

FRONTLINE

PROPERTY INSPECTIONS, LLC

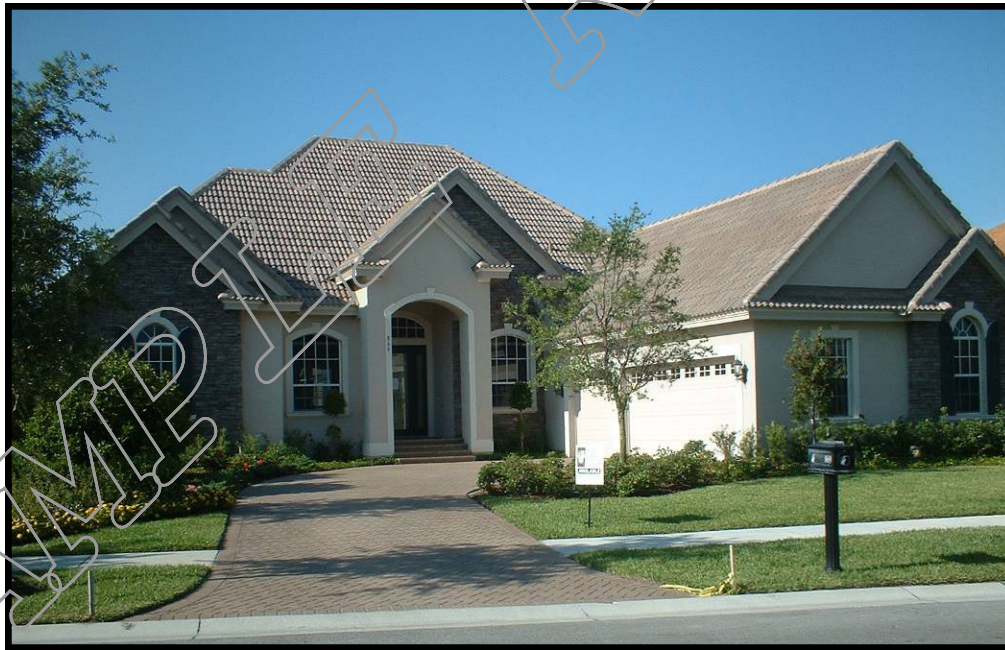
Property Inspection Report
Prepared for:

Mr. & Mrs. Client

Property Address:

**1487 Leslie Rd.
Clearwater, FL 31313**

Date Inspected:
12/31/2011



Property Address: 1487 Leslie Rd. City/State/Zip: Clearwater, FL 31313
 Style of Building: 1 Story Block Est. Age: 19 Year(s) Square Ft: 2109
 Inspected For: Mr. & Mrs. Client Present Not Present
 Owner/Occupant: Mr. Homeowner Present Not Present
 Buyers Agent: Tampa Bay Realtor Company: Your Real Estate Company
 Sellers Agent: _____ Company: _____
 Other: _____
 Date Inspected: 12/31/2011 Time: 11:30 PM
 Inspector(s): Todd Johnson As Agent(s) Of Company _____
 Inspector(s): _____ As Agent(s) Of Company _____

WEATHER CONDITIONS: Temperature: 80 (degrees) Clear Cloudy Rain Snow Windy
 GROUND CONDITIONS: Dry Damp Wet Frozen Snow Covered EXPOSURE: East

FOR OFFICE USE ONLY
 Insp. Fee: \$299.00
 Insp. #: 1
 Code: Sample

REPORT RATING EXPLANATIONS

- N/A:** Not Applicable to the sub-category.
- GOOD:** Better than average for a building this age.
- NORMAL:** Average wear and tear for a building this age.
- FAIR:** Less than average for a building this age with MONITORING REQUIRED and consideration for REPAIR or UPGRADE is likely.
- POOR:** Below average for a building this age. SIGNIFICANTLY DEFICIENT or NEAR THE END of its life. REPAIR or REPLACEMENT of the item MAY BE REQUIRED or should strongly be considered.

A multiple rating, such as NORMAL FAIR and POOR usually means that a portion of the item was in a normal condition; however, another aspect of the item was not. The inspector will usually make an explanation of this condition in the written commentary.

CONTENTS

BUILDING EXTERIOR

- Building Proper/Grounds:** (outside walls, foundation, eaves, gutters, patios, walkway, etc.) 2
- Roof/Garage:** (roof material and surface, flashings, chimneys, etc. as well as garage components.) 3

BUILDING INTERIOR

- Rooms:** (walls, ceilings, windows, doors, floors, etc.) 4
- Bathrooms:** (sinks, showers, tubs, toilets, drains, venting, etc.) 5
- Kitchen/Interior Miscellaneous:** (countertops, cabinets, sinks, fireplaces, stairways, etc.) 6

BUILDING MECHANICAL SYSTEMS

- Plumbing/Electrical:** (water pressure, piping, water heaters, electrical service, wiring, etc.) 7
- Heating/Air Conditioning:** (air handler, blower, ductwork, a/c condenser, etc.) 8

