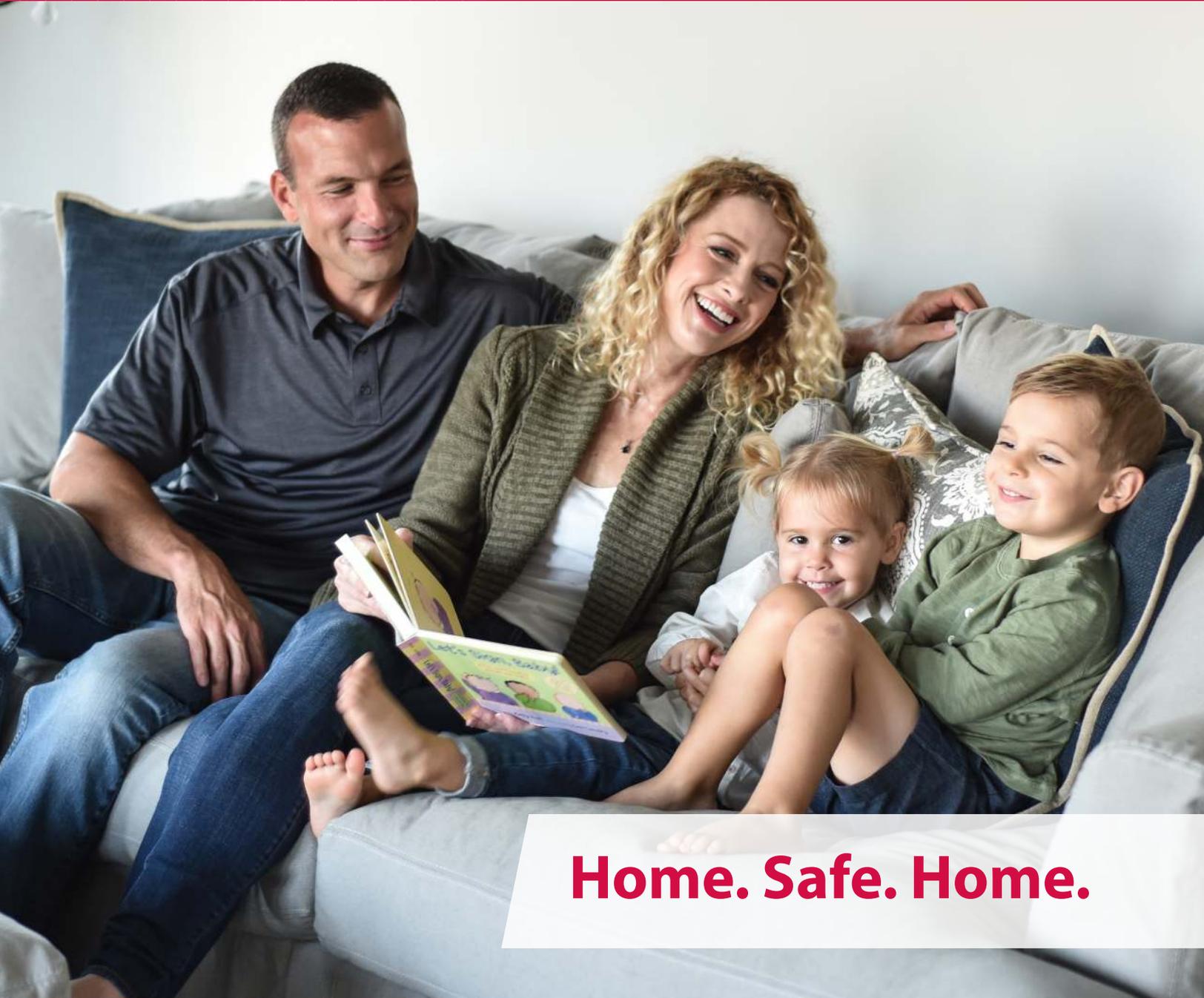




HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE

File Number: **15664**

Address of Inspection: **9650 Eden Manor**



1937 E. Atlantic Blvd #105 Pompano Beach, FL 33060

(954) 941-1602

HomeTeam[®]
INSPECTION SERVICE

E-mail: southeastflorida@hometeam.com

**9650 Eden Manor
Parkland, FL 33076
Inspection # 15664**

Dear Louie Taeon,

On 9/22/2016 HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

HomeTeam Inspection Service



PREFACE:

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items stored in or on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

This inspection report includes a description of any material defects (*) noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. The Client warrants they will read the entire Inspection Report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the Inspection Report.

