



To Whom It May Concern

As Certified Professional Home Inspectors and with our solid experience to perform a superior inspection, we provide you with a thorough and professional, non-intrusive, visual inspection of the home to be inspected, from roof to foundation. Within 24 hours, you and your client will get a comprehensive report that is easy to read and understand. Everything identified during the inspection will be included in the report.

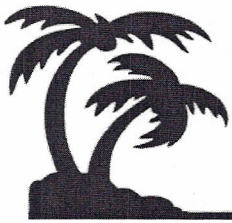
I am also qualified with my many Credentials and State Licenses. I can be your one stop for all your needs; my qualifications and licenses are as follows:

The Construction People-CGC1518452  
Raianguard Roofing-CCC1329502  
Cabo Pest Control and Bird Control-JF130076  
American Society of Home Inspections-203891  
Mold Assessor-MRSA890  
Mold Remediation and Lead Paint Remediation-MRSR1713  
Home Inspections-HI 1779

If you have any needs for these type of services I will be happy to assist you.

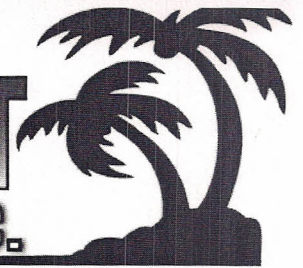
Best regards,

*Tim Patten, Owner and President*



The Original

# COAST TO COAST PROPERTY INSPECTIONS INC.



Date:	1/2/12	Time:	12:00 pm	Price:	\$150
Buyer:	JOANE BELPEN		Buyer's Agent:	DON D'AMICO	
Phone:		Phone:	(954) 240-2156		
Address:	2221 CYPRESS ISLAND DR. #107	City:	POMPANO	State:	FL ZIP:
<b>Attendees:</b>	<input checked="" type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> Selling Agent	<input type="checkbox"/> Listing Agent	<input checked="" type="checkbox"/> Inspector
Inspector:	TIM PATTEN		Type of Inspection:	STANDARD	
Building Type:	CONDO		Weather Conditions:	SUNNY	
Degrees:	70-80		Approximate Square Feet (living space):	1400	

### SCOPE AND LIMITATIONS OF INSPECTION

THE FOLLOWING SPECIFIC LIMITATIONS APPLY: Design problems are not within the scope of inspection. The inspector will not determine the operational capacity, quality or suitability for a particular use of items inspected. No engineering, scientific or specialized technician test will be made by the inspector. No test samples will be taken from the roof or any other part of the structure unless specifically requested. The company will have no liability for latent defects which cannot be observed by a normal inspection nor can be determined by normal equipment operation; and it is specifically agreed and understood that: Mechanical devices and structural components may be functional one moment and later fail or malfunction; therefore, the Company's liability is specifically limited to those situations where it can be conclusively shown that the mechanical device or structural component inspected was inoperable or in the immediate need of repair or not performing the function for which it was intended at the time of inspection. The Client recognizes that there is NO REPRESENTATION OF WARRANTY OR GUARANTEE on the future life of items inspected. The inspector does not take responsibility for reporting non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances or any existing structure.

Inspectors shall not inspect any area of the property considered dangerous or hazardous to their safety and health.

The inspection scope is furnished to you as part of the inspection report so that you may better understand the nature of the inspection performed on the areas and components contained in the report. We urge you to read the inspection scope and to refer to the scope of any item you might have a question about. We do not inspect for insurability.

Some inspection components may or may not be covered by your Real Estate Contract. Consult your real estate agent and/or attorney regarding your contractual conditions.

We are not performing a mold or chinese drywall inspections.

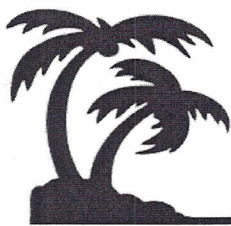
This is a visual inspection only. We inspect only what we see. We do not disassemble anything. We do not inspect for any environmental issues such as lead paint, asbestos, etc. We do not inspect for building codes soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, and pollution, portability of water or habitability. Please remember that older houses do not meet the same standards as newer houses, even though items in both might be performing the function for which they are intended. We do not hold ourselves to be specialists for any particular item; nor are engineers. We are a general real estate inspection company. This inspection report covers only the items listed in the report which are reasonably observable, and are based only on the present condition of those items.

