



HOMECHECK SYSTEMS, INC.

TO: John Man
6666 44th Terrace
Cold Town, NY, 45639

RE: HOME - INITIAL PUNCH LIST
Lot 28, Relaxation Drive
Sea Breeze, Florida 15987
Inspection Date: November 11, 2005
Inspection Ordered by: John Van Veen

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.

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COMMENTS/OBSERVATIONS

KITCHEN / FAMILY ROOM:

1. Cook top not anchored.
2. Dishwasher not anchored.
3. Disposer has no electric connection.
4. Cook top hood has no electric connection.
5. Hood electric box incomplete.
6. Hood not ducted.
7. Hole in back of hood cabinet.
8. Cabinet drawer knob missing.
9. Electric cover plates not installed.

10. Dishwasher front not installed.
11. Shoe moulding not complete (paint/caulk).
12. Undercounter lighting not complete.
13. Drywall at splash areas damaged.
14. Some cabinet doors/drawers are marred/have construction spoils.
15. Hole in wall above cabinets.
16. Kitchen plumbing not complete.
17. Some door/drawer joints have opened.
18. Gap in flooring at island edge.
19. Construction spoils on large fixed dining area glass/frame.
20. Construction spoils on sliding glass door track, frames and glass.
21. Some air conditioning grills not installed.
22. Floor receptacle incomplete.
23. Painting incomplete.
24. No light fixture/trim.
25. Air conditioning vent not installed.

MASTER BATH:

1. Base mould-to-tile caulk has not been applied.
2. Light fixtures/cover plates not installed.
3. Plumbing cut-offs/fixtures not installed.
4. Electric switch/outlet cover plates not installed.
5. Closet floor covering not installed.
6. Base mould at all faux pillars is not to finish grade.
7. Construction spoils on all surfaces/window frames.
8. Paint touch-up needed at all surfaces.

MASTER BEDROOM:

1. Floor covering not installed.
2. Electric switch/outlet cover plates not installed.
3. Base moulds are not to finish grade.
4. Ceiling light fixtures not installed.
5. Paint touch-up needed around base moulds, doors and windows.
6. Master water heater not installed.
7. Margins are off at base mould-to-floor at left of water heater closet entry.
8. Construction spoils on all glass, door jambs, etc.
9. Scratches on sliding glass door frames.

HALLWAY (Master bedroom/study):

1. Light fixture not installed.
2. Electric switch/outlet cover plates not installed.
3. Base mould not to finish grade.

4. Construction spoils on all surfaces.
5. Door frames are marred/need paint touch-up.

STUDY:

1. All door/window frames are not to finish grade.
2. Paint spoils on all electric cover plates.
3. Base mould not to finish grade.
4. Door/window thresholds are not to finish grade.
5. Ceiling light fixtures not installed.
6. Construction spoils on floors/walls.
7. Margins at floor-to-base mould are off.

POWDER ROOM (Study):

1. Switch plate cover not installed.
2. Window frame has scratches.
3. Plumbing fixtures and cut-offs not installed.
4. Base mould not to finish grade.
5. Window sill does not fit properly.
6. Construction spoils on flooring.
7. Door jamb/frame needs to be preened.

POOL BATH / BEDROOM:

1. Plumbing/faucet/fixtures not installed (faucets, toilet, shower, drains, etc).
2. Paint spoils on floor/wall tiles.
3. Wall tiles poorly grouted.
4. Glass block poorly grouted/construction spoils on block.
5. Shower door not installed.
6. Exterior door finish is incomplete.
7. No weatherstripping to exterior bath door.
8. No light fixture/trim.
9. Bedroom wall paint on window frames/sills/receptacle covers/white trim.
10. Glue on closet door pulls/pulls do not fit flush.
11. No closet rods.
12. Left closet door not in guides.
13. Pocket door header damaged.
14. Paint spoils on vanity cabinets/top.

GUEST SUITE #1:

1. Plumbing incomplete (all).

2. Construction spoils on vanity cabinets/top.
3. Electric incomplete (all).
4. Air conditioning vent not installed.
5. Construction spoils on tub.
6. Construction spoils on tile/tiles poorly installed and grouted.
7. Construction spoils on windows/frames.
8. Bedroom window not caulked at sill.
9. Closet rods not installed.
10. Closet door pulls not flush.

