

John Weaver
Cornerstone Building Analysis, Inc.
(407) 518-1211
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www.cornerstonebuildinganalysis.com
john@cornerstonebuildinganalysis.com

Conducting Residential Re-Sale, Commercial, New Construction, Insurance, & Mold Inspections throughout Central FL. since 1998.

Inspection Conditions

CLIENT & SITE INFORMATION:



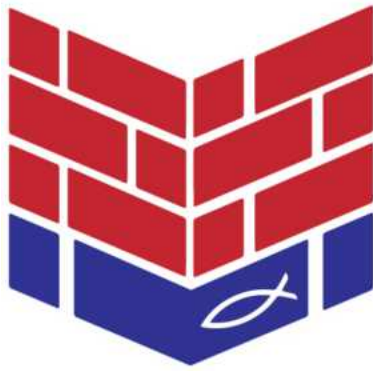
DATE OF INSPECTION: 5/2/13.
TIME OF INSPECTION: 4 pm.
CLIENT NAME: John Doe.
INSPECTION SITE: 123 Dream House St.
**INSPECTION SITE CITY/
STATE/ZIP:** Central Florida.

CLIMATIC CONDITIONS:

WEATHER: Rain.
SOIL CONDITIONS: Very wet.
**APPROXIMATE
OUTSIDE
TEMPERATURE in F:** 80-90 F.

BUILDING CHARACTERISTICS:

**ESTIMATED AGE OF
HOUSE:** 2007.



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BUILDING TYPE: 1 family.
STORIES: 2
SPACE BELOW GRADE: Ground floor living area.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? Yes.
COMMENTS:

A WDO inspection is not part of this home inspection. No environmental testing is a part of this home inspection including but not limited too: Mold, radon, asbestos, lead paint, Chinese drywall, see scope of inspection (attached). See attached inspection agreement outlining the scope of the inspection conducted (attached). No warranty or guarantee is expressed or implied. Specialty systems such as surround sound, alarm, water system, in house vac beyond scope of inspection.



PAYMENT INFORMATION:

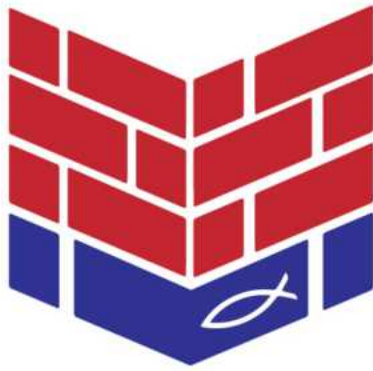
TOTAL FEE: Based upon age, square footage of house and services ordered.
PAID BY: Cash, Check or credit. See www.cornerstonebuildinganalysis.com.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that were readily accessible and or visible at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, Chinese drywall and/or other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity), septic systems, zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes



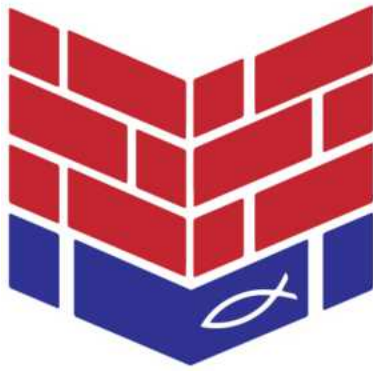
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or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency. Limitation of liability of Company is for the fee paid. See attached "Scope of inspection, inspection agreement" for scope of inspection conducted. No warranty or guarantee is expressed or implied.



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EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

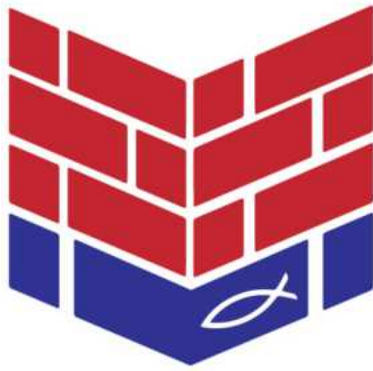
MATERIAL: Concrete Block first floor, Framed second floor, Stucco.
CONDITION: Appears serviceable, Typical settlement cracks noted. Float cracks with latex paintable caulk and damp sponge to seal against moisture penetration in a wind driven rain.