*Material Defect: The term "material defect" is defined as one which is capable of detection by visual examination only and which requires an immediate expenditure in excess of \$1000 to prevent further deterioration of the property. A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The majority of home inspections are performed on pre-existing structures. The age of these structures vary from just a few years to over 99 years old. Building techniques have changed dramatically over the years. These changes give different neighborhoods their unique character, and affect a buyer's decision to purchase one home over another. Therefore, the age and method of construction will affect the individual character of a home.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to proper watering, foundation drainage and

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removal of vegetation growth near the foundation.

Any links that are provided are for convenience and informational purposes only; they do not constitute an endorsement or an approval by HomeTeam Inspection Service of any of the products, services or opinions of the corporation or organization or individual. The HomeTeam Inspection Service bears no responsibility for the accuracy, legality or content of the external site or for that of subsequent links. Contact the external site for answers to questions regarding its content.

GENERAL DESCRIPTION

The purpose of the inspection is to identify material, visually observable defects which are present at the time of the inspection and which, in HomeTeam's opinion, might affect the use of the property or the typical Buyer's decision to purchase. This inspection and the report provided to you will conform to the Standards of Practice defined in the F.A.C. 61-30.801 (the Standards). Notwithstanding anything to the contrary in this Agreement, in the Standards, or in Florida Statute §468.8323, the purpose and scope of the inspection and Report are limited to the identification and disclosure of significantly deficient systems and components which can be identified as a "material defect". A "material defect" is any single defect in a system or component of the Property that cannot be corrected, repaired or replaced for \$1,000 or less. Although the inspector and the Report may nonetheless identify non-material defects, HomeTeam does not undertake, and is not required to identify or report any defect that could be corrected, repaired or replaced for \$1,000 or less, or any system or component that could be rendered safe or functional for \$1,000 or less, all of which are specifically excluded from the scope of the inspection and Report. The cosmetic conditions of the paint, wall, floor, and window coverings, etc., are not within the scope of the inspection. Unless requested, the inspection will not address the possible presence of or danger from asbestos, Chinese drywall, radon gas, lead, carbon monoxide, urea formaldehyde, toxic or flammable chemicals, mold, water or airborne related illness or disease, or other similar or potentially harmful substances. (Please refer to the Inspection Agreement for additional exclusions.)

This inspection and the report provided to you will conform to the Standards of Practice defined in the F.A.C. 61-30.801 (the Standards). The inspection and the completed Inspection Report are limited by the terms and conditions, exclusions and limitations established by the Inspection Agreement and the Florida Statute 468.8323.

Clients are advised that certain items will fail over time and there are no means by which any inspection can predict any occurrences, or when they may occur. The Inspection Report is not an insurance policy. Clients are urged to obtain Building Insurance and Appliance Warranties prior to occupation. The Client acknowledges that certain components of the house may function at the time of inspection, but may cease to function, change, and/or deteriorate abruptly without notice. Buyers are urged to test all appliances, air conditioning systems, pool equipment, garage door openers, and yard irrigation systems, as applicable, at the final walk through to verify function prior to closing.

All conditions are reported as they existed at the time of the inspection and are limited to readily accessible areas of the property as defined in the Inspection Agreement. Client agrees that any liability of HomeTeam, its employees, sub-contractors, agents, officers, and directors, shall be limited to fifteen times the amount of the inspection fee paid by the Client.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Throughout this report, the terms "right" and "left" are used to describe sides of the home as viewed facing the property from the street.



The inspected property consisted of a two-story structure that was vacant at the time of the inspection.



EXTERIOR

The concrete block structure had painted stucco covering the exterior of the structure. All siding defects, including telephone, HVAC, electrical, plumbing, and cable TV penetrations should be adequately repaired, filled and sealed as a matter of periodic routine maintenance, to prevent moisture intrusion, which could contribute to the premature deterioration of the siding and compromise the structural integrity of the wall cavities. Any cracks should be monitored regularly.

There were no material defects observed in the visible portions of the siding.



There were areas of foliage and/or tree growth near the home, which prevented a detailed visual inspection of the foundation and walls.



Any foliage or trees in contact with the home should be monitored to prevent damage to the exterior walls or roofing system.