BUILDING STRUCTURAL ELEMENTS

- Crawl Space/Attic:** (foundation piers, beams, venting, water penetration, insulation, etc.) 9
- Overall Condition:** (general overview and comments about building.) 10

Building Exterior

BUILDING PROPER

	N/A	GOOD	NORM	FAIR*	POOR*
A. Foundation: <input checked="" type="checkbox"/> Obscured Type: <i>Poured Slab</i> Material: <i>Concrete</i>			X		
B. Exterior Walls - Construction: <i>Block</i>			X		
C. Exterior Walls - Siding / Type: <i>Stucco, Wood Siding</i>			X		
D. Exterior Walls - Cracks: <i>Stucco Crack(s) Noted</i>			X		
E. Eaves / Facia - Eave Vents: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			X		X
F. Gutters / Downspouts: Material: <i>Aluminum</i>			X	X	
G. Front Entry / Steps / Railings:			X		
H. Lanai: <input checked="" type="checkbox"/> Screened			X		
I. Caulking: <input checked="" type="checkbox"/> Normal Maintenance Required			X		
J. Painting: <input checked="" type="checkbox"/> Normal Maintenance Required			X		
K. Other:					

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

- D. Some step cracks noted on the NE corner of the home. These cracks are the result of minor settlement. Keeping all cracks properly sealed will limit water penetration.
- E. Damaged fascia/soffit boards noted at SW corner of the home. I recommend that all damaged wood be replaced.
- F. The gutters on the north side of the home are completely full of debris and should be cleaned out to prevent damage to the roof. Also, there is a sag in the gutter near the east side over the front entry. The gutter should be repositioned and secured to allow for proper drainage.
- I. Some small gaps noted around exterior window frames, window sills, hose bibs, etc. These should be sealed up to prevent water penetration and should be checked annually as part of a preventative maintenance program.

Building Exterior

GROUNDS

	N/A	GOOD	NORM	FAIR*	POOR*
A. Drainage:			X		
B. Grade at Foundation: <input checked="" type="checkbox"/> Slopes Toward Building			X	X	
C. Public Walks: <input checked="" type="checkbox"/> Normal Settlement			X		
D. Private Walks: <input checked="" type="checkbox"/> Normal Settlement			X		
E. Driveway: <input checked="" type="checkbox"/> Normal Settlement			X		
F. Patio / Deck: Material:			X		
G. Fences:					X
H. Catch Basin:	X				
I. Pool:			X		
J. Lawn Irrigation System:			X		
K. Waste / Water: <input type="checkbox"/> Septic <input type="checkbox"/> Well <i>We recommend specialized testing procedures for a thorough analysis of any wells or septic systems which are specifically excluded from this inspection.</i>					
L. Other:					

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

- B. The mulch is piled up along the sides of the exterior walls. The mulch should be reduced below the origin of the stucco finish to prevent moisture and pest problems.
- G. The north fence gate is broken and the south gate could not be opened. There are several loose and missing boards on the fence and several sections on the south side of the property are falling down.
- I. The pump was running for the in-ground concrete pool. A cartridge filter, chlorinator, and timer are in place next to the pump.
- J. The lawn irrigation system was operated through all 6 zones. All zones are in working condition. All sprinkler heads should be checked periodically to maintain proper coverage. The system operates on public water supply.

Building Exterior

ROOF

		N/A	GOOD	NORM	FAIR*	POOR*
A. Roof Style: <i>Hip, Gable</i>						
B. Surface Material: <i>Asphalt Shingle</i>						
C. Estimated Age: <i>19 Year(s)</i>						
D. Number of Layers: <i>1</i>						
E. Surface Condition:	Observation Method: <i>Walked On</i>			X	X	
F. Flashings / Skylights:				X		
G. Vent(s) Physical Condition:				X	X	
H. Chimney(s):				X		
I. Chimney Caps(s):				X		
J. Parapet Wall and Coping:		X				
K. Secondary Roof - Style: <i>Flat</i>	Est. Age: <i>4 Year(s)</i>			X		
L. Material - Type: <i>Roll Roofing</i>				X		
M. Other:						

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

E. This is an aged roof. There has been significant loss of granules from asphalt shingle surface. No leaks reported or noted. The roof is nearing the end of its useful life. I recommend that you consult with a licensed roofing contractor for estimates on replacement.

G. Some fasteners are loose and missing along the edges of the ridge vent cover and there are some small gaps around several fastener heads. I recommend that these fasteners be sealed to prevent potential water leaks into the attic.

G. The lead boots over plumbing vent pipes are damaged at top. Minor leaking could result. The boots need to be replaced or repaired.

