



Inspection Report

Mr. Ron Centers

Property Address:
11535 Wellman Dr.
Riverview Fl. 33578





SEC Inspection Services

Daniel Menikheim CGC1508129



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Date: 5/4/2009	Time: 04:30 PM	Report ID: 1005
Property: 11535 Wellman Dr. Riverview Fl. 33578	Customer: Mr. Ron Centers	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.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. 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.

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Masonry Stucco

Inspection Items

1.0 ROOF COVERINGS

Inspected

(1) The roof covering is missing shingles in multiple areas at the front of home. Mainly to the left of the gable and in two areas on the gable. Roof covering will need replacing before 3 years. A qualified contractor should inspect and repair as needed.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

(2) The roof covering is damaged by nail pops on all four sides of the home. There was approximately five nail pops that have been identified on the roof. This damage should be repaired or replaced. A qualified contractor should inspect and repair as needed.



1.0 Picture 4



1.0 Picture 5



1.0 Picture 6

(3) The roof vents were installed improperly at the left and right sides of the home as well as rear of home. This does not appear adequate. It should be properly repaired or replaced. A qualified contractor should inspect and repair as needed.



1.0 Picture 7



1.0 Picture 8



1.0 Picture 9

(4) The roof covering is starting to crack and deteriorate at the starter strip. It should be replaced as soon as possible. A qualified contractor should inspect and repair as needed.



1.0 Picture 10

1.1 FLASHINGS

Inspected

The flashing is missing underneath the right side corner of the gable. Repair or replace as necessary..



1.1 Picture 1

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

1.3 ROOF DRAINAGE SYSTEMS

Not Present

Gutters and drain lines are needed or erosion or water intrusion can occur.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Cement stucco

Siding Material:

Masonry

Exterior Entry Doors:

Steel

Appurtenance:

Sidewalk

Driveway:

Concrete

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Inspected

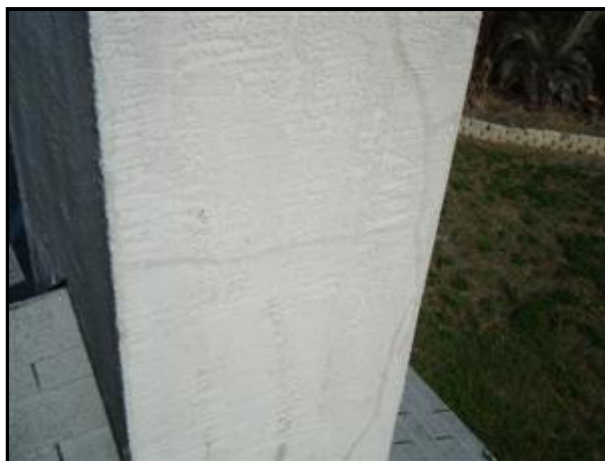
(1) The Stucco coating on the exterior has step cracking in various areas around the home. The cracking of the stucco is also on the chimney. Further deterioration can occur if not corrected. A structural engineer should be contacted to do further testing.



2.0 Picture 1

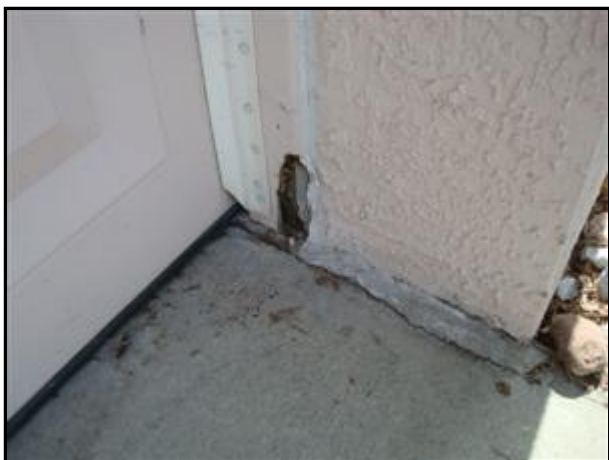


2.0 Picture 2



2.0 Picture 3

(2) The Wood trim around the garage is beginning to deteriorate. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Picture 4



2.0 Picture 5

2.1 DOORS (Exterior)

Inspected

2.2 WINDOWS

Inspected

(1) The sill plate damaged at multiple windows. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



2.2 Picture 1



2.2 Picture 2

(2) The sealant around the window frames are starting to deteriorate. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



2.2 Picture 3

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace

The fence door to the right of the home needs adjustment to latch properly. The fence door latch to the left of the home has become partially unfastened. This is a maintenance issue. A qualified person should repair or replace as needed.