Stucco/sealant repairs were required to hairline surface cracks.



The age of the home was approximately ten years.

The home was situated on a prepared mound on a level waterfront lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation.

WALKWAY

There was a paver walkway leading to a paver covered entryway in the front of the home.

There were no material defects observed in the walkway or the front entryway.

DRIVEWAY

There was a paver driveway on the right side of the property, which led to the attached garage. The driveway

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was in serviceable condition with some surface and edge wear typically observed in driveways of this type and age, but with no evidence of excessive or unusual deterioration.

There were no material defects observed in the driveway.



GARAGE

The attached garage was designed for two vehicles with access provided by one overhead-style door. The concrete garage floor was in serviceable condition with minimal settlement cracking.

There were no material defects observed in the garage structure.

The electric garage door opener was operated and found to be functional and the automatic safety reverse mechanism was tested and found to be functional.

There were no material defects observed in the garage door mechanisms.



PATIO

There was an open air patio located at the rear of the dwelling. The patio floor did not appear to slope toward the foundations.

There were no material defects observed on the patio.



There was a stucco-finished ceiling over the patio.

There were no material defects observed on the patio cover or its support structure.

BALCONY

There were balconies located at the front of the dwelling. The safety railings were securely installed. Due to the surface coverings, the condition of the balcony sub floor and support structures could not be determined. Balcony floor and wall connection surfaces should be regularly cleaned and sealed and all flashings and connections should be periodically maintained to reduce the potential for moisture intrusion, which could compromise the structural integrity of the balcony support structure, and any adjacent roof and wall components.

There were no material balcony defects.



FOUNDATION

The visible foundation was constructed of a slab on grade. A single inspection cannot determine whether

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movement of a foundation has ceased. There were normal settlement cracks observed in the foundation. Any cracks should be monitored regularly. If further cracking or movement occurs in the future, a Structural Engineer should conduct further evaluation to determine if any repairs are required. The existence of any pilings was not determined.

There were no material defects observed on the visible portions of the foundation.

FLOOR STRUCTURE

The full floor slab was not visible at the time of the inspection because of the carpet, tile, and wood floor coverings. There were no indications of current moisture present on the floor slab. Please note that the conditions of any utilities within or under a slab, such as plumbing or ductwork, are not within the scope. The existence of pilings under the slab was not determined.

There were no material defects observed on the visible portions of the slab.



ROOF COVER

Observation of the roof surfaces and flashing was performed by walking carefully on the roof. This visual roof report is not intended as a warranty or an estimate on the remaining life of the roof.

The pitched roof was covered with tiles.



There were material defects detected on the exterior of the roof. For additional information, please refer to the attached Roof Report.

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time, with typical minor joint and seam leaking. Gutters and downspouts should receive periodic routine maintenance to prevent premature failure.

There were no material defects observed on the visible portions of the gutters or downspouts.

ATTIC & ROOF STRUCTURE

The attic was accessed in the garage and master bedroom closet.

The attic above the living space was insulated with batted insulation, approximately four-to-six-inches in depth. Continuous soffit vents provided ventilation throughout the attic. The roof structure consisted of two-inch by four-inch wood trusses spaced twenty-four inches on center and plywood sheathing.

Because of the attic structure, which limited access, it was not possible to inspect all areas of the attic. There was evidence of previous moisture visible in the attic space.

There were no material defects observed in the attic or roof structures.





WATER METER

The water meter was located in the left front yard.

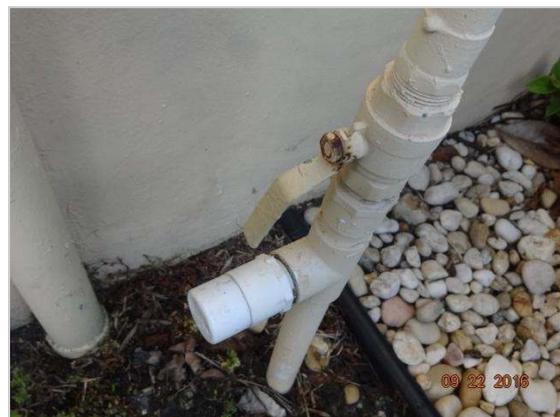
There was no continuous rotation of the water meter dial before entering the property.



PLUMBING

The water was supplied by a public water supply. The main water shutoff valve for the home was located adjacent to the water service entry point on the left side of the home.