M. Tree branches should be kept trimmed back to limit damage to shingles.

Building Exterior

GARAGE

LOCATION:		<input type="checkbox"/> None	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached	N/A	GOOD	NORM	FAIR*	POOR*
A. Building Exterior - Siding Type: <i>Stucco</i>							X		
B. Exterior Walls: <i>Block</i>							X		
C. Roof Covering: <i>Asphalt Shingle</i>							X	X	
D. Roof Structure:							X		
E. Overhead Door(s):							X		
F. Automatic Opener(s):	<input checked="" type="checkbox"/> Operating	<input checked="" type="checkbox"/> Safety Stop					X		X
G. Service Door:							X	X	
H. Floor:	<input checked="" type="checkbox"/> Normal Cracking and Settlement						X		
I. Electric Utility and Supply:							X		
J. Other:									

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

C. See "Roof," Page 2.

F. The sensors, which will stop downward movement of overhead door, did not function and should be repaired for the safety of small children.

G. There is a large gap at the base of the garage service door. Adding a larger threshold will help prevent water and pests from entering the garage.

G. The service door jamb has damaged wood at bottom corners. It is recommended that all damaged wood be replaced.

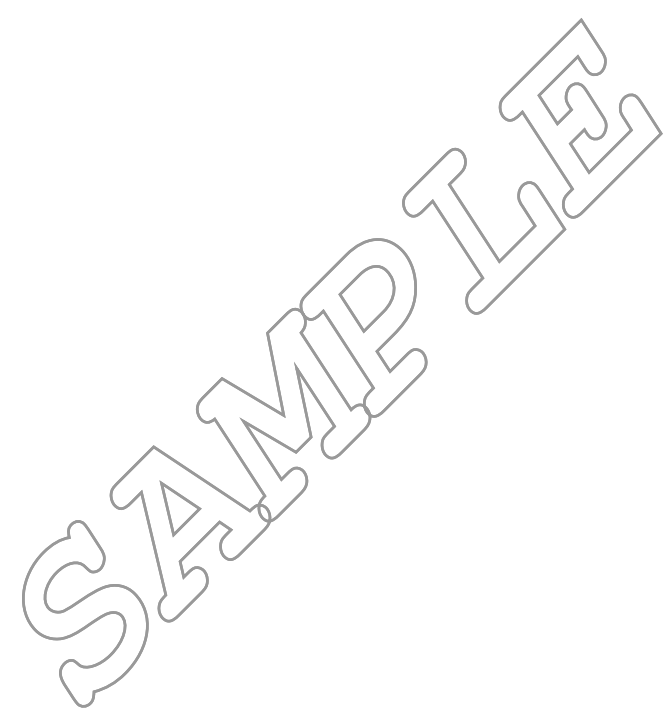
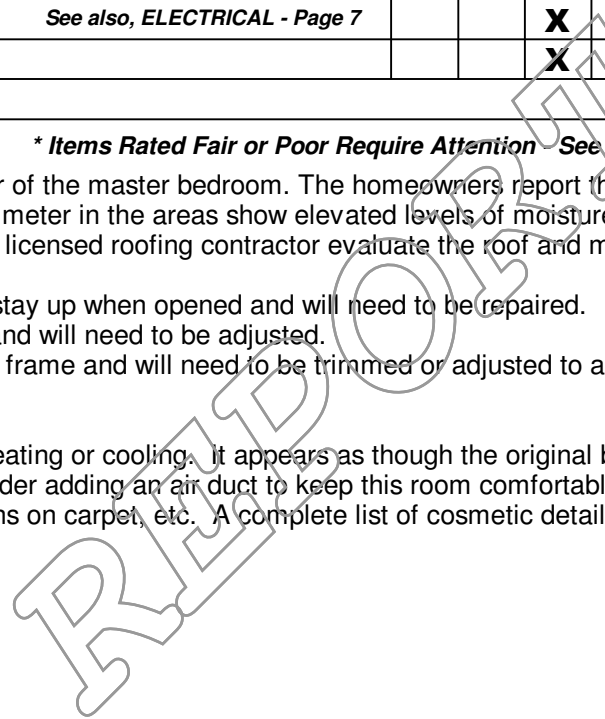
J. The lower glass pane is broken in the single hung window and will need to be replaced.

LOCATION:	N/A	GOOD	NORM	FAIR*	POOR*
A. Water Stains Visible: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Prior					
B. Walls and Ceilings: (General Condition)			X		
C. Windows Type: <i>Single Hung, Sliding</i> (Sample Testing Only)			X		
D. Doors: (Sample Testing Only)			X	X	
E. Floors:			X		
F. Electric: <input checked="" type="checkbox"/> Lights / Ceiling Fans <input checked="" type="checkbox"/> Switches <input checked="" type="checkbox"/> Outlets <i>See also, ELECTRICAL - Page 7</i>			X		
G. Heated / Cooled: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			X		X
H. Other:					

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

- A. Stains noted on ceiling, above the fireplace and SE corner of the master bedroom. The homeowners report that these are from prior roof leaks. Testing with an electronic moisture meter in the areas show elevated levels of moisture indicating the leaks are active. I recommend that you have a licensed roofing contractor evaluate the roof and make necessary repairs to stop the roof leaks.
- C. The single hung window in the middle bedroom does not stay up when opened and will need to be repaired.
- D. The master bedroom pocket door is not aligned properly and will need to be adjusted.
- D. The door to the north bedroom does not fit within the door frame and will need to be trimmed or adjusted to allow the door to close.
- F. See "Electrical" - Page 7
- G. The middle west bedroom does not have any source of heating or cooling. It appears as though the original builder forgot to install an air vent in this bedroom. You should consider adding an air duct to keep this room comfortable.
- H. There are some cosmetic details i.e. gouges in walls, stains on carpet, etc. A complete list of cosmetic details are not standard in an inspection report.



