



Accurate Property Inspections Of South Florida, Inc.

"Let Us Inspect Before You Invest"
PHONE 954-817-5537

Prompt - Professional - Trusted - Reliable

Certified - Licensed - Insured

9715 West Broward Blvd. # 204 Plantation FL 33324

License # 329-0025918

PREPARED FOR:
LOCATION:
D A T E:
STRUCTURE TYPE:
INSPECTOR:
WEATHER:

Single Family Residence
Steven Hill, Senior Inspector, C.E.I.
Sunny / Clear



This is a report made to the best of our ability and professional belief on the existing conditions of the components of the said address shown. As all areas of the components are not accessibly visible in some areas due to foliage, plaster or painting, the inspector cannot guarantee against hidden defects, structural damage or repairs. No inspection has been made for such structural defects as would require engineering skill practices. This inspection does not include any form of environmental testing services unless requested.

I certify that I am authorized to sign this inspection on behalf of Accurate Property Inspections Of South Florida, Inc., and that by the signature hereinafter made, Accurate Property Inspections Of South Florida, Inc., is duly bound be the terms and conditions of the certification. This report expressed no guarantee on the components. I further certify that I have non interest, past or prospective, in the property, buyer, seller, broker, mortgage or other parties involved in the transaction. Only the condition of the system as of this date is warranted by this inspection.

Signature of Inspector : Steven Hill

Date: January 05, 2010

E L E C T R I C A L - I N T E R I O R

Service Entrance <input checked="" type="checkbox"/> Three wire 240V <input type="checkbox"/> Two wire 120V	Distribution Panel <input checked="" type="checkbox"/> Circuit Breaker Panel <input type="checkbox"/> Fused Panel	Branch Wiring Type <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum (solid) <input type="checkbox"/> Aluminum (multistrand) <input type="checkbox"/> Other	F-01
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DESCRIPTION	YES	NO	NA	See Note No:
1. Do all breakers operate (turn off and on)?	X			
2. Do breakers / fuses feel cool to the touch?	X			
3. Is distribution panel in an accessible location?	X			
4. Is distribution panel secured to structure?	X			
5. Is distribution panel in satisfactory condition?	X			
6. Are breaker slot covers present?	X			
7. Is there a main disconnect switch or breaker?	X			
8. Are outlets operational?		X		F-01-01
9. Are outlets three hole type?	X			
10. Are there any ground fault circuit interrupters, (GFCI)? (see below for more information)	X			
11. Are all switch and outlet covers present (where visible)?	X			
12. Are switches operational?	X			
13. Are permanently mounted light fixtures operational?		X		
14. Are these light fixtures free of obvious damage?		X		

The inspection of electrical items is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Adequacy of system design is excluded from this report. Telephone and television wiring and outlets, security systems, smoke detectors, carbon monoxide detectors, central vacuum systems, intercoms, timing devices, and low voltage items are excluded. Receptacles, switches, and light fixtures are randomly checked. Ceiling fan and light fixture mountings are not inspected.

SMOKE DETECTORS: generally speaking, it is recommended that a smoke detector be located inside of each Bedroom and one outside of Bedrooms. The Buyer is strongly encouraged to check smoke detector locations and operation and can contact the local fire department for more information. Inspection of smoke detector locations and operation are not included in this home inspection.

G.F.C.I DEVICES (Ground Fault Circuit Interrupters)

GFCI's are devices that greatly enhance shock protection at outlet locations and are required by code in newer homes. Older homes constructed before the newer code may not have these devices and it is not required by code that older homes be upgraded to provide these devices. However, our company recommends that if your home does not have GFCI devices, that you consider having this protection installed at all outlets within 6 feet of a water source such as kitchens, bathrooms, laundry rooms. GFCI's are also recommended at garages and all exterior outlets.

Your home has: GFCI's at all recommended locations No GFCI protection
 Limited GFCI protection. **1957 CODES, WITH RECENT UPGRADED SYSTEM**



Maintaining your Home!