The visible water supply lines throughout the dwelling were primarily copper pipe.



Water flow throughout the dwelling was average.



The water pressure was reduced/limited at the sink in the hall bathroom.



Plumbers knock or water pipe hammering was present in the hall bathroom. Water hammer is a loud banging sound in the pipes. It occurs when valves are quickly closed. Implications can include deterioration of valves, loosening of piping supports and leaking at pipe joints.

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The supply lines did not appear to be secure inside the wall.

Recommend further review and correction by a qualified licensed Plumbing contractor.



The sink stopper required repair in the hall bathroom.



A qualified Plumbing Contractor should conduct further evaluation to determine an accurate cost for repairs.

The visible waste lines consisted primarily of PVC pipe. The property was reported connected to a public sewer system. HomeTeam did not test for the presence of any former or current septic tank or dry well system. HomeTeam recommends that Buyers verify that the property is connected to either/or a public sewer system or septic tank and/or drywell system.

Scoping the waste lines with a camera will determine the structural integrity of the pipes and show if there are any obstructions.



All permanently attached plumbing fixtures were operated for visible leaks.





The whirlpool tub was filled with water, turned on briefly and did appear to be functional at the time of this inspection.



The tub and sink were slow to drain in the guest bathroom.

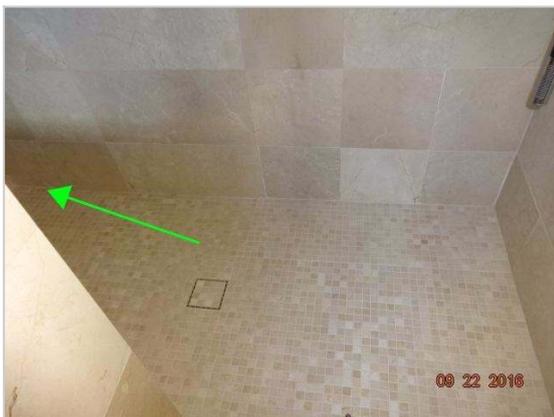




Plumbing fixtures should be adequately sealed/caulked at all wall and cabinet joins to prevent moisture penetration which could lead to the premature deterioration of adjacent surfaces and framing components, and may contribute to conditions conducive to the promotion of mold growth.

There were no other material defects observed in the visible portions of the plumbing system.

Additional caulk/sealant repairs were required to the whirlpool tub, shower, wall, and floor joins in the bathrooms to provide adequate seals.





A qualified Plumbing Contractor should conduct repairs.

WATER HEATER

There was an 80-gallon capacity electric water heater located in the garage. Information on the water heater indicated that it was manufactured four years ago. The typical life expectancy of these units is eleven to thirteen years.

A Temperature/Pressure Relief (TPR) valve was present. Because of the lime build-up typical of TPR valves, we do not test them.

A discharge tube was present. The discharge tube did terminate safely. Your safety depends on the presence of a TPR valve and a discharge tube terminating close to the floor or to the exterior of the structure.

The water heater was functional. The water heater did not have an overflow pan.





SPRINKLER SYSTEM

The yard irrigation system consisted of an electric timing mechanism connected to a pump (lake water) and a multiple zone distributor. When manually cycled, there was a water supply observed. The structural integrity or condition of the underground and other non-visual plumbing was not determined. There is a current State-mandated regulation on water/sprinkler usage. The Buyer is advised to become familiar with all City, County, and any Association regulations regarding sprinkler usage.



Some sprinkler heads required cleaning and adjustment to restore full function.

There was a rain sensor/timer override.



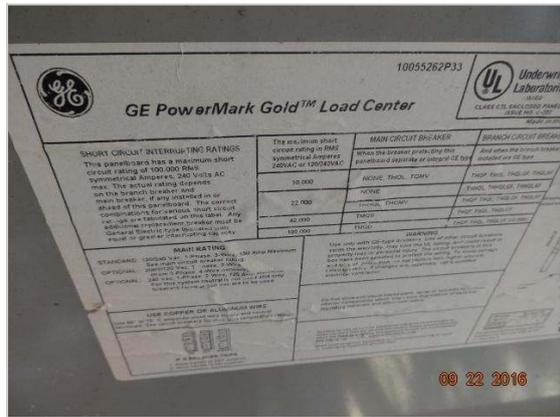
ELECTRIC SERVICE

The underground electric service wire entered the property on the left side wall. The electric meter was located on the exterior wall.