TRIM:

MATERIAL: Wood, Metal.
CONDITION: Appears serviceable.

SLAB ON GRADE:

CONDITION: Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.



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ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is full size, Truss framing, Accessible at 2nd story, over apartment and over garage. Leak over 2nd story attic at vent pipe. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

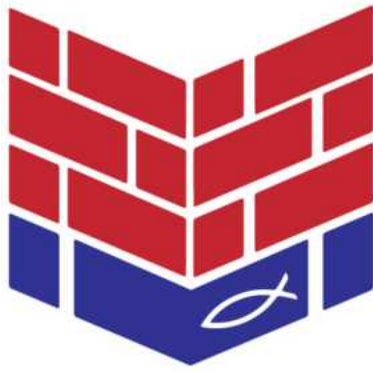


INSULATION TYPE AND CONDITION:

Fiberglass batts, Fiberglass- Blown, Appears serviceable.

DEPTH AND R-FACTOR:

Not determined.



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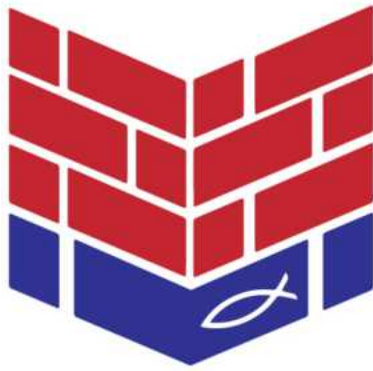
ROOF:

STYLE: Hip.
TYPE: Tile.
ROOF ACCESS: Unable to fully access due to height/pitch/weather/type, Viewed from ground with binoculars.
ROOF COVERING STATUS: Appears serviceable/within useful life. 1 loose tile at front upper hip. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, Appears serviceable where visible.



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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. If house is equipped with polybutylene pipe then see more information at www.polybutylene.com or consult licensed plumbing contractor.

MAIN LINE:

CONDITION: Meter observed with water off in house. Meter not turning indicating there are no pressurized leaks in supply lines at the time of inspection.

SUPPLY LINES:

MATERIAL: Plastic.
CONDITION: Appears serviceable where visible.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Appears serviceable where visible.

HOSE FAUCETS:

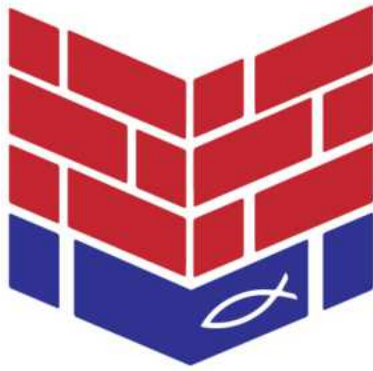
OPERATION: Sample operated, appeared serviceable.

WATER HEATER:

TYPE: Gas.
LOCATION: Garage.
CONDITION: Appears serviceable.

FUEL SYSTEM:

METER/TANK
LOCATION-CONDITION: Meter located at exterior. Meter not turning with gas off indicating there are no noticeable leaks at time of inspection. System not monitored with electronic leak detection equipment.



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GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION: Appears serviceable.

SIDEWALKS:

CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

SITE: Gentle slope, Grade at foundation appears serviceable.

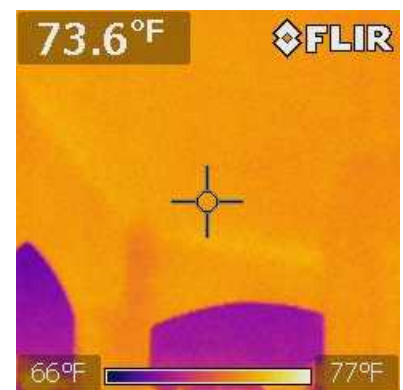
PATIO:

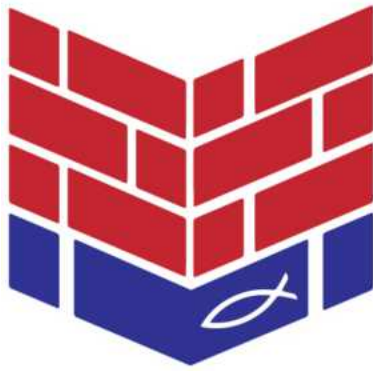
TYPE: Pavers ground floor, tile 2nd floor.

