



Home Inspection Report

Inspection Date: Friday, August 06, 2004

**805 Sir Richard Road
Tallahassee, FL**

Prepared by:
Ability Home Inspection, Inc.

Phone: (850) 510-5503
www.abilityinspections.com

Congratulations!

Hello homebuyer! Thank you for choosing Ability Home Inspection. In addition to providing this report, **I have paid for a 90 day home inspection insurance policy in your name, that covers roof leaks, the water heater, wiring and may other parts of the inspection.**

The term "Warranty" and "TBR Warranty" you will see throughout this report refers to the items the seller is obligated to fix under the Tallahassee Board of Realtors (TBR) contract. It does not refer to your warranty under this program, which is in addition to the protection you receive under the Tallahassee Board of Realtors sales contract that is used by many realtors.

Please don't be discouraged by the issues found in this report, virtually all homes will have many issues arise in a home inspection. Most (if not all) issues are minor and can easily be addressed with the proper tradesperson.

If you have any questions regarding your **free home inspection insurance policy, please call 1-800-404-5479. My inspector number is 4445.**

Thanks for using my Ability Home Inspection and please tell a friend if you are pleased with your service. Good luck in your home purchase and moving into your new home. If you have any questions about my findings, please call me, Richard Larson, at 510-5503.

Richard Larson
President, Ability Home Inspection, Inc.

ABILITY HOME INSPECTION, INC. DISCLAIMER

Ability Home Inspection, Inc. performed this inspection in accordance with the Standards of Practice of the American Society of Home Inspectors. Minor or cosmetic defects are not reported. Additional fees may be charged for subsequent visits required by the Customer or, if the inspector conducting the inspection is called upon to prepare for litigation, give testimony as a result of his inspection, or the like, such additional services are beyond the scope of this inspection.

The inspection was conducted only on visible and accessible areas and components of the main structure, and limited to the apparent condition of the main structure on the date of the inspection. Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility, and the like. Conditions may exist which remain undiscovered. While the inspection reduces the risk of purchasing property, it does not eliminate such risk. Ability Home Inspection, Inc. is not responsible for the failure to discover latent defects or for problems that occur or become evident after the inspection time. No invasive or destructive testing will be made. No equipment, systems or appliances will be dismantled. The moisture content of all walls, floors, ceilings, siding, and the like will not be tested. As to certain conditions, only random sampling will be conducted.

The Report will not address the presence of radon gas, lead paint, asbestos, urea formaldehyde, carbon monoxide or any other toxic or potentially harmful or flammable chemicals, the well system, septic tank, fuel tank, or other buried drainage or storage systems, the security system, the central vacuum systems, gas logs, water softeners or treatment services, fire sprinkler systems, the presence of rodents, termites, wood-boring insects, ants, birds or other infestation. Neither this Agreement nor the Report constitutes or should be construed to be:

- (a) a compliance inspection with respect to any code, standard or regulation;
- (b) a guaranty, warranty or policy of insurance;
- (c) a survey, appraisal or flood plain certification;
- (d) a wood-destroying organism report;
- (e) an opinion regarding the condition of title, zoning or compliance with restrictive covenants;
- (f) an environmental, mold, moisture or engineering analysis.

The Customer may wish to seek other advice or recommendations from appropriate professionals regarding the foregoing, conditions revealed in the Report, and areas excluded from the scope of the inspection.

The following areas were not checked in the inspection:

Heat (may damage heat pump reversing valve at temperatures above 60 degrees)
Roof (3 story roof, safety)
Fireplace Flue
Security Systems (if present)
Septic, Well and Well Pump (if present)
Condenser unit from Heat Pump
Underground tanks, pipes, wires and septic system (if any present)

ABILITY HOME INSPECTION'S

SUMMARY FOR TALLAHASSEE BOARD OF REALTOR'S CONTRACT (WARRANTED ITEMS) AND (NON-WARRANTED ITEMS)

A. Heating and Cooling Inspection - TBR Warranted

Issue Number: 16 **Location:** **Upstairs Closet** **Minor Issue**
Flex vent hole in closet is not properly sealed. Have qualified tradesperson fix.