For example, we do not move furniture, rugs, paintings, or other furnishings. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of the inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made concerning any condition other than the operability of any item. No representation is made concerning any condition other than the operability of any item. There are no warranties, either expressed or implied. If you would like a warranty or guarantee you must obtain it from a warranty company. When an item is noted as not functioning or in need of repair, replacement or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before you purchase the home.

The client has employed this inspection company to perform a visual inspection of all accessible areas and components at the time and date of inspection. The client or a representative on behalf of the client was present and accompanied the inspector during the inspection and does not hold the inspection company and/or inspector liable for future malfunctions, repairs or replacements of structural systems or components on the property inspected. The customer agrees and understands that the maximum liability incurred by the inspector/the company for errors and omissions in the inspection shall be limited to the inspection fee. Be advised that if the buyer does not sign below, payment is considered acceptance of limitations agreement in lieu of signature.

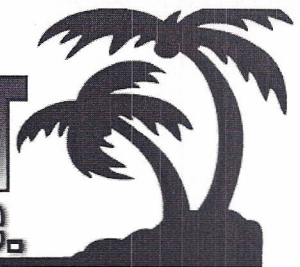
CLIENT \_\_\_\_\_

DATE \_\_\_\_\_



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# COAST TO COAST PROPERTY INSPECTIONS INC.



## PLUMBING

WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Well	WATER SHUT OFF'S PRESENT <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
WATER PRESSURE: <input checked="" type="checkbox"/> Sufficient <input type="checkbox"/> Insufficient	MUNICIPAL WATER SHUT OFF VALVE: FRONT BEDROOM CLOSET
DRAIN FLOW: <input checked="" type="checkbox"/> Sufficient <input type="checkbox"/> Insufficient	
HOSE BIBS: <input type="checkbox"/> Functional <input type="checkbox"/> Not Functional	

### WATER HEATER:

WATER HEATER	Make: UNKNOWN	Capacity: <u>CANNOT SEE STICKER</u> Gallons
<input type="checkbox"/> Electric <input type="checkbox"/> Solar <input type="checkbox"/> Gas	<input type="checkbox"/> Water Shut Off Valve	
Pressure Relief Valve <input type="checkbox"/> Yes <input type="checkbox"/> No	Thermal Blanket <input type="checkbox"/> Yes <input type="checkbox"/> No	
WATER HEATER	Make:	Capacity: _____ Gallons
<input type="checkbox"/> Electric <input type="checkbox"/> Solar <input type="checkbox"/> Gas	<input type="checkbox"/> Water Shut Off Valve	
Pressure Relief Valve <input type="checkbox"/> Yes <input type="checkbox"/> No	Thermal Blanket <input type="checkbox"/> Yes <input type="checkbox"/> No	

### NUMBER OF BATHROOMS:

First Floor: <u>2</u>	<input checked="" type="checkbox"/> Toilet	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Sink	<input checked="" type="checkbox"/> Shower	<input checked="" type="checkbox"/> Fan
Second Floor: _____	<input type="checkbox"/> Toilet	<input type="checkbox"/> Tub	<input type="checkbox"/> Sink	<input type="checkbox"/> Shower	<input type="checkbox"/> Fan
Third Floor: _____	<input type="checkbox"/> Toilet	<input type="checkbox"/> Tub	<input type="checkbox"/> Sink	<input type="checkbox"/> Shower	<input type="checkbox"/> Fan

### KITCHEN:

Kitchen Sink: <input type="checkbox"/> Functional <input checked="" type="checkbox"/> Not Functional
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### SPRINKLER SYSTEM:

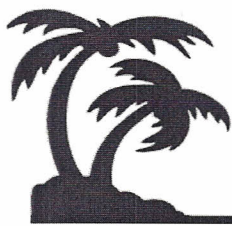
<input type="checkbox"/> Pump <input type="checkbox"/> Timer <input checked="" type="checkbox"/> None
Water Source: <input type="checkbox"/> Well <input type="checkbox"/> Municipal <input type="checkbox"/> Lake
Sprinkler Heads: <input type="checkbox"/> Functional <input type="checkbox"/> Not Functional