CONDITION: Have contractor check porch railing connections to floor for potential leaks.

PATIO/PORCH COVER:

TYPE: Same as structure. IR camera does not show significant temperature differences with rain at time of inspection.





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CONDITION:

Rear porch ceiling reads wet with moisture meter at the time of inspection, ceiling shows normal temperatures for conditions present with IR camera at the time of inspection. Recommend having contractor penetrate ceiling and scope subfloor to determine extent of moisture, source of leaks and estimates for repairs.



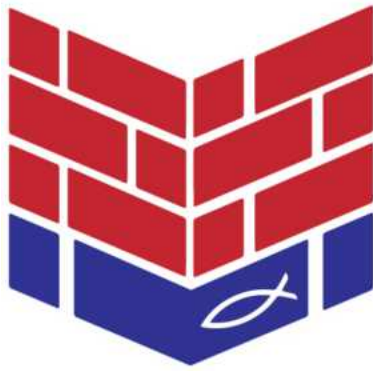
FENCES & GATES:

TYPE:

Metal.

CONDITION:

Appears serviceable.



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HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems.

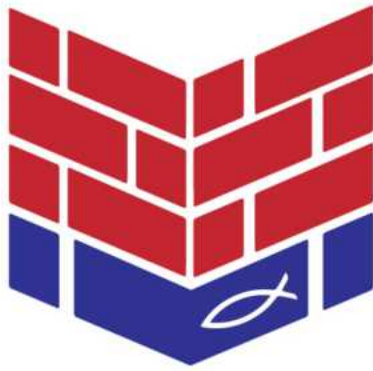
Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Exterior of house.
SYSTEM TYPE: Heat pump.
FUEL TYPE AND NOTES: Electric.
APPROXIMATE AGE IN YEARS: 2007.

AIR CONDITIONING:

TYPE: Central, Electric, Appears operational.
POWER SOURCE: 220 Volt.
COMPRESSOR AGE IN YEARS: 2007.
RETURN AIR TEMPERATURE: 75 F.
SUPPLY AIR TEMPERATURE: Apartment AC: 55F
Master Bedroom AC: 52F
Upstairs AC: 56F
Heat not tested. Running the heat on a heat pump system when outside temperatures exceed 70 F can warp the heads on the compressor and damage the system. Usually on a heat pump system when one system works both systems work and when one systems fail both systems fail.



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SYSTEM CONDITION:

Appears serviceable, Routine service/maintenance advised to clean condenser coils, clear condensation line and check unit for proper operation. Surface mildew at apartment air handler, clean as needed, this does not appear to be a catastrophic mold situation. A mold inspection is not part of this home inspection.



CONDENSATE LINE:

Condensate line installed.

NORMAL CONTROLS:

Appear serviceable.

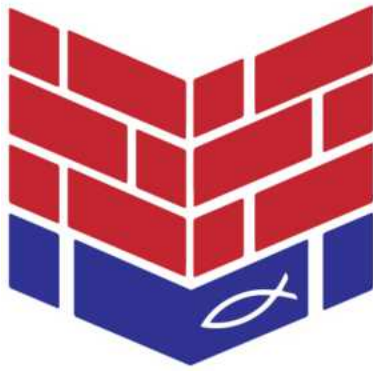
DUCTWORK:

TYPE:

Flexible Round.

DUCTS/AIR SUPPLY:

Appears serviceable.



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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION: Underground, 110/220 Volt, Circuit breakers, Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL

LOCATION AND

NOTES:

Exterior of house, Appears serviceable.

Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present.

SUBPANEL #1

LOCATION:

Garage.

SUBPANEL #2

LOCATION:

Garage.

SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible, Grounding system is present.