LOCATION:	Bathroom No. 1					Bathroom No. 2					Bathroom No. 3				
	Master Bathroom					Hall Bathroom					Pool Bathroom				
	N/A	GOOD	NORM	FAIR*	POOR*	N/A	GOOD	NORM	FAIR*	POOR*	N/A	GOOD	NORM	FAIR*	POOR*
A. SINK / VANITY			X					X					X		
Cold Water Supply			X					X					X		
Hot Water Supply			X					X					X		
Drain			X					X					X		
B. BATHTUB			X	X				X			X				
Cold Water Supply			X					X			X				
Hot Water Supply			X					X			X				
Shower Diverter			X					X			X				
Drain			X		X			X			X				
C. SHOWER			X			X							X		
Water Supply			X			X							X		
Drain			X			X							X		
D. TOILET			X					X					X	X	
E. VENTING			X					X					X		
Window			X			X							X		
Electric Fan			X							X			X		
F. ELECTRIC OUTLET(S)			X					X					X		
G. LIGHTING			X					X					X		
H. HEATING / COOLING			X					X					X		
I. WALLS / CEILINGS			X					X					X		
J. FLOOR			X					X					X		
K. DOOR			X					X					X	X	
L. OTHER:															

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

Master Bathroom

- B. The tub rim/wall joint should be caulked to prevent water from penetrating the wall.
- B. As viewed from access panel in wall behind the tub, water leaks from the drain. This leak will need to be repaired.
- C. The shower handles should be caulked/sealed to prevent water intrusion into the walls.
- K. The door does not latch when closed and will need to be adjusted.

Hall Bathroom

- A. Leak noted at sink drain pipe. Repairs needed.
- E. I could not get the ceiling exhaust fan to work. The fan is getting power, but the blades do not turn.

Pool Bathroom

- A. The sink basin should be caulked to prevent water from leaking into the cabinet below.
- C. There are some small gaps in the tile grout as well as around the faucet handles. These areas should be caulked to prevent water intrusion into the walls.
- D. The toilet bowl is not secure to the floor and needs to be carefully tightened down at sides and grouted at base.
- K. The door sticks at the top, making it a little difficult to open and close. This door will need to be trimmed or adjusted to allow smooth operation.

Building Interior

KITCHEN

KITCHEN LOCATION:	N/A	GOOD	NORM	FAIR*	POOR*
A. Ventilation Type: <i>Exterior Exhaust</i>			X		
B. Sink:			X		X
C. Sink Drain:			X		
D. Cold Water Supply:			X		
E. Hot Water Supply:			X		
F. Counter Tops:			X		
G. Cabinets:			X	X	
H. Floor:			X		
I. Lighting / Ceiling Fans:			X		
J. Appliances: Dishwasher: <i>G/E</i> Disposal: <i>ISE</i> Range: <i>G/E</i> Refrigerator: <i>Whirlpool</i> Built In Microwave: <i>Kenmore</i> Built In Oven: <i>None</i> Cooktop: <i>None</i> Other:					
NOTE: Frontline Property Inspections provides a cursory inspection of selected appliances as recommended by the American Society of Home Inspectors. Purchasers should verify the operation of all appliances during the final walk-through.					
K. Other:					

Comments/Symptoms Observed:

* Items Rated Fair or Poor Require Attention - See Ratings

B. Water leaks from base of faucet, when water is running. Repairs needed.

G. The floor of cabinet under the sink is stained and warped from water, however, the area is dry. Any previous leaks have been repaired.

J. All kitchen appliances were operated and are in working order. It is very important to operate all appliances at final walk-thru to verify correct operation. (The ice maker was not turned on so there was no ice at the time of inspection - I could not verify if this feature is working)

J. A "High Loop" should be installed on the dishwasher drain line where it meets sink drain line to prevent sink drain water from flowing into the dishwasher.

Building Interior

INTERIOR MISCELLANEOUS

	N/A	GOOD	NORM	FAIR*	POOR*
A. Smoke Detectors: <input checked="" type="checkbox"/> Installed <input type="checkbox"/> None Noted					
B. Fireplace(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Damper: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating					X
Fire Chamber:			X		
Chimney: <input checked="" type="checkbox"/> Not Fully Visible			X		
C. Stair Railings: <input type="checkbox"/> None Noted - Recommended	X				
D. Stairway Treads and Risers:	X				
E. Doors / Frames to Exterior:			X	X	
F. Washer/Dryer: Washing Machine Brand: <i>Maytag</i> Dryer Brand: <i>Kenmore</i>			X		
G. Other:					

Comments/Symptoms Observed:

* Items Rated Fair or Poor Require Attention - See Ratings

A. It is very important to have working smoke detectors in the home. Please check them at the final walk-thru and periodically thereafter.