Issue Number: 39 **Location:** **Floor** **Minor Issue**
Heat pump cooling (3 ton) is 14 degrees temperature differential, which is minimal. Recommend annual heat pump maintenance and cleaning by qualified HVAC company for blowers, coils and condenser, also have them check vent system for proper air flow.

Issue Number: 38 **Location:** **Fireplace** **Minor Issue**
Fireplace flue should be cleaned. Recommend chimney sweep perform annual cleaning service and flue check.

Issue Number: 11 **Location:** **Upstairs Closet** **Minor Issue**
Flex vent hose is separated at closet. There is also an open vent in this same closet. Have qualified HVAC tradesperson repair and review flex vent system.

B. Electrical Inspection - TBR Warranted

Issue Number: 34 **Location:** **Outside** **Minor Issue**
Main power cables in trees. Have qualified tree surgeon remove branches around power cables.

Issue Number: 17 **Location:** **Upstairs Bedroom** **Minor Issue**
Reverse polarity found at this outlet. Have qualified electrician repair.

Issue Number: 15 **Location:** **Upstairs Bedroom** **Minor Issue**
Ceiling fan without fixture enclosure has an electrical wire casing in direct contact with bulb. Have qualified tradesperson correct.

Issue Number: 14 **Location:** **Upstairs Bedroom** **Minor Issue**
Ceiling fan weak, barely rotated. Have qualified electrician verify motor is properly functioning.

Issue Number: 13 **Location:** **Upstairs Bedroom** **Minor Issue**
A humming noise was noted when ceiling fan was operated. Have qualified electrician correct.

ABILITY HOME INSPECTION'S

SUMMARY FOR TALLAHASSEE BOARD OF REALTOR'S CONTRACT (WARRANTED ITEMS) AND (NON-WARRANTED ITEMS)

Issue Number: 7 **Location:** **Fireplace** **Minor Issue**
Fireplace fan, while functional, made a noise when operating. Have qualified electrician correct the fan.

Issue Number: 20 **Location:** **Upstairs Closet** **Minor Issue**
Closet light enclosure missing (safety issue). Have qualified tradesperson install an new fixture.

Issue Number: 35 **Location:** **Behind Refrigerator** **Minor Issue**
GFCIs missing in Kitchen and should be installed. Circuit breaker box with old-style main disconnect, though appears serviceable.

Issue Number: 6 **Location:** **Front of House** **Minor Issue**
Both front porch lights were found inoperative at time of inspection. Have bulbs replaced and if still not operational, have qualified electrician address.

Issue Number: 5 **Location:** **Kitchen** **Minor Issue**
Refrigerator blocking electrical service panel. Although refrigerator moves easily on rollers, NEC code suggests a 6 foot operating area in front of the panel.

Issue Number: 41 **Location:** **First Floor** **Minor Issue**
Lights without plastic housing on porch and in adjacent room. Have qualified tradesperson install.

Issue Number: 8 **Location:** **Living Room** **Minor Issue**
Several outlets were missing switch plates, this one was found in the living room.

C. Plumbing Inspection - TBR Warranted

Issue Number: 23 **Location:** **Downstairs Bath** **Minor Issue**
Tub is not fully installed. Have qualified plumber complete installation and test.

Issue Number: 3 **Location:** **Kitchen** **Minor Issue**
Water pressure is low, but not unusable. If desired, have qualified plumber review pipe diameters to ensure supply pipes are not too narrow and suggest ways to boost water pressure.

ABILITY HOME INSPECTION'S

SUMMARY FOR TALLAHASSEE BOARD OF REALTOR'S CONTRACT (WARRANTED ITEMS) AND (NON-WARRANTED ITEMS)

Issue Number: 22 **Location:** **Upstairs Bath** **Minor Issue**
Plunger not closing fully. Have qualified plumber or tradesperson address.