CONDUCTORS:

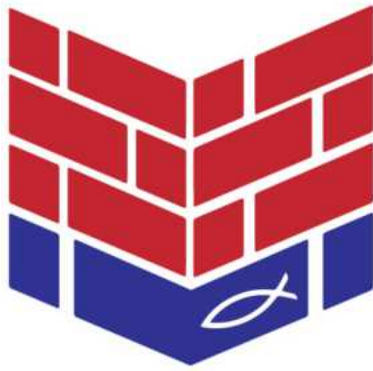
BRANCH WIRING:

Copper, Appears serviceable.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Stored items prevent access and testing at some outlets and switches. Lights are not operational in some areas, possibly due to bad bulbs.



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INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. The detection of Chinese drywall is a laboratory process that is beyond the scope of the standard visual home inspection.

DOORS:

MAIN ENTRY DOOR: Appears serviceable.
OTHER EXTERIOR DOORS: Sliding glass door appears serviceable. French doors appear serviceable.
INTERIOR DOORS: Appears serviceable.

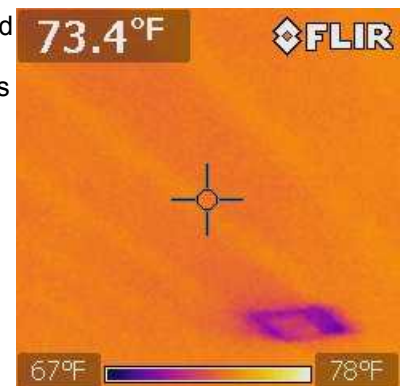
WINDOWS:

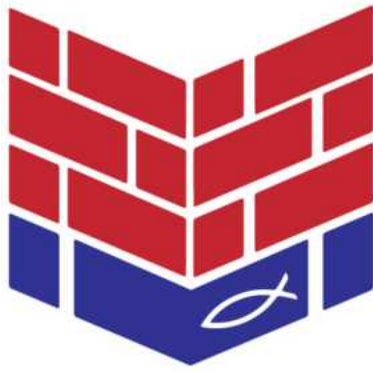
TYPE & CONDITION: Aluminum, Single hung, A representative sampling was taken. Windows as a grouping are generally operational. Walls under windows read dry with moisture meter at the time of inspection.



INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition appears serviceable, Stored items or furnishings prevent full inspection, Infra-red thermal scan shows normal temperatures for conditions present at time of inspection.





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CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable, Infra-red thermal scan shows normal temperatures for conditions present at time of inspection. Ceiling drywall hatch labeled "National Gypsum, Charlotte, NC."



FLOORS:

TYPE & CONDITION: Carpet, Wood, Tile, General condition appears serviceable, Stored items or furnishings prevent full inspection, Rugs and floor coverings prevent viewing of primary floor materials.

STAIRS & HANDRAILS:

CONDITION: Interior stairs serviceable, Stair handrail serviceable.

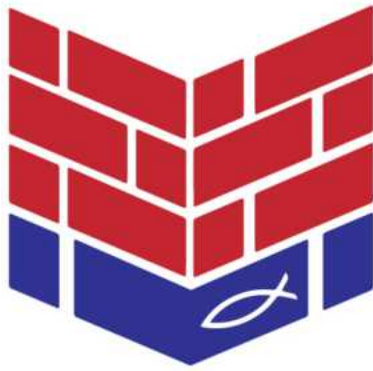
FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Prefabricated metal unit in courtyard. Unit failed to light, switch cover loose. Have gas appliance tech. advise. Summer kitchen grill failed to ignite, have gas appliance tech. advise.



SMOKE / FIRE DETECTOR:

COMMENTS: Noted, but not tested, Replace batteries as needed.



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GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached, Two car.

ROOF:

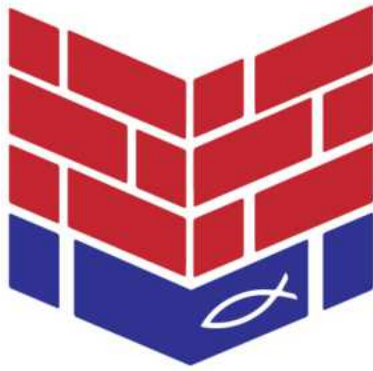
CONDITION: Appears serviceable.