The system did appear to be grounded.

The service wire entered two main General Electric service panels with a 150 amp rated capacity in each. The main breaker was rated for 150 amps.

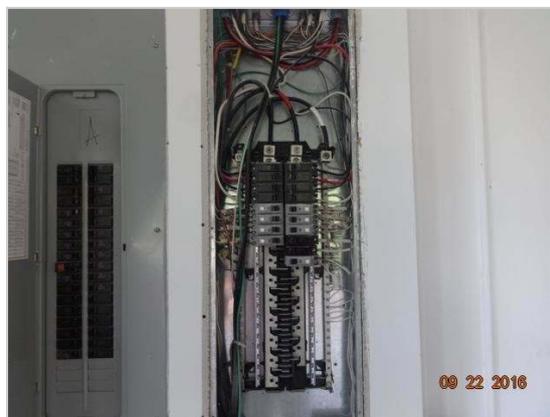
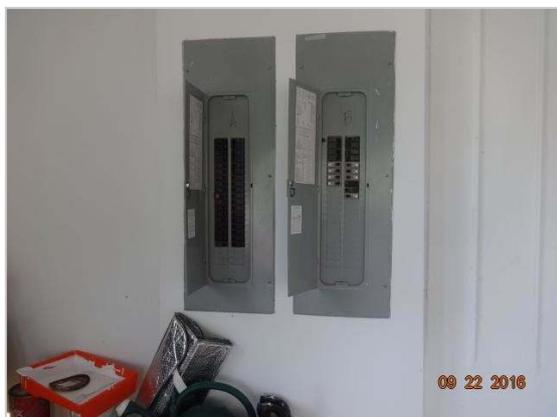


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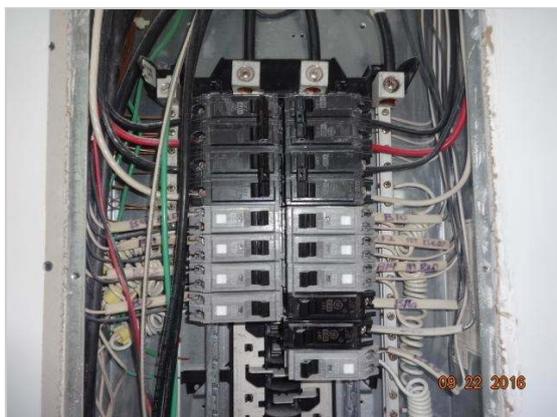
There was a legend inside the panel. The accuracy of the labeling was not determined. Accurate labeling allows individuals unfamiliar with the equipment to operate it.

There was a 150-amp rated capacity General Electric sub panels located in the garage. The branch circuits within the sub panel were copper. These branch circuits and the circuit breakers to which they were attached did appear to be appropriately matched.

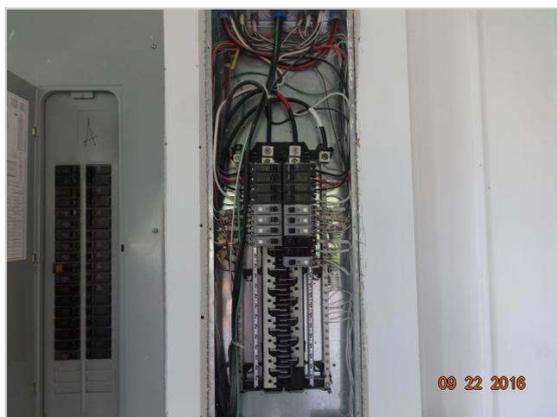


There was a legend inside the panel. The accuracy of the labeling was not determined. Accurate labeling allows individuals unfamiliar with the equipment to operate it.

There were AFCI breakers in the sub panel. The (AFCI) Arc Fault Circuit Interrupter breakers in the sub panel XXXXXXXX functional. All AFCI circuit breakers should be tested monthly.



The visible wiring consisted primarily of Romex and did appear to be in serviceable condition.



