



# HOME CHECK SYSTEMS, INC.

TO: David Long  
712 Frank Avenue, #28  
Winterhome, MI 49720

RE: CONDOMINIUM INSPECTION  
2048 Palm Tree Circle, #R-7  
Vacation Isles  
Beach City, Florida 34108  
Inspection Date: February 9, 2006  
Inspection Ordered by: Mary Goodman / USA Realtors

**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.** © 2006 Home Check Systems, Inc.

**REFRIGERATOR:**

Maytag  
Model: MCD2257  
Capacity: 22 cubic feet  
Ice Maker: Working at inspection  
Ice Dispenser: Working at inspection  
Ice Crusher: Working at inspection  
Water Dispenser: Working at inspection  
Niche Light: Working at inspection  
Box Light: Working at inspection

Box Gasket: Good condition/Normal for age  
Box Case: Good condition/Normal for age/Normal surface wear  
Cooling Coils: Good condition  
Unit working at time of inspection.

Equipment is replacement.

### **NORMAL FOR AGE**

#### RANGE:

General Electric  
Model: JSP47  
Surface Elements (4): Working at inspection  
Broil Element: Working at inspection  
Bake Element: Working at inspection  
Oven Light: Working at inspection  
Oven Gasket: Good condition/Normal for age  
Oven Case: Good condition/Normal for age/Normal surface wear  
Clock: Working at inspection  
Timer: Working at inspection  
Unit working at time of inspection.

Equipment is replacement.

### **NORMAL FOR AGE**

**Self-Clean Oven: Home Check Systems, Inc. does not verify this feature.**

#### MICROWAVE:

General Electric  
Model: JVM1870  
Timer: Working at inspection  
Case: Good condition/Normal for age/Normal surface wear  
Light: Working at inspection  
Surface Light: Working at inspection  
Vent: Recirculating venting

Equipment is replacement.

**NORMAL FOR AGE**

DISPOSAL:

ISE  
Model: Badger 5  
H.P.: 1/2  
Unit working properly at time of inspection.  
Equipment is replacement.

**NORMAL FOR AGE**

KITCHEN SINK:

Stainless Steel  
Bowl: Good condition/Normal for age/Normal surface wear  
Faucet: Good condition/No leaks/Normal for age  
Spray: None  
Cut-Offs: Working at inspection  
Drain: No leaks

DISHWASHER:

General Electric  
Model: PDW8200  
Cycles: Working at inspection  
Case Liner: Stainless Steel/Good condition/Normal for age/Normal surface wear  
Rack: Good condition/Normal for age  
Soap Dispenser: Working at inspection  
Gasket: Good condition/No leaks/Normal for age  
Element: Working at inspection  
Unit working at time of inspection.

Equipment is replacement.

**NORMAL FOR AGE**

MASTER BATH:

Lavatory (2): Cultured marble  
Bowl (2): Good condition/Normal for age/Normal surface wear  
Faucet (2): Good condition/No leaks/Normal for age  
Drain (2): No leaks  
Cut-offs: Working at inspection  
Toilet: **Defective ballcock/flush valve (leaks at top seal) /**

**Unsatisfactory**

No cracks

Toilet Cut-Off: Working at inspection

Shower: Tile/Good condition/Normal for age/Normal surface wear

Shower Valve: No leaks

Enclosure: Good condition/Normal for age

Flooring: Tile/Good condition/Normal for age/Normal surface wear

Fan: Exterior/Working at inspection

Lights: Working at inspection

**Note:** It is unknown if this shower pan or any of its components leak.

HALL BATH:

Lavatory: Cultured marble

Bowl: Good condition/Normal for age/Normal surface wear

Faucet: Good condition/No leaks/Normal for age

Drain: No leaks

Cut-offs: Working at inspection

Toilet: **Loose at base/Not grouted/Unsatisfactory**

No leaks or cracks

Toilet Cut-Off: Working at inspection

Shower: Tile/Good condition/Normal for age/Normal surface wear

Tub: Porcelain/Good condition/Normal for age/Normal surface wear

Tub/Shower Valves: No leaks

Enclosure: None

Flooring: Tile/Good condition/Normal for age/Normal surface wear

Fan: Exterior/Working at inspection

Lights: Working at inspection

**Note:** It is unknown if this shower/tub surround or any of its components leak.

WASHER:

Whirlpool

Model: LLR8233

Cycles: Working at inspection

Tub: Good condition/Normal for age/Normal surface wear

Case: Good condition/Normal for age/Normal surface wear  
Hoses: No leaks  
Faucet: **Leaks – hot and cold/Unsatisfactory**  
Drain: No leaks  
Unit working properly at time of inspection.

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

### **NORMAL FOR AGE**

**Note:** Faucets/hoses are checked while "hooked-up".  
Faucets and/or stems leaks may occur when disconnected or when activated after long periods of non-use.