B. The damper is not working properly will need to be repaired. Also, I recommend that the fireplace be cleaned by a licensed professional prior to use.

E. The front exterior door does not seal tightly when closed. Adding weather stripping and adjusting the strike plate will help to seal the door within the frame.

E. The door to the garage is an interior hollow core door which is not fire resistant. I recommend upgrading this door.

F. The washing machine and dryer were both operated and are in working condition.

Mechanical Systems

PLUMBING

	N/A	GOOD	NORM	FAIR*	POOR*
A. Water Pressure:			X		
B. Supply Piping Material: <i>Copper</i>			X		X
C. Drain Piping Material: <i>Plastic</i>			X		X
D. Water Heater: Type: <i>Electric</i> Size: <i>50 gal.</i> Brand: <i>A.O.Smith</i> Est. Age: <u>7</u> Years Beyond Useful Life? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Marginal			X		
E. Gas Supply Piping:	X				
F. Flood Control: <input checked="" type="checkbox"/> N/A Sump: <input type="checkbox"/> Yes <input type="checkbox"/> No Ejector: <input type="checkbox"/> Yes <input type="checkbox"/> No Functional: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
G. Water Main Shutoff Location: <i>North exterior wall of home</i>					
H. Other:					

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

- B. Leak noted at the base of the kitchen sink spigot during operation.
 C. Leaks noted at bathroom sink drains. See "Bathrooms", page 5.
 G. The handle at the water main is missing. One should be installed.
 H. I recommend that a licensed plumber make all necessary repairs to leaks in the supply and drain lines.

Mechanical Systems

ELECTRICAL

	N/A	GOOD	NORM	FAIR*	POOR*
A. Service Entrance Conductors: <input checked="" type="checkbox"/> 120V <input checked="" type="checkbox"/> Underground <u>200</u> AMPs <input checked="" type="checkbox"/> 240V <input type="checkbox"/> Overhead			X		
B. Service Panel: <input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses Location: <i>Garage</i> Labeled: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Partial			X	X	
C. Overcurrent Protection:			X	X	
D. Wiring - Service Entrance: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Aluminum Wiring - Branch Circuits: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum Wiring - Material: <input type="checkbox"/> Conduit <input checked="" type="checkbox"/> NMS/Romex <input type="checkbox"/> BX			X		
E. Receptacles: (Sample Testing Only) <input checked="" type="checkbox"/> Some Ungrounded <input type="checkbox"/> Reverse Polarity Noted			X		
F. Light Fixtures / Ceiling Fans: (Sample Testing Only)			X		
G. Ground Fault Interrupters: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Tested <input type="checkbox"/> None / Installation Recommended					
H. Upgrading and Expansion: <input checked="" type="checkbox"/> Recommended <input type="checkbox"/> Optional <input checked="" type="checkbox"/> See Comments					
I. Other:					

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

- B. Each of the breakers are not clearly labeled. All breakers should be labeled for future reference.
 C. The 30-amp breakers, labeled "Lanai 1 & 2," have 12 gauge wires attached to it. This breaker is too large for the supply wire. This size wire should have a 20-amp breaker.
 D. Exposed wire connections and missing junction box covers noted in the attic. All wire connections should be enclosed in sealed electrical box for safety.
 G. GFI outlets are in working condition. They are located in the kitchen, bathrooms, garage and exterior. It is recommended that GFI test buttons be depressed at least once a month to verify that outlets are in working order.
 H. I recommend that a licensed electrician check the electrical system, including items noted above, and make needed corrections.

Mechanical Systems

HEATING

AIR HANDLER

Unit #	Brand	Model #	Serial #	BTU/KW Rating	Est. Age	Fuel Type
1	Rheem	XYX-444XXX555	X-555-Y-44444	10	5 year(s)	Electric

A. Beyond Useful Life? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Marginal <input type="checkbox"/> Aged Equipment	N/A	GOOD	NORM	FAIR*	POOR*
B. Availability of Combustion Air:	X				
C. Flue Piping:	X				
D. Blower:			X		
E. Ductwork System: (Visible Condition Only)			X	X	X
F. Operating Satisfactorily: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Requires Service (See Below)					
G. Other:					

Recommend a 'Clean & Check' service call by a licensed technician BEFORE closing, to secure a more conclusive evaluation.

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

Unit #1. In the attic, the PVC condensate line, which drains water from the air handler to exterior, is not properly insulated. Insulating this drain line will prevent condensation from dripping onto the floor of the attic.

E. A section of flexible cylindrical duct, in the attic, has a torn outer gray plastic cover, exposing the insulation. This section should be replaced or properly repaired by a licensed air conditioning technician.