Issue Number: 36 **Location:** **1st floor Bath** **Minor Issue**
Toilet not functional downstairs (frozen handle). Recommend qualified plumber fix.

Roof Inspection (Not Warranted)

Issue Number: 28 **Location:** **Front porch awning** **Minor Issue**
Nail popups at flashing. Have qualified roofer repair.

Issue Number: 29 **Location:** **Roof** **Minor Issue**
Roof appears to be nearing end of life span, but still appears to be functional. (Only walked on front porch roof). No leaks were seen inside on ceiling.

Siding Inspection (Not Warranted)

Issue Number: 30 **Location:** **Front of House** **Minor Issue**
Some evidence of wood rot found at exterior window decoration. Have WDO inspector review.

Issue Number: 40 **Location:** **Left Side of House** **Minor Issue**
Exposed gap in soffit. Have qualified tradesperson seal.

Doors & Windows Inspection (Not Warranted)

Issue Number: 37 **Location:** **Deck** **Minor Issue**
Deck gate contacts deck. Recommend qualified tradesperson realign gate.

Issue Number: 33 **Location:** **Kitchen** **Minor Issue**
Door jam damage. Have qualified tradesperson repair.

Issue Number: 32 **Location:** **Upstairs bath** **Minor Issue**
Door lock mechanism sticks and strikeplate missing. Have qualified locksmith repair.

ABILITY HOME INSPECTION'S

SUMMARY FOR TALLAHASSEE BOARD OF REALTOR'S CONTRACT (WARRANTED ITEMS) AND (NON-WARRANTED ITEMS)

Issue Number: 9 **Location:** **Front of House** **Minor Issue**
Screen frame damage at the front window. Screen should be repaired or replaced by qualified tradesperson.

Issue Number: 10 **Location:** **Front of House** **Minor Issue**
Possible fogged window (missing gas seal between panes) at front of house. If fogged, does not appear to be severe. Have qualified window installer examine and repair if necessary.

Issue Number: 31 **Location:** **Upstairs Bath** **Minor Issue**
Door contacts floor when opened. Have qualified tradesperson repair.

Issue Number: 18 **Location:** **Upstairs Bedroom** **Minor Issue**
Screen missing. Have screens installed by qualified tradesperson.

Issue Number: 19 **Location:** **Upstairs Bedroom** **Minor Issue**
Closet door not hung. Have closet door rehung by qualified tradesperson (if desired).

Issue Number: 42 **Location:** **Kitchen** **Minor Issue**
Blind control wand missing. Have wand replaced.

Stairs and Railing Inspection (Not Warranted)

Issue Number: 2 **Location:** **Top of Stairs** **Minor Issue**
Banister handrests are loose (safety issue). Have qualified tradesperson tighten.

Walls, Floors and Ceilings Inspection (Not Warranted)

Issue Number: 21 **Location:** **Upstairs Closet** **Minor Issue**
Closet coat rack bar bent. Have bar reshaped and resealed.

Issue Number: 12 **Location:** **Upstairs Bedroom** **Minor Issue**
Intercom not tested, but does not appear to be hooked up.

ABILITY HOME INSPECTION'S

SUMMARY FOR TALLAHASSEE BOARD OF REALTOR'S CONTRACT (WARRANTED ITEMS) AND (NON-WARRANTED ITEMS)

Wood Rot Inspection - TBR Warranted

Issue Number: 24 **Location: Skylight (right)** **Minor Issue**
Evidence of past water penetration in corner of right skylight.

Issue Number: 27 **Location: Front of House, Right** **Minor Issue**
Possible past water penetration at soffit (small bulge found). Have WDO inspector probe to determine if rot.

Issue Number: 26 **Location: Second Story** **Minor Issue**
Second story hardboard siding is slowly deteriorating due to elements and nearing end of lifespan; more frequent painting will make siding last longer. Recommend repainting or replacement.

