



Inspection Report

It Could Be You

Property Address:
3288 Somewhere Dr
Whiteriver FL 32738



Valuecast, Inc.

**Neil Delgado HI-5428
10956 Willow Ridge Loop
Orlando, FL 32825
(407) 285-5902**

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Date: 3/18/2016	Time: 12:50 PM	Report ID:
Property: 3288 Somewhere Dr Whiteriver FL 32738	Customer: It Could Be You	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

Occupancy Status:

Vacant without Interior Furnishings

Style of Home:

One story Single family Dwelling

Approximate age of building:

14 Years

Age Determination:

Reported on Listing

Home Faces:

South

In Attendance:

Customer

Temperature:

70-75 degrees

Weather:

Partly Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Introductory Notes

		IN	NI	NP	RR
1.0	Inspection Scope	•			
1.1	Important Client Information	•			
1.2	Permits	•			
1.3	Environmental	•			
1.4	Pictures	•			
1.5	Walk Through Information	•			
1.6	Overall Building Condition	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

1.0 The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. **We recommend that the buyer conduct a thorough pre-closing walk-through inspection before closing escrow.**

1.1 Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs before closing escrow.

1.2 Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction/remodeling and/or equipment replacement were secured, appropriate inspections were performed and all requisite final signatures have been obtained

1.3 This inspection excludes testing for any toxic or dangerous substances or gases, other than gases typically used for fuel for building heating systems. We do not test for the presence of substances including, but not limited to: mold, radon, asbestos, urea-formaldehyde foam, lead in paint, or water quality. If independent environmental testing is desired consider hiring qualified specialists for this type of work.

There have been reports that some of the drywall imported from China - especially between 2004 - 2006 may be emitting excessive amounts of hydrogen sulfide fumes and ammonia gas that can be causing damage to metals in homes and there are also health concerns. Accurate identification of drywall manufactured in China requires laboratory testing or on-site chemical analysis that is outside the scope of a general home inspection and our expertise; therefore, detecting, and/or reporting on the existence or non-existence of Chinese drywall is beyond the scope of this inspection. Discolored/pitted metals and/or soot covered copper or a strong sulfur (rotten egg) smell in the home can be indicators of Chinese drywall, but could also have other explanations. If any such findings are noted in the report, it is done so only as a client courtesy. Irregardless of any notations in this report, it is the responsibility of the client to determine if they desire independent testing at their own expense by a qualified environmental testing company. If the home was built in the last 8 - 9 years, or if the home has undergone renovations that required the installation of new drywall within that time period, we recommend that the client obtain further information on Chinese drywall and/or contact an qualified indoor environmental contractor prior to closing.

Consumers with questions about Chinese drywall can find out more information on the regularly updated Frequently Asked Questions section on floridashealth.com or search the key words Chinese Drywall.

1.4 Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. Also, pictures may represent only one example location where many similar locations exist.

1.5 During your final walk-through inspection you will have the opportunity to check the home for a final time. You should check to see if anything has changed since the original home inspection (that is typically performed a month or two prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house. If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your agent or attorney, prior to closing.

1.6 Based on the inspector's observations, this building is of standard quality typical for a building this age. Typical wear and tear can be expected throughout the home consistent with the age of the home. The home needs only routine maintenance and minor repairs as described in this report.

2. Structural Components

		IN	NI	NP	RR	Styles & Materials
2.0	Important Client Information	•				Foundation: Concrete Slab
2.1	Roof Structure and Attic	•				Wall Structure: Masonry
2.2	Walls (Structural)	•				Roof Structure: Engineered wood trusses
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Roof-Type: Hip
						Method used to observe
						attic: Walked
						Attic info: Attic hatch

Comments:

- 2.0 The roof structure/framing is mostly viewed from within the attic spaces and is limited to areas that are reasonably accessible and visible from the central portions of the attic. Many areas of the eaves and soffits were concealed by low roof clearance and insulation. Some areas were inaccessible due to A/C duct and framework arrangement. Most homes have some inaccessible areas.
- 2.1 No significant defects were found based on the visible portions of the roof framing. The overall roof construction appears to be well done and the components well fastened.
- 2.2 The home has a slab on grade foundation and masonry walls (Stucco over concrete block). Visible portions of the exterior walls were visually examined for abnormal cracking or indications of structural movement. Some hair-line cracks were observed on exterior walls that are typical of masonry construction. No abnormal structural conditions were found at this time.