### DRYER:

Whirlpool  
Model: LER6634  
Cycles: Working at inspection  
Tub: Good condition/Normal for age/Normal surface wear  
Case: Good condition/Normal for age/Normal surface wear  
Element: Working at inspection  
Vent: Exterior  
Unit working properly at time of inspection.

Equipment is original.

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

### **NORMAL FOR AGE**

### LAUNDRY TUB:

Vinyl  
Bowl: Good condition/Normal for age/Normal surface wear  
Faucet: Good condition/No leaks/Normal for age  
Drain: No leaks  
Cut-Offs: Working at inspection/**Leaks when activated – hot and cold/Unsatisfactory**

### WATER HEATER:

Ruud

Model: PE40-2  
Capacity: 40 gallons  
Elements (2): 4500/4500 watts each  
No Rust/No Leaks  
Unit working properly at time of inspection.

Equipment is original. (1993)  
**Water heater could require repairs/replacement at anytime due to age/condition.**

**NORMAL FOR AGE**

**Note:** Water heaters accumulate sediment over years. This situation is not detectable by the inspector.

**Note:** Elements may burn out at anytime due to age or malfunction. Lower elements are most susceptible to burn out.

GARAGE DOOR  
OPENER:

Lift Master  
Model: 41A4252  
H.P.: 1/3  
Drive: Chain drive  
Unit working properly at time of inspection.

Equipment is original.

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

**NORMAL FOR AGE**

**NOTE: Remotes not verified or tested.**

GARAGE DOOR:

Metal  
Gasket: Good condition/Normal for age  
Door in good condition at time of inspection.

**NORMAL FOR AGE**

ELECTRICAL

SERVICE:

ITE  
Model: G2424MC1125  
Service Type: Breaker  
Service Amps: 125  
Service Entrance: Underground  
Service Ground: Good condition

Equipment is original.

**NORMAL FOR AGE**

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

**Code violations and wiring conditions 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.

This system is 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.

LANAI DECK:

The concrete lanai deck has a covering of ceramic tile. The surfacing is in good condition.

**NORMAL FOR AGE**

LANAI

ENCLOSURE:

All aluminum frame components appear to have good structural integrity with no deflection noted. All screen panels were intact at inspection time.

**NORMAL FOR AGE**

H.V.A.C.:

See Attached Report

**Items Not Verified By Home Check Systems, Inc.:**

1. Security systems/fire alarm systems.
2. Built-in intercom/stereo/integrated doorbells.
3. Cable TV/telephone lines.
4. Floor/window/wall coverings.
5. Painted surfaces.
6. Underground wiring/plumbing.
7. Proper chimney and fireplace operation.
8. Domestic water treatment equipment and related components.
9. Exterior/interior specialty or accent lighting.
10. Decorative fountains of any kind.
11. Drainage of natural or constructed surfaces.
12. Thermostat calibrations of any kind.
13. Elevators and related components.
14. Pool heaters or associated components.
15. Floor coverings (carpet) or wall coverings.
16. Motorized windows or window coverings.
17. Underground fuel tanks.
18. Septic tanks / drain fields.
19. Exterior / interior specialty or accent lighting or time clock operation.
20. Radon levels, mold levels, lead paint, or the presence of asbestos (**Testing is available by request and additional fees**).

**Important Notes to the Buyer - PLEASE READ**

1. When an item is described as "old" it should be understood that this item is at or near its life expectancy and under normal use it may require maintenance, repairs or replacement at anytime.

2. Well, county and city water in this area contain minerals and chemicals that cause premature wear/decay of faucets, shut-off valves, toilet tank ballcock valves and water heater elements. Periodic maintenance on these items should be considered routine and could be required at anytime regardless of age.
3. Furniture and carpets cannot be removed or moved to inspect underlying flooring such as tile, vinyl, concrete or other carpeting. Cracks in tile/concrete are normal and are due mostly to expansion and contraction of subflooring and do not necessarily indicate a compromise of structural integrity.
4. Clothes washer faucets are checked with the water connection hoses attached therefore, Home Check Systems, Inc. cannot detect if the faucets leak in the "off" position after each use. Rubber hose materials decay with age/use and should be replaced periodically.
5. If a home is occupied and the inspector advises a "walk-through" after vacancy and prior to closing it is to assure that carpeting, rugs, furniture and personal items did not mask problem areas. This walk-through does not have to be done by the inspector. However, Home Check Systems, Inc. cannot be held responsible for inadequacies in this event. Walk-through deficiency verifications can be non-written (verbal only) or written (letter format). Call the office for a quote and to schedule. **Air conditioning re-inspections are a separate charge of \$60 / unit.**
6. Frozen cut-offs indicate that the valve does not move under normal hand pressure. Home Check Systems, Inc. will not force or use excessive measures to test a valve. Additionally, if a valve has not been used for extended periods of time, it may begin to leak after use/testing.
7. Code violations, workmanship, quality of materials and the method of installation of any component of the subject inspection are not a part of this inspection. Knowledge of continually changing codes and the diverse perception of quality/workmanship and installation procedure make judgements difficult and sometimes controversial.
8. If problems are noted after the new owners have taken possession notify Home Check Systems, Inc. **do not** call for repairs! Home Check Systems, Inc. must assess all inconsistencies prior to repairs by outside mechanics or contractors. This shall not be construed as a warranty or guarantee but an effort to properly diagnose the perceived problem and assist in a resolution.
9. Appliance temperature thermostats cannot be accurately accessed during our inspection. We will make every effort to detect malfunctioning equipment, but cannot be responsible for defective thermostat/humidistat switches.