### WATER HEATERS:

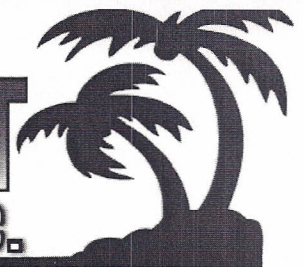
The inspection of the water/s and heater components are visual in nature and are limited to those items listed in this report. The inspector does not: Dismantle any equipment, control, or gauges to inspect components; operate any valves, when in the inspectors reasonable opinion, damage to property or injury may result; determine proper sizing as to hot water needs; inspect any part, or component that is not completely visual and located in an accessible area; move stored items or furnishings to gain access to the water heater; determine the remaining useful life of the unit or any component; or remove insulation blanket to gain access to water heater components or determine temperature. Supply line shut off handles at all plumbing fixtures are not operated or tested due to the fact that they may leak after not being used for extended periods of time. Septic tanks and fields are not tested.

#### Plumbing System:

The inspection of the plumbing system is a visual inspection in nature and is limited to the items listed in this report. The inspector does not: Operate any main, branch or shut-off valves; inspect any system which has been shut down or otherwise secured; inspect any component which are not visible and accessible; inspect any exterior plumbing components such as water mains, private water wells, private sewer systems, sprinkler systems or swimming pools (unless agreed to by both parties and inspected as a separate inspection apart from the listed items contained in these reports); inspect fire sprinkler systems; inspect or operate drain pumps or waste ejector pumps; inspect the quality or volume of well water; determine the portability of any water supply; inspect water conditioning equipment, such as softeners or filter systems; inspect solar water heating systems; determine the effectiveness anti-siphon devices on appropriate fixtures or systems; operate free standing appliances; inspect private water supply systems, swimming pools or tanks; observe the system for proper sizing, design or use of proper materials or inspect the gas supply system for leaks. This inspection cannot fully determine, in most cases, if a shower pan is damaged and leaking in that most damage is not visual and, in some cases prolonged use of water is necessary for leaks to become apparent. Because of the limited nature of the inspection and therefore mention possibilities, we do not offer nor imply any warranties regarding the absence of shower pan leaks, damage, nor the continual functional use of the shower pan.



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ELECTRICAL						
SERVICE TYPE:	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Overhead	Location:	METER ROM	Amps:	UNKNOWN
MAIN CUT OFF SWITCH:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Ground Conductor Present:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Service Entry Conducting Material:	<input type="checkbox"/> Copper	<input checked="" type="checkbox"/> Aluminum	Sub Panel Type:	<input type="checkbox"/> None	<input type="checkbox"/> Fuses	<input type="checkbox"/> Breakers
Main Panel Type:	<input type="checkbox"/> Fuses	<input checked="" type="checkbox"/> Breakers				
Distribution Panel Branch:						
Circuit Wiring Type:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum	Amps Capacity:	150		
G.F.C.I.: (ground fault circuit interrupter)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
Smoke Alarms:	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input type="checkbox"/> None			
Ceiling Fan:	<input type="checkbox"/> Functional	<input checked="" type="checkbox"/> Not Functional	<input type="checkbox"/> None			
Door Bell:	<input type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input checked="" type="checkbox"/> None			

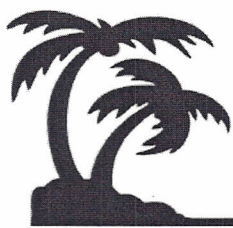
**ELECTRICAL SYSTEMS**

The electrical systems inspection is a visual inspection and is limited to the items listed in this report. The inspector does not: Move any objects, furniture or appliances to gain access to any electrical component; remove switch cover plates, except where aluminum wiring is observed in the main or sub panels; inspect any electrical equipment which is not in an accessible area; dismantle any electrical device or control; inspect ancillary systems, such as burglar and smoke or fire systems, antenna, electrical de-icing tapes, sprinkler wiring, intercom systems, any system controlled by timers or photo cells, landscape lighting, cable TV wiring, telephone wiring, load or voltage regulators; or trace wiring origins or wiring destinations.