3. Exterior



		IN	NI	NP	RR	Styles & Materials
3.0	IMPORTANT CLIENT INFORMATION	•				Cladding: Stucco
3.1	Wall Cladding Flashing and Trim	•				Trim Material: Wood
3.2	Doors (Exterior)	•				Fascia Material: Aluminum Clad
3.3	Windows	•				Soffit Material: Aluminum
3.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				Patio Surface: Concrete on Grade
3.5	Eaves, Soffits and Fascias	•				Driveway: Concrete
						Walkway: Concrete
						Exterior Entry Doors: Steel Single pane
						Appurtenance: Open Patio

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Comments:

3.0 The soil conditions are not within the scope of this inspection.

3.1 The condition of the exterior walls was satisfactory. There are typical minor hairline shrinkage/settlement cracks in some areas. Caulk and/or paint these cracks as needed to prevent water intrusion.

3.2 (1) Monitor and maintain the caulk and paint at the bottoms of the exterior doors and frames to prevent wood decay.

(2) Add or modify the weather strip at the bottom center of the front entry door to prevent pest/air/water intrusion.



3.2 Item 1(Picture)

3.3 (1) Maintain the caulk around windows to prevent water intrusion.

(2) There are some window screens that are either damaged/missing or not properly secure to frame. All window screens should be repaired or replaced as necessary.

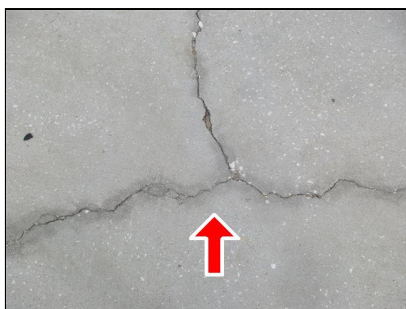


3.3 Item 1(Picture)

3.4 (1) The condition of the various driveway, sidewalk, and patio surfaces was satisfactory with only typical shrinkage/minor settlement cracking noted.



3.4 Item 1(Picture)



3.4 Item 2(Picture)



3.4 Item 3(Picture)

(2) The trees and shrubs on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to structure.

(3) Seal any voids in ground to prevent a trip and fall.



3.4 Item 4(Picture)

4. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
4.0	IMPORTANT CLIENT INFORMATION	•				Viewed roof covering from: Walked roof
4.1	LIMITATIONS - ROOFING	•				Estimate Roof Covering Age: Original 14 years
4.2	Roof Coverings	•				Main Roof - Type: Hip
4.3	Flashings	•				Roof Slope: Medium
4.4	Roof Plumbing Vents	•				Roof Covering (s): 3-Tab Asphalt/Fiberglass Shingle
4.5	Roof Drainage Systems	•				

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Comments:

- 4.0** All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerate deterioration of the roof covering and flashings.
- 4.1** When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.
- 4.2** (1) The roof appeared to be in adequate condition for its age. Normal wear and tear (granular loss, small crack in shingle, bold spots, etc.) typical for its age was observed.



(2) There are areas on the roof where a roofing nail fell below the next shingle line is exposed. Sealing is needed to prevent water intrusion and damage as any exposed fastener is a leak source. A qualified roofing contractor should do the job. The sealant typically needs to be monitored and renewed as needed to lessen the likelihood of leaks.



4.2 Item 4(Picture)



4.2 Item 5(Picture)



4.2 Item 6(Picture)

(3) The roof has been repaired recently. We recommend checking with the owner or contractor for helpful warranty information and paperwork.



4.2 Item 7(Picture)

4.5 Gutters have not been installed. You may want to consider install of an underground drain system to capture and divert the water away from foundation to avoid soil erosion.

5. Plumbing System

		IN	NI	NP	RR	Styles & Materials
5.0	Limitations - Water Supply	•				Water Source: Public
5.1	Plumbing Drain, Waste and Vent Systems	•				Water Filters: None
5.2	Plumbing Water Supply, Distribution System and Fixtures	•				Plumbing Water Supply (into home): CPVC
5.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				Plumbing Water Distribution (inside home): CPVC
5.4	Main Water Shut-off Device (Describe location)	•				Washer Drain Size: 2" Diameter

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Plumbing Waste:
PVC

Water Heater Power Source:
Electric

Water Heater Capacity:
50 Gallon

Manufacturer:
Whirlpool

Water Heater Location:
Garage

Comments:

- 5.0** We did not test the quality of the water supplied by the municipality. For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.
- 5.1** The plumbing drain system is in good condition with no adverse conditions noted.
- 5.2** No significant defects were found at the time of inspection. The water pressure/volume was satisfactory at the time of inspection.