10. If a property has been recently (6 months to a year) painted/repainted by a seller, pre-existing conditions may have been masked or repaired and may not manifest until a later time. (IE: Roof overhang leaks, spots on ceilings or walls, foundation cracks, caulked or puttied wood, prior peeling paints) Buyers should inquire if any adverse conditions existed before painting and were repairs performed. If so, ask for details and proof of repairs.
11. Planters built next to homes pose moisture problems especially if these areas are sprinkled. Problems may have long existed prior to inspection which are latent and not detectable during a cursory inspection. If you are purchasing a home with planters you must be aware that this condition may become a distinct possibility.
12. Home Check Systems, Inc. assumes no responsibility for the detection of termite damaged wood in any location of the home or condominium. Detection and report of such damage must be the responsibility of individual(s) that are properly licensed for the detection of wood destroying organisms (**i.e.: termites/wood destroying fungi/wood rot**).
13. Tile flooring that has lost its bond or has a "hollow sound" may occur at anytime or location. All tiles cannot be checked individually, therefore Home Check Systems, Inc. cannot be responsible for this deficiency. In most instances when the grout has not eroded the tiles are in no immediate danger of being dislodged.
14. This report is made on the basis of what was visible and accessible at the time of the inspection and is not an opinion covering areas that are enclosed or inaccessible areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.
15. Latent conditions may exist at this property that may not be observable and/or manifest at the time of inspection. The client, upon acceptance of this report, agrees to hold Home Check Systems, Inc. harmless should such conditions occur after the inspection.
16. Home Check Systems, Inc. is a pre-purchase home inspection business, not a home repair business. Cost-to-cure estimates are not a part of our services.
17. Home Check Systems, Inc. can now provide mold/mildew testing. Call the office for a quote and/or to schedule.

**COMMENTS/OBSERVATIONS**

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

1. Most appliances are replacement. Clothes washer/dryer and water are original.
2. Plumbing/fixtures are original.
3. Electrical/fixtures are original.
4. Exterior doors/windows are original.
5. Common elements are not a part of this inspection.
6. Smoke detector at master bedroom entry is loosely mounted and not working. Unsatisfactory

**\*\*\*NOTE:** All moisture tests were negative at inspection time.

This inspection is limited to the items listed herein. It is the responsibility of the purchasers to have items verified that are not specifically covered in this report. **Those items verified in this report are not for a period of time, but at the time of inspection only.**

This home is full of furniture and personal items. Total visual inspection was not possible. A walk-through/re-inspection after vacancy and prior to closing is necessary to insure that defect/problems were not undetected. **A MUST!!!**

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

Certified Home Inspector #1182  
Association of Construction Inspectors #3344  
Florida General Contractor  
License #CGC060254  
Roofing Contractor #RC0061294  
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: 2048 Palm Tree Circle, #R-7 Time: 10:00 am Outside Temp: 68°

	<u>Condenser</u>	<u>Air Handler</u>
Brand:	Carrier	Carrier
Model:	38CKC030340	FF1DNA030
Serial:	4403E06936	0200A16191
Estimated Age:	2003	2002
System B.T.U.:	30,000	2½ Ton
System S.E.E.R.:	10.0	10.0

NFA= Normal For Age RM= Routine Maintenance US= Unsatisfactory NO= Not Operable

Cabinets: NFA	Coils: NFA
Drains: NFA	Ducting: Not visible
Fans: NFA	Thermostat: NFA
Overflow: None	

#### SYSTEM PERFORMANCE RESULTS

Cooling Temperature IN 73.0° OUT 50.0° DELTA 23.0°

Heating Temperature IN 73.0° OUT 92.0° DELTA 19.0°

Technician comments: The older a system is the possibility of failure increases, average use of systems, without major repairs, is about 10-13 years. Ask seller if any warranty still apply.

**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 the testing agency, its technicians or 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).

#### Notes:

**--System performing properly at inspection time.**

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