HOME CARE SUGGESTIONS

NOW	PERIODICALLY	SPRING	FALL	YEARLY	MAINTENANCE ITEM
					GRADING / DRAINAGE
				✓	Check soils at perimeter of foundations for positive drainage away from house.
				✓	Check for soil erosion at downspout locations and below roof valleys.
					DRIVEWAYS / SIDEWALKS / PATIO SLABS
				✓	Check for settlement cracks, heaving, and surface deterioration. Caulk/patch as needed.
					RETAINING WALLS
				✓	Check for tilting and settlement cracks.
					FENCING
				✓	Check masonry fencing for tilting and settlement cracks. Check for decay at wood fences. Periodically lubricate and adjust hardware and level/plumb.
					SPRINKLER SYSTEM
	✓				Check and adjust heads to assure that water is not spraying against the house or related equipment. Check valves for leakage. Check timer back-up battery and clock setting.
					SOFFIT / FASCIA / EAVES
				✓	Check for decay, insect/rodent access locations, staining on soffit (indicating possible roof leakage). Check for damaged soffit vent screen and at gable vents.
					GUTTERS & DOWNSPOUTS
		✓	✓		Clean-out gutters and downspouts. Check slope at gutters. Check for leakage.
					DOORS AND WINDOWS
				✓	Check for decay and insect damage at door jambs, door edges, and window trim. Check for window trim for decay. Seal any cracks in window sills and check caulking.
	✓				Check operation of windows making sure that one window per bedroom is operational.
	✓				Lubricate overhead Garage door, track, and opener (rail, guide, chain, etc).
	✓				Check operation of auto-reverse safety device on garage door openers.
					EXTERIOR WALLS
		✓			Check siding and trim for damage, looseness, warping and decay. Caulk siding where nail heads have penetrated surface and at joints where caulking has pulled loose.
		✓			Check exterior masonry walls for cracks, looseness, missing or broken mortar.
	✓				Check stucco for cracks. Caulk to prevent water penetration.
		✓			Check painted surface for paint flaking or paint failure.

HOME CARE SUGGESTIONS

NOW	PERIODICALLY	SPRING	FALL	YEARLY	MAINTENANCE ITEM
					ROOFING
				✓	Check for damaged, loose or missing shingles, blisters.
				✓	Check flashings around roof stacks, vents, skylights, chimneys, etc. as sources of leakage.
					Do not close-off roofing vents. The attic space needs to ventilate year round.
				✓	Check roof sheathing water stains, mildew/mold growth, dampness, etc. Give particular attention to areas where roof surface is penetrated and at overhang edges.
				✓	Thoroughly check for water stains on ceilings (which can often be difficult to see).
					PLUMBING
	✓				Inspect faucets, hose bibbs and shut-off valves, under sinks for leakage and operation.
				✓	If you have well water, test water for bacterial contamination at least once per year.
				✓	Check operation of main water shut-off valve which can become stuck in the open position.
✓					Have septic tank cleaned and inspected every 2-3 years.
✓					Familiarize yourself with the location of the main water shut-off valve.
					HEATING AND AIR CONDITIONING
✓					Change or clean return air filters monthly.
		✓	✓		Clean outside cooling equipment. Trim vegetation away from equipment (disconnect power).
✓					Check condensate drain line monthly to be sure that the line is free of obstructions.
✓					Air conditioning / heating equipment should be serviced/inspected twice per year.
	✓				Have coils cleaned every 3-4 years.
					ELECTRICAL
✓					Make sure breakers are labeled. Don't assume old labeling to be correct.
	✓				Test trip/reset buttons at ground fault circuit interrupters (G.F.C.I.) monthly.
	✓				Check exposed electrical wiring for wear or damage (do not touch ... call electrician).
					If breakers trip frequently, contact a licensed electrician.
✓					Familiarize yourself with the location of the electrical main disconnect/breaker.
					LANDSCAPING
		✓			Trim tree branches from making contact with roof surface and building surfaces.
					Cut back and trim shrubbery away from walls to allow ventilation.
					OTHER
					Visit the Michigan State University website for home maintenance. This is a great resource for home care and how-to information. Website = http://www.msue.msu.edu/msue/imp/mod02/

The Maintaining Your Home list of suggested home care items is not intended to be complete and is provided as a helpful guide. The use of this form is at the sole discretion of the user (Home Owner / Home Buyer) and is not warranted in any way by the home inspector or home inspection company or employees of home inspection company and shall be held harmless in any incident arising from the use of this form and the information contained herein.

Date Report No.:

Address:

Inspector: Ken, Herman, Lenny

GENERAL INFORMATION

Main Entry Faces: N / S / E / W

Weather: Clear / Dry / Rain

Est. Age of House 41 yrs.