E. A section of ductwork over the SE bedroom has been cut and taped off. Currently, this room does not have an source of heating or cooling. Repairs will be needed to correct this problem.

F. The electric heat was operated for at least 15 minutes to verify that it is in working order.

G. The filter at the main air return is very dirty and should be cleaned or replaced.

Mechanical Systems

COOLING

A/C CONDENSER

Unit #	Brand	Model #	Serial #	Tonnage	Est. Age	Heat Pump
1	Rheem	AC-444-555555	555-XYXYXYX-55	4	5 year(s)	Yes

A. Beyond Useful Life? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Marginal <input type="checkbox"/> Aged Equipment	N/A	GOOD	NORM	FAIR*	POOR*
B. Ductwork System: (Visible Condition Only) <input checked="" type="checkbox"/> Same as Heating			X		
C. Tested in Cooling Mode - Yes <input type="checkbox"/> Tested in Heating Mode - No <input type="checkbox"/> Unit(s) Not Tested					
D. Operating Satisfactorily: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Requires Service (See Below)	Ambient Temperature: <u>81</u> Degrees				
E. Other:					

Recommend a 'Clean & Check' service call by a licensed technician BEFORE closing, to secure a more conclusive evaluation.

NOTE: It is NOT advisable to test (nor should the unit be operated) UNLESS the outside temperature is at least 65 degrees for 24 consecutive hours. Verify operation BEFORE closing.

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

Unit #1. Shrubs should be trimmed at least 3 feet away from condenser unit to allow proper air flow.

B. See "Heating" - above.

C. Due to higher outside temperature, the system was not operated in the heating mode. Operating a heat pump in temperature above 65 degrees could cause damage to the condenser unit.

D. The split system heat pump was operated in the heating mode for at least 15 minutes. The temperature differential between supply and return air, measured at the air handler, was within normal range at the time of inspection.

E. The bottom of the metal cover over the refrigerant lines, located next to the condenser, should be properly sealed, to limit entry of rodents into the attic.

Structural

CRAWL SPACE

CRAWL SPACE		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Limited Access	N/A	GOOD	NORM	FAIR*	POOR*
Observation Method: <i>None</i>		Access Point(s):						
A. Perimeter Foundation/Piers:	<input type="checkbox"/> Wood	<input type="checkbox"/> Masonry	<input type="checkbox"/> Steel	X				
B. Interior Foundation/Piers:	<input type="checkbox"/> Wood	<input type="checkbox"/> Masonry	<input type="checkbox"/> Steel	X				
C. Beams:	<input type="checkbox"/> Wood	<input type="checkbox"/> Masonry	<input type="checkbox"/> Steel	X				
D. Joists:				X				
E. Water Stains:	<input type="checkbox"/> Wood Rot Noted			X				
F. Venting:	<input type="checkbox"/> Vented			X				
G. Crawl Space Floor Type: <i>None</i>								
H. Floor Condition: <input type="checkbox"/> Dry <input type="checkbox"/> Damp <input type="checkbox"/> Wet								
I. Other:								

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

I. No crawl space at this property.

Structural

ATTIC

ATTIC		<input type="checkbox"/> None	<input checked="" type="checkbox"/> Limited Access	N/A	GOOD	NORM	FAIR*	POOR*
Observation Method: <i>Crawled</i>		Access Point(s): <i>Garage & Master Bedroom Closet</i>						
A. Water Penetration:	<input type="checkbox"/> None Noted	<input checked="" type="checkbox"/> Active	<input type="checkbox"/> Prior					
B. Venting of Attic - Venting Types: <i>Ridge Vent, Eave Vent</i>						X		
C. Power Fan:				X				
D. Insulation: Avg: <i>7+</i> Inches		Material Type: <i>Glass Fiber (loose fill), Glass Fiber (batt)</i>					X	
E. Roof Framing:		<input type="checkbox"/> Joists/Rafters	<input checked="" type="checkbox"/> Prefab Trusses			X		
F. Deflection:		<input type="checkbox"/> None Noted	<input type="checkbox"/> Some Noted			X		
G. Interior Chimney and Flashing:				X				
H. Plumbing Stack Vent(s):						X		
I. Venting - Interior Appliances:						X		X
J. Other:								

Comments/Symptoms Observed:

*** Items Rated Fair or Poor Require Attention - See Ratings**

A. Water stains noted in several places at the eaves on inside of fascia boards on the east and west sides of the attic. Also, there is a stain above the air handler at the north side of the home. The stains tested positive for moisture with an electronic moisture meter. I recommend that a licensed roofer evaluate the roof and make any necessary repairs.

G. I was not able to view the chimney flashing due to roof design.

I. The pool bathroom exhaust fan vents into the attic. It is recommended that exhaust fans vent to the exterior to limit moisture build-up in the attic.

- A. Structurally Sound
- B. Structurally Sound, But: *See Below*
- C. Further Analysis Recommended
- D. Structural Repairs to be Considered:

Comments:

Due to the age of this roof and the current roof leaks, I recommend that you get estimates on roof replacement prior to closing. Best wishes from Frontline Property Inspections, LLC.