Issue Number: 1 **Location: Front Deck** **Minor Issue**
Painted-over wood rot noted at several places on deck. Have WDO inspector review and have qualified tradesperson make repairs.



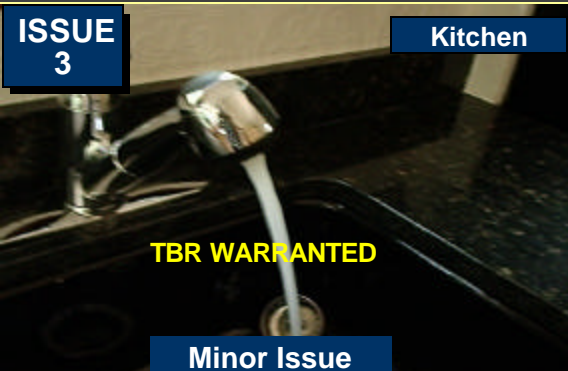

Issue Number: 25 **Location: Skylight (left)** **Minor Issue**
Evidence of past water penetration of at left skylight.

Issue Number: 4 **Location: Front of House** **Minor Issue**
Water staining found on siding below condensate line outflow, at front of house. Have WDO tradesperson check for wood rot.





ABILITY HOME INSPECTION'S House Materials

	Attic
Support for Rafters	Trusses
	Construction
Siding Material	Hardboard
Foundation Type	Concrete Slab
	Electrical
Outlet Type	3 prong
Shutoff Location	Kitchen, Behind Refrigerator
GFCI Circuit Locations	Baths, Exterior
	Heat Pump or A/C
Heat Pump or A/C size	3 ton
	Insulation
Attic Insulation Type	Cellulose (blown)
	Interior
Windows	Sliders
	Roof
Roof Material	Asphalt shingle
Roof Type	Gable
	Service Panel
Main disconnect	Breakers
Volts	240/120
Circuits Labeled	Yes
	Water
Wasteline Runs To	Septic Field
	Water Heater
Gallon Capacity	30 gallons

ABILITY HOME INSPECTION'S INSPECTION PHOTOS

<p>ISSUE 1</p> <p>Front Deck</p>  <p>TBR WARRANTED</p> <p>Minor Issue</p>	<p>Painted-over wood rot noted at several places on deck. Have WDO inspector review and have qualified tradesperson make repairs.</p>
<p>ISSUE 2</p> <p>Top of Stairs</p>  <p>Minor Issue</p>	<p>Banister handrests are loose (safety issue). Have qualified tradesperson tighten.</p>
<p>ISSUE 3</p> <p>Kitchen</p>  <p>TBR WARRANTED</p> <p>Minor Issue</p>	<p>Water pressure is low, but not unusable. If desired, have qualified plumber review pipe diameters to ensure supply pipes are not too narrow and suggest ways to boost water pressure.</p>
<p>ISSUE 4</p> <p>Front of House</p>  <p>TBR WARRANTED</p> <p>Minor Issue</p>	<p>Water staining found on siding below condensate line outflow, at front of house. Have WDO tradesperson check for wood rot.</p>





ABILITY HOME INSPECTION'S INSPECTION PHOTOS

ISSUE 5	Kitchen  <p>TBR WARRANTED</p> <p>Minor Issue</p>	Refrigerator blocking electrical service panel. Although refrigerator moves easily on rollers, NEC code suggests a 6 foot operating area in front of the panel.
ISSUE 6	Front of House  <p>TBR WARRANTED</p> <p>Minor Issue</p>	Both front porch lights were found inoperative at time of inspection. Have bulbs replaced and if still not operational, have qualified electrician address.
ISSUE 7	Fireplace  <p>TBR WARRANTED</p> <p>Minor Issue</p>	Fireplace fan, while functional, made a noise when operating. Have qualified electrician correct the fan.
ISSUE 8	Living Room  <p>TBR WARRANTED</p> <p>Minor Issue</p>	Several outlets were missing switch plates, this one was found in the living room.




