

General Summary



Complete Home Inspection Services, LLC

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Customer

Address
123 Main St
Tampa FL 33607


The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Electric



2.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

-  One GFCI (Ground Fault Circuit Interrupter) outlet at the Hall Bath wont "trip" when tested. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

2. Electric



2.5 Item 1(Picture)

3. Plumbing



3.1 Plumbing Drain, Waste and Vent Systems

Inspected



The tub drain drains slowly under the hall bath. A cause of a slow drain can range from a simple cleaning at stop valve or at the trap under sink. Sometimes the drain can be partially clogged down line. I am unable to determine the cause of the slow drain. A licensed plumber should troubleshoot further to determine cause or remedy.



3.1 Item 1(Picture)

4. Air Condition



4.1 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected



(1) The air condition ductwork requires cleaning. This normal maintenance. I recommend an evaluation by a licensed air condition contractor.


4. Air Condition



4.1 Item 1(Picture) return



4.1 Item 2(Picture) thick dust in duct

-  (2) The supply ducts are old and damaged in the attic. Energy loss is occurring. I recommend further inspection by a licensed HVAC contractor before the close of the inspection period.

4. Air Condition



4.1 Item 3(Picture)



4.1 Item 4(Picture)



4.1 Item 5(Picture)

7. Interior



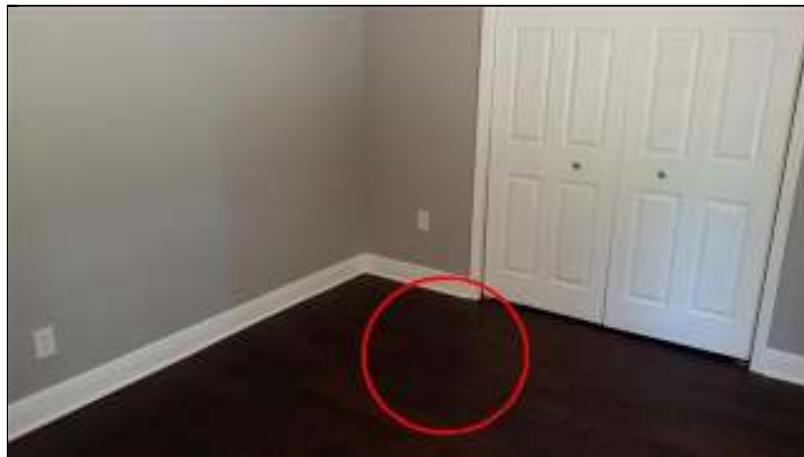
7.2 Floors Inspected

There are soft areas in the master bedroom floor that you may wish to have evaluated by a flooring contractor.

7. Interior



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)

7.5 Doors (representative number)

Inspected



(2) The closet door is defective at the kitchen hall. A repair or replacement is needed.


7. Interior



7.5 Item 2(Picture)

7.6 Windows (representative number)

Inspected

 There is a missing window that requires replacement. I recommend an evaluation by a licensed window professional. The defect is located in the master bath.




7.6 Item 1(Picture)

8. Insulation/Ventilation



8.1 Ventilation of Attic and Foundation Areas

Inspected

 Insulation is blocking soffit vents in the garage and structure attic space. Blocked soffit vents decrease ventilation and increase attic temperature. This defect can lead to higher interior temperature and higher cooling costs. I recommend an evaluation by a professional.

8. Insulation/Ventilation



8.1 Item 1(Picture)



8.1 Item 2(Picture)

9. Built-In Appliances



9.1 Ranges/Ovens/Cooktops

Inspected



Gas range not attached to gas system but has an electric plug. I recommend an evaluation by a licensed appliance professional.



9.1 Item 1(Picture)


9. Built-In Appliances



11. Lawn Sprinklers

11.1 Rotary Heads

Inspected

 There are defective heads at the Arch St side of the structure and lack of heads at the Fremont Ave side. This defect can increase your water consumption and utility costs. I recommend evaluation by a licensed irrigation specialist.



11.1 Item 1(Picture) Arch St side of structure



11.1 Item 2(Picture)



11.1 Item 3(Picture) Fremont Ave side

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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