GENERAL PROPERTY CIRCUMSTANCES

Our inspection is directed toward the major elements of the property. As noted, some items are only sample tested. Additionally, our inspection is occasionally impeded by limited accessibility, especially in occupied homes. Therefore, please do not expect that every defect will be reported. Clients might anticipate and budget an amount not less than \$1000.00 to cover unforeseen and undiscovered contingencies, minor repairs and other happenings.

Inspected For: *Mr. & Mrs. Client*
Property Address: *1487 Leslie Rd.*
City/State/Zip: *Clearwater, FL 31313*
Style of Building: *1 Story Block*
Date Inspected: *12/31/2011*

Building Proper

1. *Damaged fascia/soffit boards noted at SW corner of the home. I recommend that all damaged wood be replaced.*
2. *The gutters on the north side of the home are completely full of debris and should be cleaned out to prevent damage to the roof. Also, there is a sag in the gutter near the east side over the front entry. The gutters should be repositioned and secured to allow for proper drainage.*

Roof

1. *This is an aged roof. There has been significant loss of granules from asphalt shingle surface. No leaks reported or noted. The roof is nearing the end of its useful life. I recommend that you consult with a licensed roofing contractor for estimates on replacement.*
2. *Some fasteners are loose and missing along the edges of the ridge vent cover and there are some small gaps around several fastener heads. I recommend that these fasteners be sealed to prevent potential water leaks into the attic.*
3. *The lead boots over plumbing vent pipes are damaged at top. Minor leaking could result. The boots need to be replaced or repaired.*

Exterior Grounds

1. *The north fence gate is broken and the south gate could not be opened. There are several loose and missing boards on the fence and several sections on the south side of the property are falling down.*

Garage

1. *The sensors, which will stop downward movement of overhead door, did not function and should be repaired for the safety of small children.*
2. *There is a large gap at the base of the garage service door. Adding a larger threshold will help prevent water and pests from entering the garage.*
3. *The service door jamb has damaged wood at bottom corners. It is recommended that all damaged wood be replaced.*
4. *The lower glass pane is broken in the single hung window and will need to be replaced.*

Interior Rooms

1. *Stains noted on ceiling, above the fireplace and SE corner of the master bedroom. The homeowners report that these are from prior roof leaks. Testing with an electronic moisture meter in the areas show elevated levels of moisture indicating the leaks are active. I recommend that you have a licensed roofing contractor evaluate the roof and make necessary repairs to stop the roof leaks.*
2. *The door to the north bedroom does not fit within the door frame and will need to be trimmed or adjusted to allow the door to close.*
3. *The middle west bedroom does not have any source of heating or cooling. It appears as though the original builder forgot to install an air vent in this bedroom. You should consider adding an air duct to keep this room comfortable.*

Bathroom

1. *Master Bathroom - As viewed from access panel in wall behind the tub, water leaks from the drain. This leak will need to be repaired.*
2. *Pool Bathroom - The toilet bowl is not secure to the floor and needs to be carefully tightened down at sides and grouted at base.*
3. *Hall Bathroom - I could not get the ceiling exhaust fan to work. The fan is getting power, but the blades do not turn.*
4. *Master Bathroom - The door does not latch when closed and will need to be adjusted.*

Inspected For: *Mr. & Mrs. Client*
Property Address: *1487 Leslie Rd.*
City/State/Zip: *Clearwater, FL 31313*
Style of Building: *1 Story Block*
Date Inspected: *12/31/2011*

Kitchen

5. A "High Loop" should be installed on the dishwasher drain line where it meets sink drain line to prevent sink drain water from flowing into the dishwasher.

Interior Misc

1. The damper is not working properly will need to be repaired. Also, I recommend that the fireplace be cleaned by a licensed professional prior to use.

Plumbing

1. Leak noted at the base of the kitchen sink spigot during operation.
2. Leaks noted at bathroom sink drains. See "Bathrooms", page 5.
3. The handle at the water main is missing. One should be installed.
4. I recommend that a licensed plumber make all necessary repairs to leaks in the supply and drain lines.

Electrical

1. Each of the breakers are not clearly labeled. All breakers should be labeled for future reference.
2. The 30-amp breakers, labeled "Lanai 1 & 2," have 12 gauge wires attached to it. This breaker is too large for the supply wire. This size wire should have a 20-amp breaker.
3. Exposed wire connections and missing junction box covers noted in the attic. All wire connections should be enclosed in sealed electrical box for safety.

Heating

1. In the attic, the PVC condensate line, which drains water from the air handler to exterior, is not properly insulated. Insulating this drain line will prevent condensation from dripping onto the floor of the attic.
2. A section of flexible cylindrical duct, in the attic, has a torn outer gray plastic cover, exposing the insulation. This section should be replaced or properly repaired by a licensed air conditioning technician.
3. A section of ductwork over the SE bedroom has been cut and taped off. Currently, this room does not have an source of heating or cooling. Repairs will be needed to correct this problem.