2.3 Picture 1



2.3 Picture 2

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
GENIE

Inspection Items

3.0 GARAGE CEILINGS

Inspected

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected

(1) The sheetrock underneath the air handler is damaged. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



3.1 Picture 1

(2) The wood trim around the door entering from the garage to the home is damaged. The plaster around the wood trim is also damaged. This damage is considered cosmetic. A qualified person should repair or replace as needed.



3.1 Picture 2

3.2 GARAGE FLOOR

Inspected

3.3 GARAGE DOOR (S)

Inspected

The door leading from the garage to the kitchen has a torn weather strip at the bottom. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



3.3 Picture 1

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Inspected

4. 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.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile
Unfinished

Interior Doors:

Hollow core
Wood

Window Types:

Single-hung
Single pane

Cabinetry:

Laminate

Countertop:

Laminate

Inspection Items

4.0 CEILINGS

Inspected

4.1 WALLS

Inspected

(1) The tile surround at the bathtub wall is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.



4.1 Picture 1

(2) The Tile surround on the walls in the master bath looks like the grout has been redone. However the bottom corner of the closet next to the bath has a water stain in the corner. Though the leak looks like it was fixed, monitor and repair if needed.



4.1 Picture 2



4.1 Picture 3

(3) The plaster on the wall is damaged at the Guest Bedroom. This damage is considered cosmetic. A qualified person should repair or replace as needed.

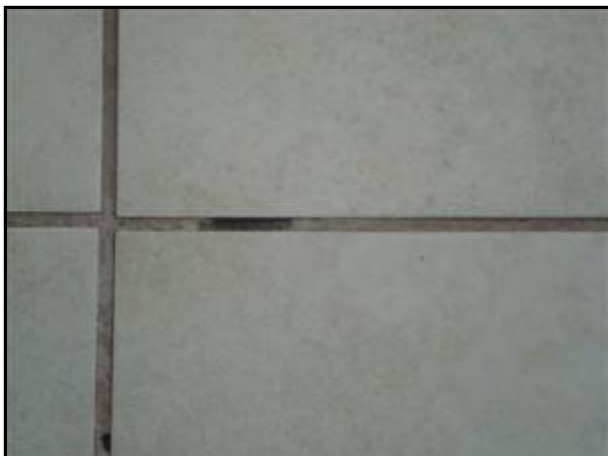


4.1 Picture 4

4.2 FLOORS

Inspected

The Tile is missing mortar or sealer at the Living Room. While this damage is cosmetic, it needs to be repaired. A qualified person should inspect and repair as needed.



4.2 Picture 1



4.2 Picture 2



4.2 Picture 3

4.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

Cabinet door (s) need adjusting in various areas where doors don't close completely. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



4.3 Picture 1



4.3 Picture 2

4.4 DOORS (REPRESENTATIVE NUMBER)**Inspected**

The Sliding doors going from the living room to the backyard fall off their respective tracks when operated. This is considered unsafe and needs correcting. A qualified person should repair or replace as needed.



4.4 Picture 1



4.4 Picture 2

4.5 WINDOWS (REPRESENTATIVE NUMBER)**Inspected**

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Wall Structure:

Masonry

Ceiling Structure:

2X4

Roof Structure:

Engineered wood trusses

Roof-Type:

Hip

Method used to observe attic:

Walked

Attic info:

Attic access

Inspection Items

5.0 WALLS (Structural)

Inspected

5.1 FLOORS (Structural)

Inspected

5.2 CEILINGS (structural)

Inspected

5.3 ROOF STRUCTURE AND ATTIC

Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

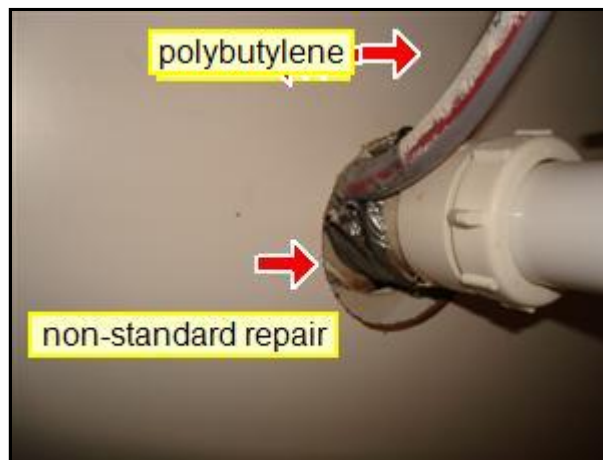
Water Source: Public	Plumbing Water Supply (into home): Poly	Plumbing Water Distribution (inside home): POLY
Plumbing Waste: PVC	Water Heater Power Source: Electric	Water Heater Capacity: 40 Gallon (1-2 people)
Manufacturer: RHEEM		

Inspection Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

The plumbing waste line has been repaired improperly at the Hall Bath sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



6.0 Picture 1

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected

(1) The tub spout leaks at the master bath. Repairs are needed. A qualified person should repair as necessary.



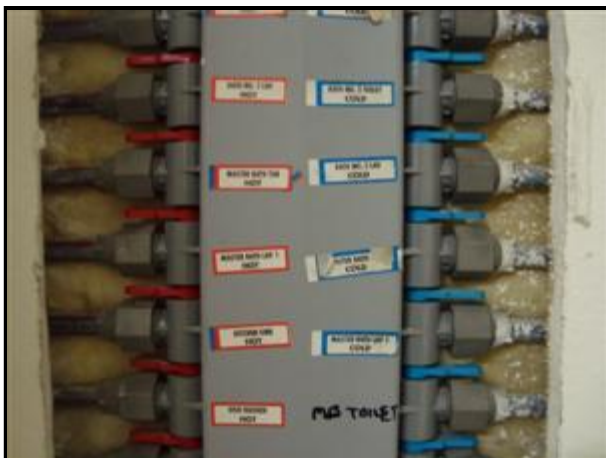
6.1 Picture 1

(2) The shower head is missing at the hall bath. Repairs are needed. A qualified person should repair as necessary.



6.1 Picture 2

(3) Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has brass fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>



6.1 Picture 3



6.1 Picture 4

6.2 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

The main shut off is located outside in the ground.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Below ground

Panel capacity:
150 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
SQUARE D

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Inspection Items

7.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.1 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)

Inspected

(1) GFCI (Ground Fault Circuit Interrupter) outlets to the right and the left of the stove won't trip when tested. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.1 Picture 1

7.1 Picture 2

(2) One electrical outlet is missing in the utility room. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.1 Picture 3

7.2 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.3 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

7.4 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

The main panel box is located at the garage.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Ductwork: Insulated	Filter Type: Washable	Types of Fireplaces: Solid Fuel
Operable Fireplaces: One	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: AGED	Number of AC Only Units: One	

Inspection Items

8.0 HEATING EQUIPMENT

Inspected

8.1 NORMAL OPERATING CONTROLS

Inspected

8.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

8.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

8.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected

8.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Inspected

The fire retardant brick liner in the fireplace is cracked on every side. Repairs should be made so unit works properly. A qualified person should repair or replace as needed.



8.5 Picture 1



8.5 Picture 2

8.6 COOLING AND AIR HANDLER EQUIPMENT

Inspected

8.7 NORMAL OPERATING CONTROLS

Inspected

8.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Fiberglass

Ventilation:

Soffit Vents
Passive

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Inspection Items

9.0 INSULATION IN ATTIC

Inspected

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. 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.

Styles & Materials

Dishwasher Brand:
AGED

Exhaust/Range hood:
GENERAL ELECTRIC

Range/Oven:
GENERAL ELECTRIC

Inspection Items

10.0 DISHWASHER

Inspected

10.1 RANGES/OVENS/COOKTOPS

Inspected

10.2 RANGE HOOD

Inspected

10.3 FOOD WASTE DISPOSER

Inspected

The food disposer is damaged. I recommend repair as needed.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



No One Works Harder For Their Clients!

SEC Inspection Services

Customer

Mr. Ron Centers

Address

11535 Wellman Dr.
Riverview Fl. 33578

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

1. Roofing

1.0 ROOF COVERINGS

Inspected

(1) The roof covering is missing shingles in multiple areas at the front of home. Mainly to the left of the gable and in two areas on the gable. Roof covering will need replacing before 3 years. A qualified contractor should inspect and repair as needed.