FLOOR:

CONDITION: Appears serviceable, Typical cracks noted.

GARAGE DOOR(S):

CONDITION: Appears serviceable, Automatic door opener(s)- operational, Automatic reverse feature is, operational.



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KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears serviceable, Faucet is serviceable, Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Gas, Appears serviceable.

VENTILATION:

TYPE AND CONDITION: Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: No power at refrigerator. I did not want to slide refrigerator out of cabinet for risk of damage. Have appliance tech. advise.

DISHWASHER:

CONDITION: Appears serviceable.

GARBAGE DISPOSAL:

CONDITION: Appears serviceable.

OTHER BUILT-INS:

MICROWAVE: Microwave unit viewed, but operation not determined.

ICE MAKER: Ice maker is not operable.

INTERIOR COMPONENTS:

COUNTERS AND

CABINETS: Granite, Appear serviceable, Cabinets appear serviceable.

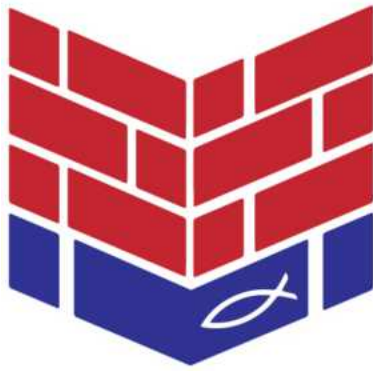
WALLS/CEILINGS/

FLOORS: Walls and ceilings appear serviceable, Floor covering tile, Appears serviceable.

SWITCHES/FIXTURES/

OUTLETS: Appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.



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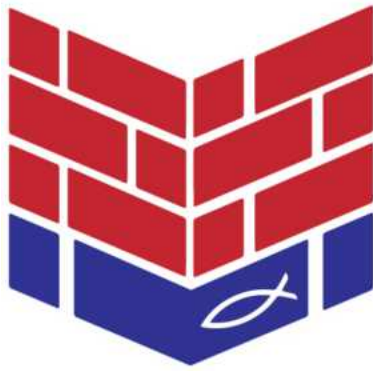
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LAUNDRY:

LOCATION: Laundry Room.
CONDITION: Plumbing appears serviceable, Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided.

WASHER AND DRYER:

CLOTHES WASHER: Appears serviceable, Unit not run through entire cycle.
CLOTHES DRYER: Appears serviceable, Unit not run through full cycle.



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BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Apartment.
CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER
PLUMBING FIXTURES: Appears serviceable, Drain appears serviceable, Shower head appears serviceable.
TUB/SHOWER AND WALLS: Shower walls appear serviceable, Enclosure appears serviceable.
BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Downstairs 1/2.
CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
CONDITION OF TOILET: Appears serviceable.
BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

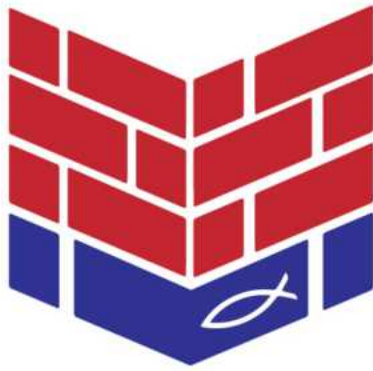
BATH LOCATION: Master bedroom.
CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Damage is noted at counters/cabinets, broken hinge.



CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER

PLUMBING FIXTURES: Appears serviceable, Drain appears serviceable, Shower head appears serviceable, Spa appears serviceable.



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TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:

BATH LOCATION:

Upstairs front bedroom over dining room.

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER

PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND

WALLS:

Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:

BATH LOCATION:

Upstairs front bedroom over garage.

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER

PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

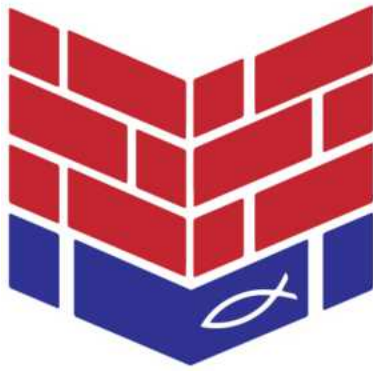
TUB/SHOWER AND

WALLS:

Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.