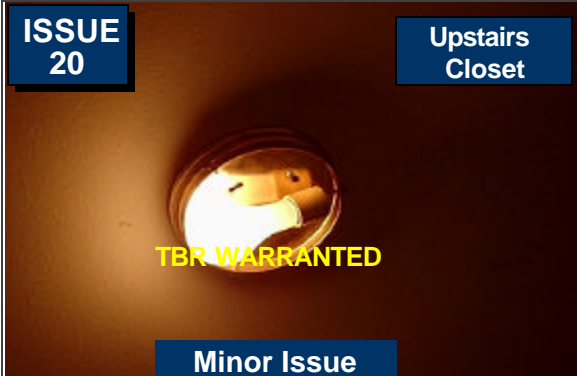
ABILITY HOME INSPECTION'S INSPECTION PHOTOS

ISSUE 9	 A photograph showing the front of a house with a window. The window frame appears damaged, and the screen is visible. A label 'Front of House' is in the top right corner of the photo. A label 'Minor Issue' is at the bottom of the photo.	Screen frame damage at the front window. Screen should be repaired or replaced by qualified tradesperson.
ISSUE 10	 A photograph showing a window at the front of the house. The window appears fogged or dirty. A label 'Front of House' is in the top right corner of the photo. A label 'Minor Issue' is at the bottom of the photo.	Possible fogged window (missing gas seal between panes) at front of house. If fogged, does not appear to be severe. Have qualified window installer examine and repair if necessary.
ISSUE 11	 A photograph showing the interior of an upstairs closet. A flex vent hose is visible, and it appears to be separated or damaged. A label 'Upstairs Closet' is in the top right corner of the photo. A label 'Minor Issue' is at the bottom of the photo. The text 'TBR WARRANTED' is overlaid in yellow.	Flex vent hose is separated at closet. There is also an open vent in this same closet. Have qualified HVAC tradesperson repair and review flex vent system.
ISSUE 12	 A photograph showing an intercom system mounted on a wall in an upstairs bedroom. A label 'Upstairs Bedroom' is in the top right corner of the photo. A label 'Minor Issue' is at the bottom of the photo.	Intercom not tested, but does not appear to be hooked up.



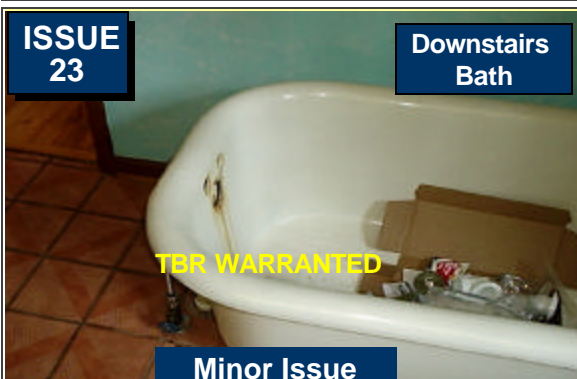

ABILITY HOME INSPECTION'S INSPECTION PHOTOS

<p>ISSUE 13</p>  <p>Upstairs Bedroom</p> <p>TBR WARRANTED</p> <p>Minor Issue</p>	<p>A humming noise was noted when ceiling fan was operated. Have qualified electrician correct.</p>
<p>ISSUE 14</p>  <p>Upstairs Bedroom</p> <p>TBR WARRANTED</p> <p>Minor Issue</p>	<p>Ceiling fan weak, barely rotated. Have qualified electrician verify motor is properly functioning.</p>
<p>ISSUE 15</p>  <p>Upstairs Bedroom</p> <p>TBR WARRANTED</p> <p>Minor Issue</p>	<p>Ceiling fan without fixture enclosure has an electrical wire casing in direct contact with bulb. Have qualified tradesperson correct.</p>
<p>ISSUE 16</p>  <p>Upstairs Closet</p> <p>TBR WARRANTED</p> <p>Minor Issue</p>	<p>Flex vent hole in closet is not properly sealed. Have qualified tradesperson fix.</p>