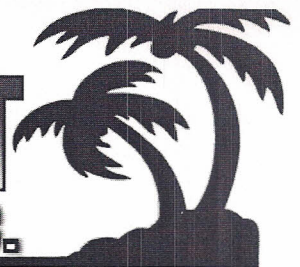
APPLIANCES				
Dishwasher: Make	GE	<input type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input type="checkbox"/> None
Refrigerator: Make		<input type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input checked="" type="checkbox"/> None
Door Seal:		<input type="checkbox"/> Adequate	<input type="checkbox"/> Defective	<b>Ice Maker Not Tested</b>
Range/Oven: Make		<input type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input checked="" type="checkbox"/> None
Door Seal:		<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	
		<input type="checkbox"/> Adequate	<input type="checkbox"/> Defective	
Disposal: Make	ISE	<input type="checkbox"/> Functional	<input checked="" type="checkbox"/> Not Functional	<input type="checkbox"/> None
Microwave: Make	WHIRLPOOL	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input type="checkbox"/> None
Exhaust Fan: Make	WHIRLPOOL	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input type="checkbox"/> None
Hood Light: Make	WHIRLPOOL	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input type="checkbox"/> None
Washer: Make	WHIRLPOOL	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input type="checkbox"/> None
Dryer: Make	WHIRLPOOL	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input type="checkbox"/> None
Other: Make		<input type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input type="checkbox"/> None
Central Vacuum: Make		<input type="checkbox"/> Functional	<input type="checkbox"/> Not Functional	<input type="checkbox"/> None

**APPLIANCES**

All appliances are operated in the manual mode only. Self-cleaning functions are not inspected. Appliances are inspected for proper operation, visible areas of damage, missing or defective parts, leaks, installation as to secure mounting and proper routing of hose connections, and for vibration or excessive noise during the operation of the appliance. The inspector does not: determine the compacting ability of compactors, the grinding abilities of food disposal units, nor the vacuum capabilities of central vacuum systems. The inspector is not doing a technical evaluation. The inspector is activating the units by normal manufactured supplied controls. Not all functions can be checked such as self-cleaning modes on ovens, timers, ice makers or other specialty attached equipment. Cosmetic wear and tear conditions by regular use are not included in the report.



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**AIR CONDITIONING/HEAT**

Type:	<input checked="" type="checkbox"/> Central	<input type="checkbox"/> Wall Units
Location of Condenser:	<input checked="" type="checkbox"/> Roof <input type="checkbox"/> Yard <input type="checkbox"/> Wall	Number of Zones: <u>1</u>
Condenser Suction Line Insulation:	<input type="checkbox"/> Sufficient <input type="checkbox"/> Insufficient	<input type="checkbox"/> Missing
Distribution Method:	FORCED AIR	Visible Ducts/Trunks: NOT VISIBLE

**Zone 1:**

Condenser:	NO ROOF ACCESS	Age:		<input checked="" type="checkbox"/> Split
Air Handler:	RHEEM	Age:	2004	<input type="checkbox"/> Package
Heat Type:		Heat Temperature:	92	
Temperature at Register:	54 Degrees F	Temperature Return:	75 Degrees F	
Temperature differential acceptable?	<input type="checkbox"/> Yes <input type="checkbox"/> No			

**Zone 2:**

Condenser:		Age:		<input type="checkbox"/> Split
Air Handler:		Age:		<input type="checkbox"/> Package
Heat Type:		Heat Temperature:		
Temperature at Register:	Degrees F	Temperature Return:	Degrees F	
Temperature differential acceptable?	<input type="checkbox"/> Yes <input type="checkbox"/> No			

**Zone 3:**

Condenser:		Age:		<input type="checkbox"/> Split
Air Handler:		Age:		<input type="checkbox"/> Package
Heat Type:		Heat Temperature:		
Temperature at Register:	Degrees F	Temperature Return:	Degrees F	
Temperature differential acceptable?	<input type="checkbox"/> Yes <input type="checkbox"/> No			

**COOLING SYSTEMS:**

The inspection of the cooling system is limited to those items in this report. The inspector does not: operate a cooling system when the outside temperature is below 60 degrees Fahrenheit; determine the proper operation of condensate systems; inspect gas-fired refrigeration systems; inspect for the pressure of the system coolant or determine the presence of leaks; determine the efficiency of a system; inspect any equipment which is not in an accessible area or dismantle any equipment, controls or gauges; determine the electrical current draw of the system; program digital-type thermostats or controls; operate any set back features on thermostat or controls; inspect interior components of an evaporative cooler when the unit has been drained or shut down.