GUEST SUITE #2:

1. Construction spoils on vanity top/cabinets.
2. Plumbing incomplete (all).
3. Air conditioning vent not installed.
4. Electric incomplete (all).
5. Construction spoils on floor/wall tile.
6. Construction spoils on tub.
7. Windows/sills not caulked.
8. Construction spoils on windows/sills.
9. Closet door pulls not flush/glue on doors.

DINING ROOM:

1. Paint is incomplete.
2. Weatherstripping not installed.
3. Construction spoils on doors/sills.
4. Shoe moulding not complete (caulk/paint).
5. Column base out of square.
6. Electric incomplete (all).
7. Paint spoils on adjoining surfaces.
8. Window sill incomplete/has construction spoils on all surfaces.

ENTRY FOYER:

1. Ceiling fixture not installed.
2. Electric outlet cover plates not installed.
3. Base mould not to finish grade.
4. Entry door has scratches/construction spoils.
5. Floor has construction spoils.

LIVING ROOM:

1. Ceiling light fixtures not installed.
2. Electric switch/outlet cover plates not installed.
3. Base mould not to finish grade.
4. Window frame has scratches/construction spoils.

5. Flooring has construction spoils.
6. Floor receptacle has not been installed.
7. Wall paint needs to be preened.
8. Margins at floor-to-base mould are off.

LAUNDRY:

1. Electric is incomplete (all).
2. Plumbing is incomplete (all).
3. Appliances not installed.
4. Paint is incomplete.
5. Construction spoils on cabinets/tops.
6. Shoe mould not caulked/painted.
7. Construction spoils on window frame/sill.
8. Weatherstripping on garage door not installed.
9. Door to garage is damaged.

GARAGE:

1. Service door deadbolt lock not installed.
2. Service door striker plates not installed.
3. Water heater not installed.
4. Drywall to slab at right of laundry entry needs to be sealed.
5. Window frames/glass have scratches/construction spoils.
6. Electric panel covers are not anchored properly/have paint spoils.
7. Ceiling fluorescent light covers are not mounted properly.
8. Construction spoils on floor.
9. Entry door frame/jamb not complete to finish grade.

LANAI / POOL AREA:

1. Light fixture not installed.
2. Electrical switch/outlet cover plates not installed.
3. French doors to master suite need to be painted.
4. Window and sliding glass door frames, all are scratched/have construction spoils.
5. Pool bath door/frame need to be painted.
6. Deck settlement in various areas at water drain strip.
7. Planters not completed.
8. Several loose screen panels.
9. Damage to screen enclosure frame on upper west exposure.
10. Damage to screen enclosure frame on upper east exposure.
11. Pool water feature at planter is not operating.

EXTERIOR:

1. Entry door sill has construction spoils.

2. Preen door sill/paver junction.
3. Entry bell incomplete.
4. Entry light fixture not installed.
5. Construction spoils on entry pavers.
6. Construction spoils on study French doors.
7. Keystone over den door is crooked.
8. Dining room French doors have construction spoils.
9. Dining room patio pavers have construction spoils.
10. Cornice trim on left side of entry door is damaged.
11. Entry lights on columns not installed.
12. Caulk fascia joints above entry.
13. Study center door sill has gaps.
14. Study door sills have construction spoils.
15. Exterior receptacle at study door has no cover.
16. Exterior shower window has construction spoils on frame.
17. Fascia above master bath window needs repair/paint.
18. Garage coach light not installed.
19. Electric boxes on exterior wall north of garage are loose.
20. Garage window/frames have construction spoils.
21. Rear garage door binds. Construction spoils on sill.
22. All east side windows/frames have construction spoils.
23. Paint/touch-up east side fascia.

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.

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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.

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 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
General Contractor License #CGC060254
Roofing Contractor #RC0061294
Swimming Pool Contractor #RP-0046123
Certified Radon Inspector Florida #R1718

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Enclosure