A representative number of accessible installed lighting fixtures, switches, and receptacles located throughout the dwelling were tested. A number of the receptacles were in use at the time, particularly those attached to appliances. The grounding and polarity of receptacles within six feet of plumbing fixtures were also tested. There

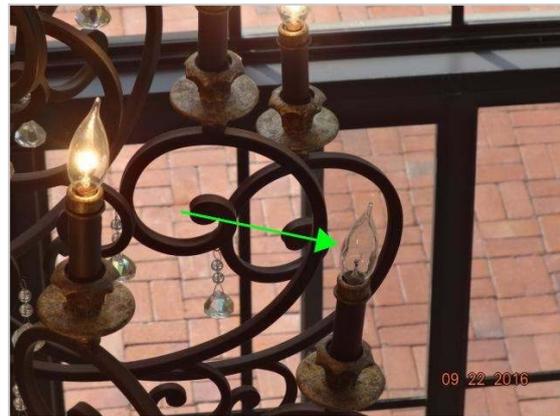
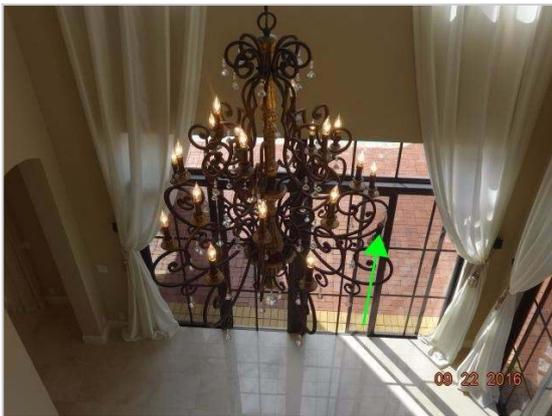
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were GFCI protected circuits located in the bathrooms, kitchen, garage, and on exterior walls. All GFCI receptacles and GFCI circuit breakers should be tested monthly. The reset for the master bathroom was located in the guest bathroom on the second floor.



Some light bulbs were missing or inoperative. All interior and exterior light bulbs should be installed and tested prior to the final walk-through.



The island receptacle was wired incorrectly.



The receptacle cover plate (second floor landing) was secured to the floor with tape.



The electrical service capacity appeared to be adequate for the electrical service demands of the dwelling. *Burglar alarms, electronic keypads, remote control devices, timers, intercoms, exterior yard lighting, stereo/sound systems, telephone, television, and all associated company equipment were beyond the scope of this inspection.*

There were no material defects observed in the electrical system.

SMOKE / CARBON MONOXIDE DETECTORS

There were smoke detectors in the home.

There did not appear to be carbon monoxide detectors in the home.

SMOKE DETECTORS shall be labeled or embossed indicating Smoke Detector.

CARBON MONOXIDE DETECTORS shall be labeled or embossed indicating Carbon Monoxide Detector.

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The markings shall be visible without having to remove a unit. The National Fire Protection Association advises that detectors have an approximate useful life of ten (10) years. If in doubt about the age of the detectors, replacements should be considered.

For further information on fire safety and the installation of detectors visit the following link: <http://www.nfpa.org/>



WINDOWS

A representative number of accessible windows were tested. Screens and window treatments are beyond the scope of the inspection.

There were no material defects observed in the windows.



DOORS

A representative number of accessible doors were tested. Screens and window treatments are beyond the scope of the inspection.

There were no material defects observed in the doors.



Repair was required to the garage pedestrian door frame.

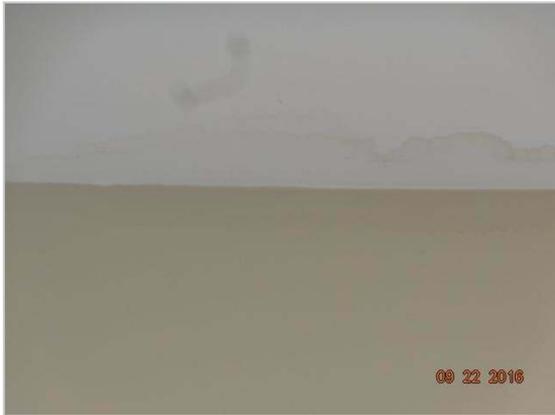


INTERIOR WALLS & CEILINGS

The interior wall and ceiling surfaces were finished with painted drywall. Possible problem areas may not be identified where doors, windows, interior wall and ceiling surfaces have been recently painted.

