, for safety.**

Kitchen/Dining room

2214. Disposals **Review: The electrical stress clamp is missing on the disposal wiring. Wiring should be encased in conduit. We recommend repairs/corrections.**



Bathroom

2351. Toilet **Review: The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit to keep from leaking. Recommend review and securing.**

4/20/2017

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Attic

2706. Ventilation

Review: Missing vent screens observed at the gable; suggest replacement to prevent unwanted entry.

2709. Distribution /
Ducting

Review: The home has a mix of older and newer ductwork; the older ductwork is worn in areas. We recommend that the client budget for replacement of the ductwork.

SUMMARY REPORT

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The duct supplying the family room (garage) is disconnected. We review and repairs.



Duct/boot for front bedroom is loosely installed and leaking into the attic space; we recommend review and repairs as needed.

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Pool/Spa Area & Equipment

2807. Pool/Spa Lights **Review: Light was inoperable; recommend review and repairs as needed.**

2810. Pool Motor,
Pump & Filter **Review: Missing bond wire noted at pool pump/motor; recommend installing.**