5.2 Item 1(Picture)



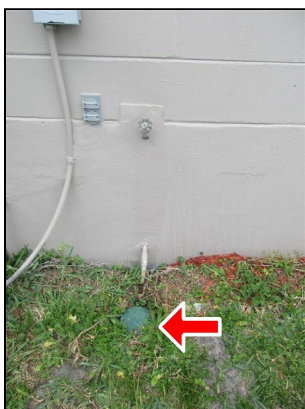
5.2 Item 2(Picture)

5.3 The water heater and associated components were operational and in good condition at time inspection was conducted.



5.3 Item 1(Picture)

5.4 The main shut off valve is located at left side of residence and is clearly visible.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

6. Electrical System

		IN	NI	NP	RR	Styles & Materials
6.0	Important Client Information	•				Electrical Service
6.1	Limitations - Electric	•				Conductors: Below ground
6.2	Service Entrance Conductors	•				Panel capacity: 150 AMP
6.3	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Panel Type: Circuit breakers
6.4	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				Electric Panel Manufacturer: SIEMENS
6.5	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				Branch wire 15 and 20 AMP: Copper
6.6	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				Wiring Methods: Romex
6.7	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
6.8	Location of Main and Distribution Panels	•				
6.9	Smoke Detectors	•				

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IN NI NP RR

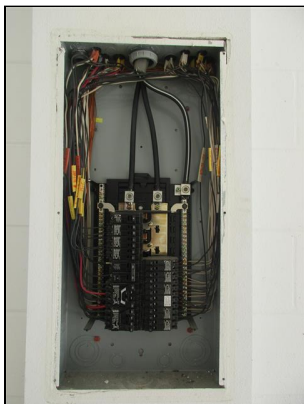
Comments:

6.0 Evaluation of cable tv, internet, phone, alarm, specialized audio systems, intercom, alarm system, etc. are beyond the scope of this inspection and were not evaluated.

6.1 (1) The electric meter is property of the local utility company and is not opened and tested. Many times the ground wire is embedded in the stucco and/or portions of the ground wire and grounding rods are buried underground and not visible inspection. These components are assumed to be in place.

(2) It is not within the scope of a home inspection to determine the use and/or function of every switch and receptacle throughout the house. Inspection standards dictate random sampling of available receptacles and switches. Many times receptacles are blocked by store items or furnishings and fixtures are not installed or bulbs are burnt out and function of some switches cannot be identified.

6.4 The branch and panel wiring was checked and was in good condition in visible areas.



6.4 Item 1(Picture)

6.8 The main disconnect is located at meter while the main circuit breaker panel is located in garage.

6.9 The smoke detector(s) were inspected for location and, if accessible, the units were tested by pressing and holding the test button. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building. The batteries should be replaced upon move-in & annually.



6.9 Item 1(Picture)

7. Heating / Central Air Conditioning

		IN	NI	NP	RR	Styles & Materials
7.0	Important Client Information	•				Number of HVAC Systems: One
7.1	Cooling and Air Handler Equipment	•				Heat Type: Heat Pump Forced Air (also provides cool air)
7.2	Temperature Differential	•				Energy Source: Electric
7.3	Normal Operating Controls	•				Heat System Brand: PAYNE
7.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
7.5	Automatic Safety Controls	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
PAYNE

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size:
20x20

Comments:

7.0 HVAC systems have complex pieces of equipment. Invasive technical analysis of all components of the system is beyond the scope of this inspection. Even though there are return air filters in place, some small amounts of dirt and dust can get through the filter and collect on the evaporator coils. The build-up can clog the coil and block airflow, reducing the efficiency of the system. For greatest efficiency and service life, check and change your return air filters as needed and have and HVAC technician clean the coil and perform regular maintenance once a year.

7.1 The HVAC system was operational at the time of inspection.



7.1 Item 1(Picture)
Condensing Unit



7.1 Item 2(Picture) Air
Handler Unit

7.2 The ambient air test was performed by using thermometers on the HVAC system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 51 degrees, and the return air temperature was 69 degrees. This indicates the temperature drop **is in the normal range**. While is not required, I recommend having a HVAC technician evaluate the system and add Freon gas if needed to maximize performance.