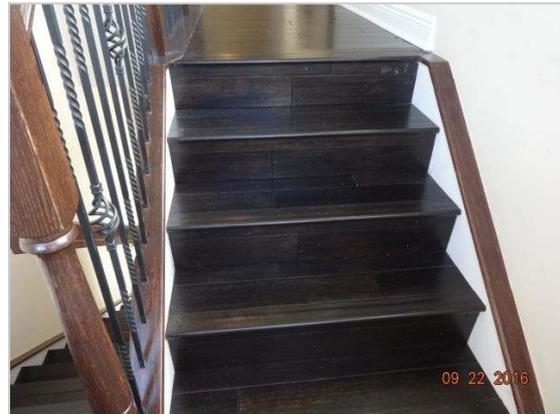
There were no material defects observed in the interior walls or ceilings.

There were moisture stains on the ceiling in the second floor bedroom. The areas were found to be dry at the time of the inspection. Due to the extent of damage observed, the potential exists for damage to have occurred within the ceiling cavities, the extent of which was not visible.



STAIRS

The connecting staircase was in serviceable condition and the safety railings were found to be complete and securely installed.



CABINETS AND HOUSEHOLD APPLIANCES

The visible portions of a representative number of installed cabinets and countertops were in serviceable condition.

This inspection and the report provided to you will conform to the Standards of Practice defined in the F.A.C. 61-30.801 (the Standards). In keeping with the Standards of the Florida Statute 468.83 through 468.8325 Inspectors are not required to inspect the household appliances and, accordingly, household appliances are not within the scope of this inspection. As a customer service, HomeTeam inspectors have turned on the fixed appliances to check basic operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. HomeTeam recommends that an Appliance Warranty be purchased to protect against repair or replacement expenses prior to closing. All appliances should be tested at the final walk-through, prior to closing. The following appliances were operated and visually inspected:



Counter-top appliances beyond the scope of the inspection.



The electric built-in oven and countertop range were inspected and did appear to be functional. The accuracy of the timer mechanisms and settings on oven/ranges are not within the scope of this inspection.



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The built-in range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.



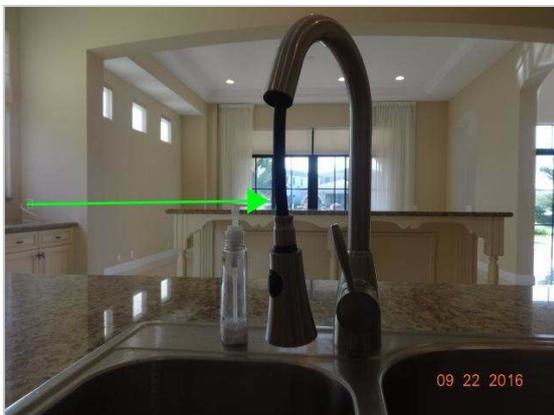
The refrigerator was inspected and did appear to be functional. The temperature settings and the function of any ice makers and/or water dispensers are not within the scope of the inspection.



The dishwasher was observed through a complete cycle and did appear to be functional.



The disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection. *The weight for the faucet was contacting the waste line.*



LAUNDRY APPLIANCES

There was a clothes washer. This appliance was tested through a complete cycle and did appear to be functional. Please note that the washer was run without clothing and, therefore, some defects may appear when run full of clothing which may not have been evident at the time of the inspection. The cleaning efficiency is not within the scope of this inspection.

There was a clothes dryer. This appliance was tested and did appear to be functional. Please note that the dryer was run without clothing and, therefore, some defects may appear when run full of clothing which may not have been evident at the time of the inspection. The temperature and drying efficiency are not within the scope of this inspection.



HVAC INSPECTION REPORT

The Heating, Ventilating and Air Conditioning, (HVAC), systems were tested. Annual maintenance of the HVAC equipment is essential for safe and efficient performance, which will maximize any system's life expectancy. No air quality testing was conducted. *Any air conditioning unit that has exceeded ten years of age is nearing the end of its normal life expectancy, and is subject to failure at anytime. The HVAC system components should be tested at the final walk through, prior to closing, to verify function.*

The controls for the Heating Ventilating and Air Conditioning systems were 24-volt thermostats and the controls were in working order.



No repairs were required. Please refer to the attached HVAC Report.



DIRTY FILTER (SECOND FLOOR)

There will be normal temperature variations from room to room and level to level. The cooling supply adequacy or distribution balances are beyond the scope of the inspection.

All HVAC filters should be replaced or cleaned, as applicable, on a regular basis to comply with manufacturers specifications and to maintain the efficiency of the air conditioning units. Filter suitability and efficiency ratings

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are not within the scope of this inspection.