1.0 Picture 1



1.0 Picture 2



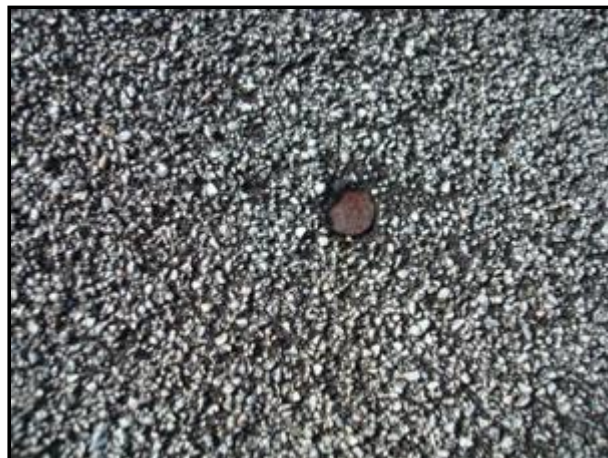
1.0 Picture 3

(2) The roof covering is damaged by nail pops on all four sides of the home. There was approximately five nail pops that have been identified on the roof. This damage should be repaired or replaced. A qualified contractor should inspect and repair as needed.

1. Roofing



1.0 Picture 4



1.0 Picture 5



1.0 Picture 6

(3) The roof vents were installed improperly at the left and right sides of the home as well as rear of home. This does not appear adequate. It should be properly repaired or replaced. A qualified contractor should inspect and repair as needed.



1.0 Picture 7



1.0 Picture 8

1. Roofing



1.0 Picture 9

(4) The roof covering is starting to crack and deteriorate at the starter strip. It should be replaced as soon as possible. A qualified contractor should inspect and repair as needed.



1.0 Picture 10

1. Roofing

1.1 FLASHINGS

Inspected

The flashing is missing underneath the right side corner of the gable. Repair or replace as necessary..



1.1 Picture 1

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected

(1) The Stucco coating on the exterior has step cracking in various areas around the home. The cracking of the stucco is also on the chimney. Further deterioration can occur if not corrected. A structural engineer should be contacted to do further testing.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

2. Exterior

2.2 WINDOWS

Inspected

(1) The sill plate damaged at multiple windows. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



2.2 Picture 1



2.2 Picture 2

4. Interiors

4.4 DOORS (REPRESENTATIVE NUMBER)

Inspected

The Sliding doors going from the living room to the backyard fall off their respective tracks when operated. This is considered unsafe and needs correcting. A qualified person should repair or replace as needed.



4.4 Picture 1



4.4 Picture 2

7. Electrical System

7.1 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)

Inspected

(1) GFCI (Ground Fault Circuit Interrupter) outlets to the right and the left of the stove won't trip when tested. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

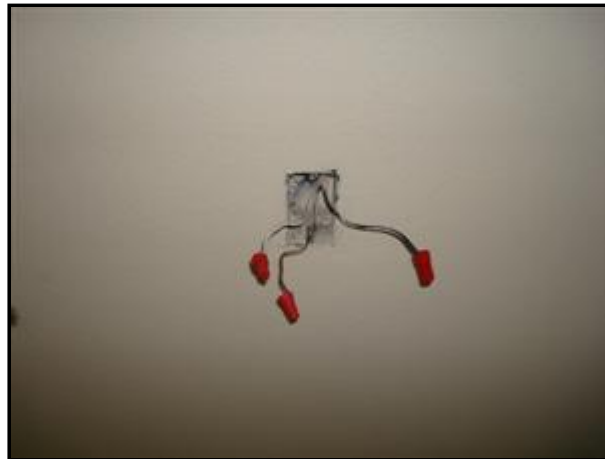


7.1 Picture 1



7.1 Picture 2

(2) One electrical outlet is missing in the utility room. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.1 Picture 3

8. Heating / Central Air Conditioning

8.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Inspected

The fire retardant brick liner in the fireplace is cracked on every side. Repairs should be made so unit works properly. A qualified person should repair or replace as needed.



8.5 Picture 1



8.5 Picture 2

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

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INVOICE

SEC Inspection Services

Inspection Date: 5/4/2009

Inspected By: Daniel Menikheim

Report ID: 1005

Customer Info:	Inspection Property:
Mr. Ron Centers	11535 Wellman Dr. Riverview Fl. 33578
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:

Payment Status:

Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.