ABILITY HOME INSPECTION'S INSPECTION PHOTOS

ISSUE 17	 Upstairs Bedroom Minor Issue	Reverse polarity found at this outlet. Have qualified electrician repair.
ISSUE 18	 Upstairs Bedroom Minor Issue	Screen missing. Have screens installed by qualified tradesperson.
ISSUE 19	 Upstairs Bedroom Minor Issue	Closet door not hung. Have closet door rehung by qualified tradesperson (if desired).
ISSUE 20	 Upstairs Closet Minor Issue	Closet light enclosure missing (safety issue). Have qualified tradesperson install an new fixture.

ABILITY HOME INSPECTION'S INSPECTION PHOTOS

ISSUE 21	 Upstairs Closet Minor Issue	Closet coat rack bar bent. Have bar reshaped and resealed.
ISSUE 22	 Upstairs Bath Minor Issue	Plunger not closing fully. Have qualified plumber or tradesperson address.
ISSUE 23	 Downstairs Bath Minor Issue	Tub is not fully installed. Have qualified plumber complete installation and test.
ISSUE 24	 Skylight (right) Minor Issue	Evidence of past water penetration in corner of right skylight.

ABILITY HOME INSPECTION'S INSPECTION PHOTOS

<p>ISSUE 25</p> <p>Skylight (left)</p> <p>TBR WARRANTED</p> <p>Minor Issue</p>	<p>Evidence of past water penetration of at left skylight.</p>
<p>ISSUE 26</p> <p>Second Story</p> <p>TBR WARRANTED</p> <p>Minor Issue</p>	<p>Second story hardboard siding is slowly deteriorating due to elements and nearing end of lifespan; more frequent painting will make siding last longer. Recommend repainting or replacement.</p>
<p>ISSUE 27</p> <p>Front of House, Right</p> <p>TBR WARRANTED</p> <p>Minor Issue</p>	<p>Possible past water penetration at soffit (small bulge found). Have WDO inspector probe to determine if rot.</p>
<p>ISSUE 28</p> <p>Front porch awning</p> <p>Minor Issue</p>	<p>Nail popups at flashing. Have qualified roofer repair.</p>





ABILITY HOME INSPECTION'S INSPECTION PHOTOS

<div data-bbox="196 348 321 436">ISSUE 29</div> <div data-bbox="581 359 760 394">Roof</div>  <div data-bbox="342 674 581 716">Minor Issue</div>	<p>Roof appears to be nearing end of life span, but still appears to be functional. (Only walked on front porch roof). No leaks were seen inside on ceiling.</p>
<div data-bbox="196 735 321 823">ISSUE 30</div> <div data-bbox="581 745 760 823">Front of House</div>  <div data-bbox="342 1066 581 1108">Minor Issue</div>	<p>Some evidence of wood rot found at exterior window decoration. Have WDO inspector review.</p>
<div data-bbox="196 1123 321 1211">ISSUE 31</div> <div data-bbox="581 1134 760 1169">Upstairs Bath</div>  <div data-bbox="342 1451 581 1493">Minor Issue</div>	<p>Door contacts floor when opened. Have qualified tradesperson repair.</p>
<div data-bbox="196 1512 321 1600">ISSUE 32</div> <div data-bbox="581 1522 760 1558">Upstairs bath</div>  <div data-bbox="342 1843 581 1885">Minor Issue</div>	<p>Door lock mechanism sticks and strike plate missing. Have qualified locksmith repair.</p>


ABILITY HOME INSPECTION'S INSPECTION PHOTOS

ISSUE 33	 Kitchen Minor Issue	Door jam damage. Have qualified tradesperson repair.
ISSUE 34	 Outside Minor Issue	Main power cables in trees. Have qualified tree surgeon remove branches around power cables.
ISSUE 35	 Behind Refrigerator Minor Issue	GFCIs missing in Kitchen and should be installed. Circuit breaker box with old-style main disconnect, though appears serviceable.
ISSUE 36	 1st floor Bath Minor Issue	Toilet not functional downstairs (frozen handle). Recommend qualified plumber fix.