WOOD DESTROYING ORGANISMS (WDO INSPECTION)

A State Licensed technician performed the wood destroying organism inspection.

Evidence of Wood Destroying Organism (WDO) was observed at the time of inspection.

Please refer to the attached WDO report.

POOL INSPECTION

This report is based upon a visual inspection and does not constitute a guarantee or warranty of any kind. This inspection does not eliminate the need for routine maintenance, or purport to evaluate the system design.

The in-ground pool surface was Diamond Brite. There was etching and minor discoloration observed in the pool surface that was in keeping with the effects of water chemical imbalance, age and the exposed nature of the pool. The coping and inlay were complete. The deck surrounding the pool was constructed of pavers.

There were no material defects observed in the pool or decking.



There were no handrails at the pool steps.

There were support holes in the deck for a child safety fence, and it appeared that the fence was stored in the garage. *The safety fencing should be installed and checked for function.*



The circulating pump was operational at the time of the inspection. The pump was connected to an Intermatic timing mechanism that was manually overridden for the purpose of determining the equipment performance.

The cartridge pool filter was operational at the time of the inspection. The condition of the filter cartridge or filter screening is beyond the scope of the inspection.



The pool lighting was functional at the time of the inspection.

The pool motor was properly grounded/bonded.

The pool equipment was secure.

The pressure gauge was functional.

This inspection does not include testing the water chemical balance. This testing is considered routine maintenance. No analysis was performed to determine if leaking was occurring. Hidden pool leaking can only be detected with specialized equipment that is beyond the scope of this inspection. No test of the water quality, including the bacteria level, was conducted.

FENCING

The fencing was in serviceable condition and **the left side gating required repair to be self closing as designed at the time of the inspection.**



WIND MITIGATION INSPECTION

A licensed Inspector performed the Windstorm Mitigation Inspection separately.

NOTICE - This information is confidential, may contain legally privileged information and is for the sole use of the intended recipient. Disclosure, copying, distribution, or reliance of this report by unintended recipients is strictly prohibited.

Pictures that may be included in this inspection report are complimentary and to are to be considered as examples of the visible deficiencies or other components that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

*In keeping with the Standards of Practice defined in the F.A.C. 61-30.801 (the Standards), HomeTeam is not required to determine the methods, materials, or costs of repairs, replacements or corrections. As a customer

File Number: **15664**

Address of Inspection: **9650 Eden Manor**

service, repair estimates are supplied to the Client only as a guide to determine approximate costs of materials and labor for specified work, **and these repair cost estimates should not be used for, or relied upon, for negotiating purposes. All repairs required may not be listed, including additional costs resulting from any recommended evaluations. HomeTeam recommends that qualified contractors conduct further evaluations of any defective items/systems identified in this Inspection Report, to determine an accurate and competitive cost of repairs.** HomeTeam does not report manufacturer's product recalls.

The existence, or otherwise, or knowledge of, Building Permits for any modifications to the property is beyond the scope of the basic inspection. For an additional fee, HomeTeam can conduct a permit search on most properties. Call 954-941-1602 for additional information.

Note: The Buyer should obtain and verify all permits, documentation, and any Warranty information prior to closing.

REPAIR COST ESTIMATES

Exterior repairs, \$400 to \$700

Roof repairs, \$1,100

***Plumber's knock & water pressure evaluation, \$200 (could exceed \$2,500)**

Plumbing repairs, \$300 to \$500

Electrical repairs, \$150 to \$200

Garage pedestrian door repairs, \$100 to \$125 (wood rot)

Gate repairs, \$75 to \$100

***Accurate costs of any required repairs will be determined after evaluations are completed.**

*****(Anticipated costs)***

Costs may increase if any additional repairs are required after evaluations are completed.

The presence of certain mold and mold spores in a building can result in mild to severe health effects in humans and can deteriorate components of the building, potentially resulting in structural damage. A visible condition exists in the inspected building that may indicate that water intrusion has occurred or is occurring, or that mold spores may be present. Please refer to the Interior Walls and Ceiling section.

It is recommended that a Mold Assessment be conducted to determine if, and what types, of mold spores are present in the building.

Buyers are urged to obtain further information concerning mold and air quality from the following source:

<http://www2.epa.gov/mold/brief-guide-mold-moisture-and-your-home>

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem."

There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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