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BATHROOMS #2

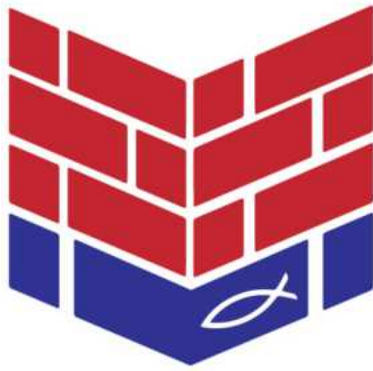
Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

- BATH LOCATION:** Upstairs rear spare bedroom.
- CONDITION OF SINK:** Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable. Right sink, hot valve will not turn off at handle. Valve off.
- CONDITION OF TOILET:** Appears serviceable.
- TUB/SHOWER PLUMBING FIXTURES:** Appears serviceable, Drain appears serviceable, Shower head appears serviceable, Spa appears serviceable.
- TUB/SHOWER AND WALLS:** Tub and shower areas appear serviceable, Shower walls appear serviceable.
- BATH VENTILATION:** Appears serviceable.

BATHROOM AREA:

- BATH LOCATION:** Upstairs gameroom.
- CONDITION OF SINK:** Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
- CONDITION OF TOILET:** Appears serviceable.
- BATH VENTILATION:** Appears serviceable.



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POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

POOL SURFACE:

TYPE: Concrete/Plaster.
CONDITION: Appears Serviceable.

SKIMMER & BASKET:

CONDITION: Appears Serviceable.

RAILINGS AND ACCESSORIES:

CONDITION: All pools should have a safety fence installed to prevent accidental drowning of children.

POOL LIGHT:

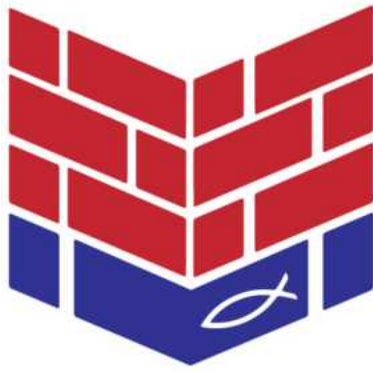
Operable.

PUMPING EQUIPMENT:

PUMP/MOTOR
CONDITION: Appears serviceable.



LEAKAGE? Rain at time of inspection makes detecting small leaks impossible. Air in system is symptom of minor leak on return side. Have pool tech. advise.
LEAF BASKET: Minor air bubbles- Monitor and repair if their frequency increases.
PRIMARY FILTERING: Diatomaceous earth.
CHLORINATOR: In-line type.



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VISIBLE PLUMBING LINE:

CONDITION: Appears serviceable.

HEATERS:

TYPE AND CONDITION: Natural gas, system appears to be heating properly.

ELECTRIC CONTROLS:

A subpanel is provided- OK, Timer is serviceable.

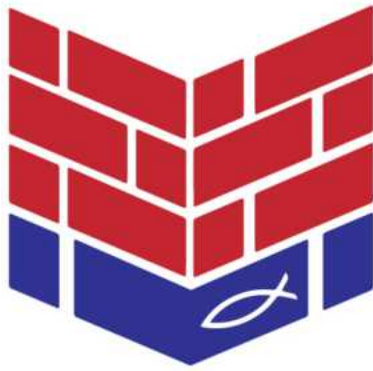
POOL DECKING:

TYPE AND CONDITION: Brick pavers, Appears serviceable.

SPA/HOT TUB:

Concrete/Plaster surface is in good overall condition. Pump and motor operate properly and hydrojet action is good at all jets. Indicator light on the flow through heater operated, signaling proper operation.

At time of initial inspection on 5/2/13 system was running and spa was full. Upon further investigation on 5/6/13 water level in spa was very low with a hose in spa to fill. Have pool tech. advise. Possible leak, possible problem with back flow at valve when system is off.



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LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

WATER SOURCE:

Association controlled, not tested.