Garage: None / Single / Double

Building Type: 1 / 2 / 3 floors

Attached / Detached / Carport

Single Family / Multiple Family

House: Vacant / Occupied

Condo / Townhouse / Villa / Duplex

Persons Present: Buyer / Seller

Utilities: Water On / Off
Electric On / Off

Agent / Others: _____

CONDITION DEFINITIONS:

(A) Acceptable (NP) Not Present (NI) Not Inspected (DEF) Defective

General Notes _____

	(A)	(NP)	(NI)	(DEF)	REMARKS
SYSTEM DESIGN					
Split / Package					
UNIT NO. 1	xxx	()	()	()	
Make	<u>guardian</u>				
Est. Age	<u>one</u>				
Operating	<u>yes</u>				
Temp Change	<u></u>				
UNIT NO. 2	()	xxx	()	()	
Make	<u></u>				
Est. Age	<u></u>				
Operating	<u></u>				
AIR HANDLER #1	()	()	()	xxx	clean coils \$ 200.
Make	<u>?</u>				
Est. Age	<u>?</u>				
AIR HANDLER #2	()	xxx	()	()	
Make	<u></u>				
Est. Age	<u></u>				
AIR RETURN FILTERS	()	()	()	xxx	missing \$ 10.
Electric / Disposable / Washable					

	(A)	(NP)	(NI)	(DEF)	REMARKS
MICROWAVE	xxx	()	()	()	
Make <u>whirlpool</u>					
RANGE	xxx	()	()	()	
Make <u>whirlpool</u>					
<u>Slip-in / Built-in / Free Standing / Gas / Electric</u>					
OVEN	xxx	()	()	()	
Make <u>whirlpool</u>					
<u>Built-in / Part of Range / Gas / Electric</u>					
EXHAUST	()	()	()	xxx	no connection have licensed electrician give est
Make <u>nutone</u>					
<u>Vented / Recirculated / Light / Part of Microwave / Part of Range</u>					
REFRIGERATOR	xxx	()	()	()	
Make <u>kitchen aid</u>					
CLOTHES WASHER	xxx	()	()	()	
Make <u>hot point</u>					
CLOTHES DRYER	xxx	()	()	()	
Make <u>g.e.</u>					
OTHER	()	()	()	()	
Make _____					
DISHWASHER	()	xxx	()	()	
Make _____					
GARBAGE DISPOSAL	()	xxx	()	()	
Make _____					

	(A)	(NP)	(NI)	(DEF)	REMARKS
Main Panel	xox	()	()	()	
Location	west		150 amp		
Circuit Protection Breakers/Fuses	xxx	()	()	()	
Main Disconnect at Main Panel/At Meter	xxx	()	()	()	
Interior Service Panel	()	()	()	xxx	one double tap have licensed electrician give est.
Location	laundry room				
Protection Breakers/Fuses	xxx	()	()	()	
G.F.C.I. Protection	()	xxx	()	()	
GARAGE	N/A				
Ceilings / Walls	()	()	()	()	
Floors	()	()	()	()	
Windows	()	()	()	()	
Side Door	()	()	()	()	
Main Door	()	()	()	()	
Automatic Opener	()	()	()	()	
Make	_____				
Suicide Holes	()	()	()	()	

EXTERIOR SURFACE

	(A)	(NP)	(NI)	(DEF)	REMARKS
Exterior Finish	xxx	()	()	()	
Trim	xxx	()	()	()	
Fascia	()	()	()	xxx	see w.d.o. report
Soffits	xxx	()	()	()	
Hose Bibs	()	()	()	xxx	front and patio bib leak \$ 70.
LOTS & GROUNDS					
Walks	xxx	()	()	()	
Steps	()	xxx	()	()	
Patio	()	()	()	xxx	outlets have open ground \$ 45.
Deck/Balcony	()	xxx	()	()	
Grade	xxx	()	()	()	
Slope	xxx	()	()	()	
Drainage	xxx	()	()	()	
Plants	xxx	()	()	()	
Shrubs	xxx	()	()	()	dead tree in rear yard have removed \$ T and M
Tree Limbs	()	()	()	xxx	
Lawn Sprinkler Pump Only	()	()	()	xxx	not working needs to be primed
Location	<u>west</u>				

