



# HOME CHECK SYSTEMS, INC.

TO: George Smith  
555 Lover's Lane  
Anywhere, MN 66534

RE: 4 POINT INSPECTION - DUPLEX  
2331 12th Street  
Sunny Paradise, Florida  
Inspection Date: August 2, 2005  
Inspection Ordered by: Elizabeth Jones

**This inspection has been performed under and by the guidelines set forth and recommended by the local Boards of Realtors and the Inspection Addendum to the standard sales contract and does not constitute or imply a warranty or guarantee on any component of the above captioned property.**

**NOTICE TO REALTORS:** This report is the property of Home Check Systems, Inc. and the above prospective purchaser(s). This report shall not be reproduced or conveyed to any other person(s) without the specific consent of Home Check Systems, Inc. or the prospective purchaser(s) indicated on the report. This report is not transferable. © 2005 Home Check Systems, Inc.

ELECTRICAL  
SERVICE:  
(South)

ITE  
Model: Unknown  
Service Type: Breaker  
Service Amps: 100  
Service Entrance: Overhead  
Service Ground: **Rusty**

**Equipment is old.**

**Circuits/wiring have been added.**

**Service has been updated.**

**G.F.I. receptacle defective/Unsatisfactory (see Comments /Observations)**

**UNSATISFACTORY (see Comments/Observations)**

ELECTRICAL  
SERVICE:  
(North)

Square D  
Model: 33982  
Service Type: Buss-cartridge  
Service Amps: 60  
Service Entrance: Overhead  
Service Ground: **Old/Rusty**

**Equipment is old.**

**Circuits/wiring have been added.**

**G.F.I. receptacle defective/Unsatisfactory (see Comments /Observations)**

**UNSATISFACTORY (see Comments/Observations)**

Switches and receptacle checks reveal the circuits are working properly and functioning as designed at the time of inspection.

**Code violations are not part of this inspection.**

This inspection is cursory in scope and intent. Only remedial circuit tests were performed in an effort to validate operation. A more extensive, critical and analytical evaluation would require the services of a **state licensed electrician**. Such an inspection would command a fee in the range of \$200.00 to \$300.00.

**Home Check Systems, Inc. suggests additional inspections and verifications by a state licensed electrical contractor to assure that no unsafe conditions exist.**

**This system is not believed to be working properly at inspection time.**

Lighting that does not work will be assumed to be a defective bulb. Home Check Systems, Inc. will not exchange bulbs to test the socket.

Switches/receptacles are subject to malfunction at anytime.

Home Check Systems, Inc. does not verify wiring size, voltage/amp usage or drop for any circuitry.

ATTIC AREA:

**The conventionally framed - roof systems appear to have adequate structural integrity with areas of deflection in evidence due to age.**

**There is no insulation in this building.**

**Insulation is recommended.**

ROOF:

This roof membrane consists of a light weight "Timberline" style asphalt impregnated fiberglass shingle. Roofs of this type have a life of 18-22 years under ideal conditions, proper installation procedures and adequate ventilation.

This roof is in good condition with no indication of active moisture intrusion at inspection time.

**NORMAL FOR AGE**

All flashing, venting and through-the-roof connections appear to be in watertight condition.

Although no active interior leaks were detected at the time of inspection, this finding does not preclude the fact that leaks may have occurred in the past or that they might at any point in the future.

**Past roof leaks were detected at inspection time. This finding does not preclude the existence of additional leaks that may not have been detected during the visual inspection. (see ceiling stains in both units)**

**Note:** This inspection was performed during a time in which there was no rain. It is impractical to try to detect leaks without a water source. Moderate rain fall may not cause leaks but with the increase of wind and rain quantity leaks could occur.

**PLUMBING:**

All above-ground piping consists of P.V.C. tubing. Bath and kitchen facilities are in fair condition and working. (see **Comments/Observations**)

**Original below-ground supply and waste piping condition is unknown, but considered to be old.**

**H.V.A.C.:**

See Attached Report

**COMMENTS/OBSERVATIONS**

**READ ENTIRE TEXT OF REPORT. NOT ALL DEFECTS MAY BE LISTED BELOW!**

1. **Most plumbing/fixtures are replacement.**
2. **Exterior doors/windows are very old/worn.**
3. **Electrical conditions in this building are unsafe. Exposed wiring, wiring junctions and unprotected panels exist.**
4. **Most plumbing supply lines have been replaced as well as waste lines. Most fixtures are operable with no leaks noted.**

**\*\*NOTE:** This survey covers visible roof membrane, visible plumbing and visible wiring and air conditioning.

This inspection report **does not** constitute a **warranty** and/or **guarantee** on the part of the inspector. This report is only a professional opinion to be used as a basis for an unbiased assessment.

Very truly yours,

HOME CHECK SYSTEMS, INC.  
Jerry W. Triplett  
President

Certified Home Inspector #1182  
Association of Construction Inspectors #3344  
Florida General Contractor  
License #CGC060254  
Roofing Contractor #RC0061294

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Swimming Pool Contractor #RP-0046123

JWT/rad  
Enclosure

HOME CHECK SYSTEMS, INC.  
P.O. Box 1097  
Naples, Florida 34106

PROJECT: Air Conditioning & Heating Inspection  
Location: 2331 12<sup>th</sup> Street

Time: 9:00 am

**\*\*\*South side of duplex**

**WINDOW UNITS ONLY**

**Notes:**

- Two (2) window units in living room - not cooling properly at inspection time.
- One (1) window unit in rear bedroom - not cooling properly at inspection time.
- Equipment could require repairs/replacement at anytime due to age/condition.
- Home Check Systems, Inc. does not verify humidistats or heat recovery units.

**NOTE:** This inspection report reflects the condition and/or operation of the equipment at the time of inspection only.

NOTE: This air conditioning inspection report does not constitute a warranty and/or guarantee on the part of Home Check Systems, Inc. This inspection report verifies mechanical operation at the time of inspection only. No attempt is made at predicting the future operation due to the physical condition of any component of the unit(s).

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P.O. Box 1097  
Naples, Florida 34106

PROJECT: Air Conditioning & Heating Inspection  
Location: 2331 12<sup>th</sup> Street

Time: 9:00 am

**\*\*\*North side of duplex**

**WALL UNIT ONLY**

**Notes:**

**--Wall unit not working properly at inspection time.**

**--Equipment could require repairs/replacement at anytime due to age/condition.**

**--Home Check Systems, Inc. does not verify humidistats or heat recovery units.**

**NOTE:** This inspection report reflects the condition and/or operation of the equipment at the time of inspection only.

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