ABILITY HOME INSPECTION'S INSPECTION PHOTOS

<p>ISSUE 37</p> <p>Deck</p>  <p>Minor Issue</p>	<p>Deck gate contacts deck. Recommend qualified tradesperson realign gate.</p>
<p>ISSUE 38</p> <p>Fireplace</p>  <p>Minor Issue</p>	<p>Fireplace flue should be cleaned. Recommend chimney sweep perform annual cleaning service and flue check.</p>
<p>ISSUE 39</p> <p>Floor</p>  <p>Minor Issue</p>	<p>Heat pump cooling (3 ton) is 14 degrees temperature differential, which is minimal. Recommend annual heat pump maintenance and cleaning by qualified HVAC company for blowers, coils and condenser, also have them check vent system for proper air flow.</p>
<p>ISSUE 40</p> <p>Left Side of House</p>  <p>Minor Issue</p>	<p>Exposed gap in soffit. Have qualified tradesperson seal.</p>

ABILITY HOME INSPECTION'S INSPECTION PHOTOS

<div data-bbox="196 348 321 436">ISSUE 41</div> <div data-bbox="581 348 760 394">First Floor</div> <div data-bbox="191 348 764 724"><p data-bbox="342 575 570 611">TBR WARRANTED</p><div data-bbox="342 674 583 716">Minor Issue</div></div>	<p data-bbox="784 359 1398 464">Lights without plastic housing on porch and in adjacent room. Have qualified tradesperson install.</p>
<div data-bbox="196 724 321 812">ISSUE 42</div> <div data-bbox="581 724 760 770">Kitchen</div> <div data-bbox="191 724 764 1110"><div data-bbox="342 1060 583 1102">Minor Issue</div></div>	<p data-bbox="784 745 1339 808">Blind control wand missing. Have wand replaced.</p>

ABILITY HOME INSPECTION'S Inspections Performed

HOME SYSTEM

INSPECTED

A. Heating and Cooling Inspection - TBR Warranted	Yes - SEE ISSUES
B. Electrical Inspection - TBR Warranted	Yes - SEE ISSUES
C. Plumbing Inspection - TBR Warranted	Yes - SEE ISSUES
D. Appliance Inspection - TBR Warranted	Yes - All Appear Serviceable
E. Well Inspection - TBR Warranted	Not Tested or None Found
F. Septic System Inspection - TBR Warranted	Not Tested or Not Found
G. Sprinkler System Inspection - TBR Warranted	Yes (if present)- Appears Serviceable
H. Security System Inspection - TBR Warranted	Not Tested or None Found
I. Pool & Spa Inspection - TBR Warranted	Not Tested or None Found
Roof Inspection (Not Warranted)	Yes - SEE ISSUES
Drainage Inspection (Not Warranted)	Yes - Appears Serviceable
Siding Inspection (Not Warranted)	Yes - SEE ISSUES
Foundation Inspection (Not Warranted)	Yes - Appears Serviceable
Insulation Inspection (Not Warranted)	Yes - Appears Serviceable
Doors & Windows Inspection (Not Warranted)	Yes - SEE ISSUES
Deck / Balcony / Patio Inspection (Not Warranted)	Yes - Appears Serviceable
Stairs and Railing Inspection (Not Warranted)	Yes - SEE ISSUES

ABILITY HOME INSPECTION'S

Inspections Performed

HOME SYSTEM

INSPECTED

Walls, Floors and Ceilings Inspection (Not Warranted) **Yes - SEE ISSUES**

Wood Rot Inspection - TBR Warranted **Yes - SEE ISSUES**

Ceiling Stain Inspection (Plumbing) - TBR Warranted **Yes - Appears Serviceable**

Fence Inspection (Not Warranted) **Yes - Appears Serviceable**