		(A)	(NP)	(NI)	(DEF)	REMARKS
BEDROOM	n.e.					
Ceilings/Walls		xxx	()	()	()	
Floors		xxx	()	()	()	
Electrical		xxx	()	()	()	
Doors/Windows		xxx	()	()	()	
Ceiling Fan		()	()	()	xxx	remote bad \$ 35.
BEDROOM	east					
Ceilings/Walls		xxx	()	()	()	
Floors		xxx	()	()	()	
Electrical		xxx	()	()	()	
Doors/Windows		xxx	()	()	()	
Ceiling Fan		xxx	()	()	()	
BEDROOM	N/A					
Ceilings/Walls		()	()	()	()	
Floors		()	()	()	()	
Electrical		()	()	()	()	
Doors/Windows		()	()	()	()	
Ceiling Fan		()	()	()	()	
BEDROOM	N/A					
Ceilings/Walls		()	()	()	()	
Floors		()	()	()	()	
Electrical		()	()	()	()	
Doors/Windows		()	()	()	()	
Ceiling Fan		()	()	()	()	

BATHROOM	(A)	(NP)	(NI)	(DEF)	REMARKS
Ceilings/Walls	xxx	()	()	()	
Floors	xxx	()	()	()	
Electrical	xxx	()	()	()	
Doors/Windows	xxx	()	()	()	
Plumbing	()	()	()	xxx	tub missing stopper \$ 45.
Cabinet/Counter Tops	xxx	()	()	()	
1/2 BATHROOM					N/A
Ceilings/Walls	()	()	()	()	
Floors	()	()	()	()	
Electrical	()	()	()	()	
Doors/Windows	()	()	()	()	
Plumbing	()	()	()	()	
Cabinet/Counter Tops	()	()	()	()	
LAUNDRY ROOM					
Ceilings/Walls	xxx	()	()	()	
Floors	xxx	()	()	()	
Electrical	xxx	()	()	()	
Doors/Windows	xxx	()	()	()	
Plumbing	xxx	()	()	()	
Cabinet/Counter Tops	()	xxx	()	()	
ENTRANCE WAYS					
Ceilings/Walls	xxx	()	()	()	
Floors	xxx	()	()	()	
Doors / Windows	xxx	()	()	()	

	(A)	(NP)	(NI)	(DEF)	REMARKS
KITCHEN					
Ceilings/Walls	xox	()	()	()	
Floors	xox	()	()	()	
Electrical	xox	()	()	()	
Doors/Windows	xox	()	()	()	
Ceiling Fan	xox	()	()	()	
Plumbing	xox	()	()	()	
Counter Tops	xox	()	()	()	
LIVING ROOM					
Ceilings/Walls	xox	()	()	()	
Floors	xox	()	()	()	
Electrical	xox	()	()	()	
Doors/Windows	xox	()	()	()	
Ceiling Fan	()	xox	()	()	
Fireplace	()	xox	()	()	
DINING ROOM					
Ceilings/Walls	xox	()	()	()	
Floors	xox	()	()	()	
Electrical	xox	()	()	()	
Doors/Windows	()	xox	()	()	
Ceiling Fan	()	xox	()	()	
HALL					
Ceilings/Walls	xox	()	()	()	
Floors	xox	()	()	()	
Electrical	()	()	()	()	

	(A)	(NP)	(NI)	(DEF)	REMARKS
Attic Access	xxx	()	()	()	
<u>Hatch / Door / Folding Stairs / Access Limited / Stored Items / Low Clearance / Duct Work / Insulation / Alarm Wiring</u>					
Roof Framing	kxx	()	()	()	
Rafters / <u>Trusses</u>	xxx	()	()	()	
Roof Sheathing	xxx	()	()	()	
<u>Plywood / Chipboard / Tongue and Groove</u>					
Insulation	kxx	()	()	()	
Ventilation	xxx	()	()	()	
A/C Ductwork	kxx	()	()	()	



AAVON

4101 North Andrews Avenue, Suite 109
Oakland Park, Florida 33309
Phone: 954-566-8040
FAX: 954-565-5300

statement

DATE



PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE. CANCELLED CHECK IS YOUR RECEIPT

DATE	CHARGES - CREDITS	BALANCE
	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>	<p style="text-align: right;">BALANCE FWD</p> <p style="text-align: right;">\$ 270⁰⁰</p> <p style="text-align: center;">R C K 0</p>

AAVON PEST CONTROL • 566-8040 • FAX 565-5300

PLEASE PAY
LAST AMOUNT
IN THIS COLUMN