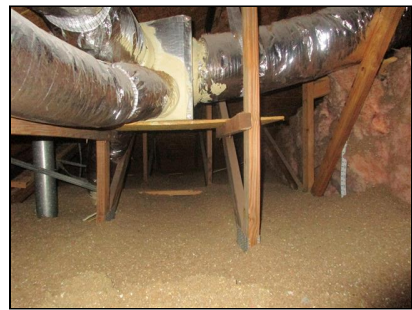
8. Attic

		IN	NI	NP	RR	Styles & Materials
8.0	Access	•				Method used to observe attic: Entered
8.1	Insulation	•				Attic Access: Hatch Garage Hallway
8.2	Ventilation	•				Attic Insulation: Blown Batt Fiberglass Cellulose
8.3	Attic Condition	•				Attic Ventilation: Soffit Vents Off Ridge Vents
		IN	NI	NP	RR	Attic Inspection Limited By: Ductwork Insulation Configuration of Trusses/ Framing Vaulted Ceilings Excessive Heat

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Comments:

8.0 Access to the attic is thru the garage and hallway. We could not inspect one or more attic areas due to excessive heat, roof design/configuration, ductwork, and amount of insulation therefore attic inspection was limited. Further evaluation is advice if the client has concerns about these areas.



8.0 Item 1(Picture)

8.1 Roll bait fiberglass and blown cellulose insulation was observed in visible areas. The amount insulation and the coverage was the appropriated.



8.1 Item 1(Picture)

8.2 Adequate ventilation was observed.

8.3 The attic area appeared to be in good condition and no sign of leak was observed in visible areas.



8.3 Item 1(Picture)

9. Garage

		IN	NI	NP	RR	Styles & Materials
9.0	Garage Ceilings	•				Garage Door Type: One automatic Garage Door Material: Fiberglass Auto-opener Manufacturer: CHAMBERLAIN
9.1	Garage Walls (including Firewall Separation)	•				
9.2	Garage Floor	•				
9.3	Garage Door (s)	•				
9.4	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				
9.5	Occupant Door (from garage to inside of home)	•				

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Comments:

9.2 Normal settling cracks were noted in floor covering.



9.2 Item 1(Picture)

10. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
10.0	Important Client Information	•				Ceiling Materials: Sheetrock/Drywall/Gypsum Board
10.1	Ceilings	•				Wall Material: Sheetrock/Drywall/Gypsum Board
10.2	Walls	•				Floor Covering(s): Carpet Laminate
10.3	Floors	•				Interior Doors: Hollow core
10.4	Counters and Cabinets (representative number)	•				Window Types: Single-hung Single pane
10.5	Doors (representative number)	•				Cabinetry: Wood
10.6	Windows (representative number)	•				Countertop: Granite

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Comments:

10.0 Some light wear and tear can be found throughout most homes but is normally considered typical cosmetic conditions.

10.4 Maintain the caulk around kitchen and baths sink and countertops areas to prevent water damage.

10.6 A random sampling of the windows were checked and operated and were found to be in overall satisfactory condition.

11. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
11.0	Important Client Information	•				Range: WHIRLPOOL
11.1	Ranges/Ovens/Cooktops	•				Refrigerator: NONE
11.2	Refrigerator			•		Built in Microwave: WHIRLPOOL
11.3	Dishwasher	•				Dishwasher Brand: WHIRLPOOL
11.4	Microwave Cooking Equipment	•				Disposer Brand: IN SINK ERATOR
11.5	Food Waste Disposer	•				

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Comments:

11.0 The kitchen area and its components appeared to be in adequate condition at the time.



11.0 Item 1(Picture)

12. Bathrooms

		IN	NI	NP	RR	Styles & Materials
12.0	Overall	•				Number of Bathrooms: Two
12.1	Wash Basin(s)	•				Shower Wall Material: Fiberglass
12.2	Cabinets/Countertops	•				Bathroom VentilationType: Fan
12.3	Tub/Shower Walls/Floor	•				
12.4	Shower(s) Enclosures	•				
12.5	Shower(s) Pan	•				
12.6	Bathroom Ventilation	•				
12.7	Toilet(s)	•				
12.8	Bathtub(s)	•				
12.9	Accessories	•				

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IN NI NP RR

Comments:

12.0 The home has two full baths. All the bathrooms were in serviceable conditions. Maintain the caulk and grout at the tile joints in the tub and shower enclosures and around the plumbing fixtures and tub spouts to prevent moisture intrusion and damaged.