Cooling

1. The bottom of the metal cover over the refrigerant lines, located next to the condenser, should be properly sealed, to limit entry of rodents into the attic.

Attic

1. Water stains noted in several places at the eaves on inside of fascia boards on the east and west sides of the attic. Also, there is a stain above the air handler at the north side of the home. The stains tested positive for moisture with an electronic moisture meter. I recommend that a licensed roofer evaluate the roof and make any necessary repairs.
2. The pool bathroom exhaust fan vents into the attic. It is recommended that exhaust fans vent to the exterior to limit moisture build-up in the attic.

FRONTLINE

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Wood rot on fascia boards at SW corner of home (page 2, E.)



Gutters full and causing anchors to pull away from home (page 2, F.)



Fasteners loose/missing along the ridge vent cap (page 3, G).



Flashing damaged on plumbing vent (page 3, G).



Wood rot at base of garage service door jamb (page 3, G).



Broken window pane on lower sash - garage window (page 3, J).

FRONTLINE

PROPERTY INSPECTIONS, LLC



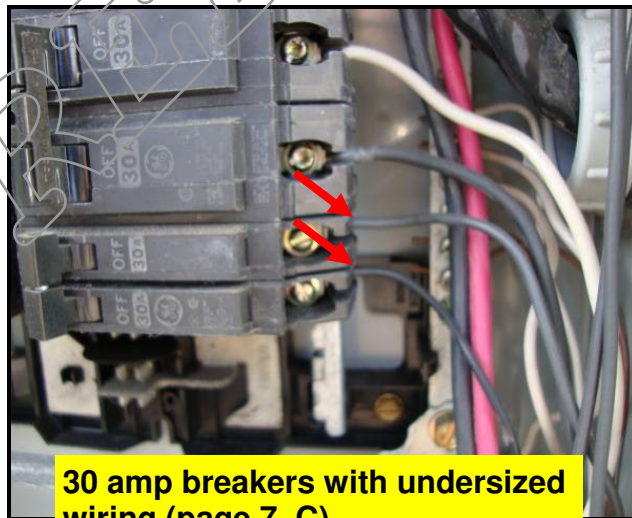
Elevated moisture in wall at SE corner of master bedroom (page 4, A).



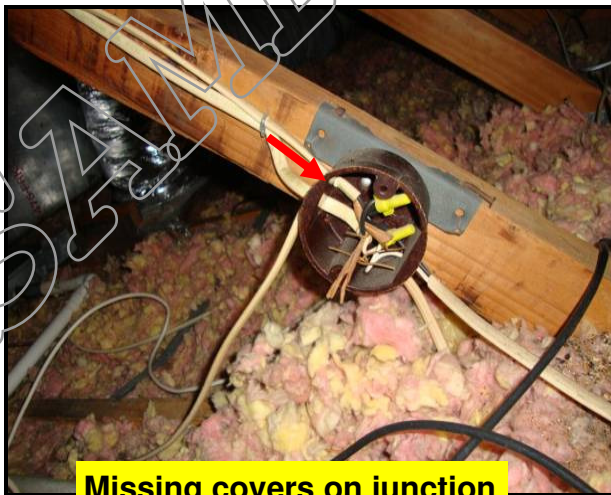
Leak at sink drain - Hall Bathroom (page 5, A).



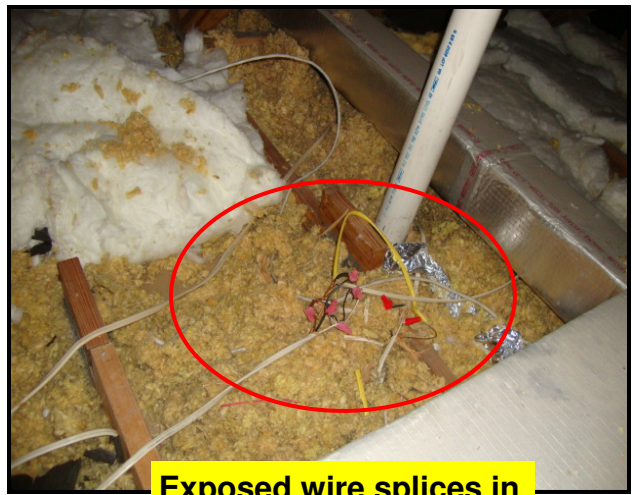
"High Loop" not installed on dishwasher drain line under kitchen sink (page 6, J).



30 amp breakers with undersized wiring (page 7, C).



Missing covers on junction box in attic (page 7, D).



Exposed wire splices in attic (page 7, D).



Missing insulation on a/c condensate line in attic (page 8, Unit #1).



Torn outer cover on a/c duct in attic (page 8, E).



Ductwork to SE bedroom has been cut and taped off (page 8, E).



Shrubs too close to air condenser unit - (page 8, Unit 1).



Water stains on the roof deck over the air handler (page 9, A).



Pool bath exhaust fan vents into attic (page 9, I).