12.0 Item 1(Picture)



12.0 Item 2(Picture)



12.0 Item 3(Picture)

12.3 Maintain the caulk and grout at the tile joints in the tub and shower enclosures and around the plumbing fixtures and tub spouts to prevent moisture intrusion and damaged.

13. Laundry

		IN	NI	NP	RR	Styles & Materials
13.0	IMPORTANT CLIENT INFORMATION	•				Clothes Washer: None Present
13.1	Clothes Washer			•		Clotes Dryer: None Present
13.2	Clothes Dryer			•		Laundry Sink: None
13.3	Clothes Dryer Vent	•				
13.4	Laundry/Utility Sink			•		

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Comments:

13.0 No washer and dryer were in place at the time of inspection, therefore, the water supply, drain, electrical, and vent functions could not be tested.



13.0 Item 1(Picture)

14. Home Warranty Information

This home inspection has qualified you for an opportunity to purchase a one year home warranty with no "Pre-Existing" Limitations seen with traditional warranties. Traditional warranty companies demand that all covered items must be in good working order when the coverage takes effect (when you close on your home). The HomeGauge Extended Care Home Warranty is different because it requires a home inspection and guarantees the home inspection up to the terms and conditions of the policy. In other words, if the home inspector inspects a covered system and does not recommend repairs, later if that item needs repair, the warranty pays for it, period! **Note: The warranty cost can be added to your closing costs if desired by sending the warranty invoice (obtained beside the uploaded report) to your closing attorney or escrow agent.**

14.0	Home Warranty
------	---------------

Comments:

14.0 While we make efforts to identify existing as well as potential problems, it is impossible for anyone to predict future performance of all the systems and appliances in a home. Budget annually for some maintenance and repairs and you may wish to consider a Home Warranty to minimize the repair/replacement costs of some of the components.



INVOICE

Valuecast, Inc.
 10956 Willow Ridge Loop
 Orlando, FL 32825
 (407) 285-5902
 Inspected By: Neil Delgado

Inspection Date: 3/18/2016
 Report ID:

Customer Info:	Inspection Property:
It Could Be You	3288 Somewhere Dr Whiteriver FL 32738
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	285.00	1	285.00
			Tax \$0.00
			Total Price \$285.00

Payment Method:
 Payment Status: Paid
 Note:

INSPECTION AGREEMENT

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT.

SCOPE OF THE INSPECTION AND REPORT

We will perform a non-invasive physical examination designed to identify material defects in the systems, structures, and components of buildings located on the property to be inspected, as they exist at the time of the inspection. Our inspection will be limited to those specific systems, structures and components that are present and visually accessible. We will only operate components and systems with normal user controls and as conditions permit. Unless we agree otherwise, we will only inspect the primary building, and its associated primary parking structure, on the property. The inspector is **not required** to move furniture, personal belongings or equipment, which may impede access or limit visibility. The inspector is **not required** to evaluate the condition or presence of window screens, storm doors, shutters, awnings and other such accessories, or to determine their functional efficiency. Intercoms, security systems, fences, exterior lighting and water conditioning equipment are not inspected or evaluated. This inspection report **does not** address cosmetic items, wall coverings, flooring or window treatments. We will also give you a written report that describes and identifies the inspected systems, structures and components and identifies material defects. This report will be an opinion of the inspector and we may amend it within twenty-four (24) hours after completing the inspection. Unless we agree otherwise, we will perform the inspection, and issue the report, in accordance with the mandatory parts of the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.

It is understood that **Valuecast, Inc.** is not an insurer and that the inspection and the report are not intended to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The CLIENT hereby releases and exempts **Valuecast, Inc.** and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature. In the event that **Valuecast, Inc.** and/or its agents or employees are found liable due to the breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring, omission, or any theory of liability, then the liability of **Valuecast, Inc.** and its agents and employees shall be limited to the sum equal to the amount of the fee paid by the CLIENT for the inspection report.

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

Our goal is to provide valuable and unbiased information that helps consumers make informed decisions. A portion of our business may be based on relationships with other professions - real estate sales professionals, lawyers, lenders, vendors, etc., and our reports sometimes conflict with the business interests of these parties. We do not allow these relationships to compromise the integrity of our service. However, they do enable us to deliver more value to our clients. Our reports are intended to accurately reflect our impartial professional opinion, without exception.

This agreement constitutes the entire agreement and understanding between parties, and supersedes all previous agreements, promises and representations, whether written or oral, between the parties with respect to the subject matter hereof.