**HEAT SYSTEMS:**

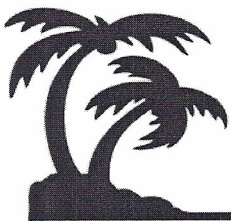
The inspection of the heat system is visual in nature and is limited to the items listed in this report. The inspector does not: activate or operate heating systems which have been shut down or which do not respond to normal control devices; determine fully the performance of heat exchangers; (This would require dismantling of the system), inspect any equipment unless the equipment is located in an accessible area; dismantle any equipment, controls or gauges; inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood burning stoves, inspect solar heating systems; determine the efficiency or adequacy of a system; activate heating or heat pump systems if the ambient temperatures or other circumstances are, in the reasonable opinion of the inspector, not conducive to safe operation without damage to the equipment; program digital-type thermostat or controls; operate radiant heaters, steam heat or unvented gas-fired heating appliances.

**TEMPERATURE DIFFERENTIAL IS THE DIFFERENCE BETWEEN INPUT AND OUTPUT, 14 TO 22 DEGREES F. IS IDEAL**

**Note:** Inspection does not determine balancing or sizing of system.

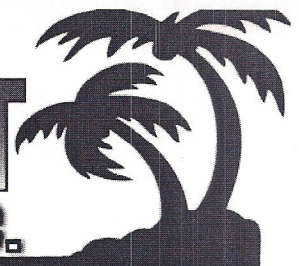
Inspector does not disassemble any air cooling component whatsoever. Compressors and fan motors are only inspected for noise. Housings and cabinets may have water stains, rust or corrosion due to age or weather or leakage.

**Recommendation:** Licensed air conditioning technician take apart the unit to clean the evaporator coils, condensate pan, turbine and cabinet interior to restore efficiency and determine if any components need replacement. Internal components are not inspected.



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## INTERIOR

**WINDOWS:**

**Frame Material:**  Wood  Aluminum  Vinyl  None  
**Type:**  Awning  Single Hung  Sliding  Jalousie  
 Bay  Casement  Other: \_\_\_\_\_

**SCREENS:**  Yes  No

**DOORS TYPE:**  Panel  Pocket  Sliding  French

**WALLS:**  Drywall/Plaster  Wood  Concrete

**CEILING:**  Drywall/Plaster  Wood  Concrete

**FLOORS:**  Concrete  Hardwood  Plywood

**CABINETS AND COUNTERS:**  Functional  Not functional

**Patio:**  Concrete  Pavers  Tile  Wood  
 None  Screened

**Balcony:**  Concrete  Pavers  Tile  Wood  
 None  Screened

**Stairways:**  Yes  No **Furnished:**  Yes  No

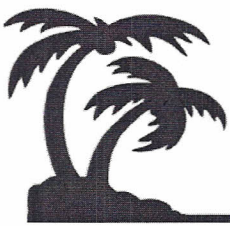
**Railings:**  Yes  No **Chimney/Fireplace:**  Yes  No

### CHIMNEY AND FIREPLACE:

The inspector will inspect the visible components and structure of the chimney and fireplace, the visible parts of the fire box and flue. The inspector does not: inspect for adequacy of the draft or performance of a chimney smoke test, the damper operation, the presence of non-combustible hearth extension, the condition of lintel, and material surrounding the fireplace, attic penetration of the chimney flue, where accessible, for fire stopping, gas log lighter valves for function and gas leaks, the operation of circular fans when present, and observe the coping or crow, caps or spark arrestor from a ground level at a minimum.

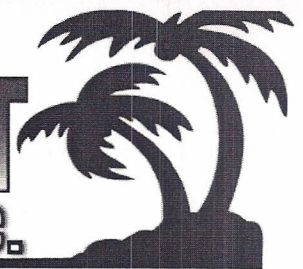
### PORCHES AND DECKS:

The inspector will inspect porches, decks, steps, balconies and car ports for structural performance as to visible footings, joists, decking, railings and attachments points, where applicable. The inspector does not: inspect detached structure or water front structures and equipment. Balconies with tile floor coverings cannot be inspected.



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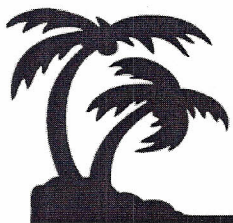
# COAST TO COAST PROPERTY INSPECTIONS INC.



## SUMMARY/NOTES

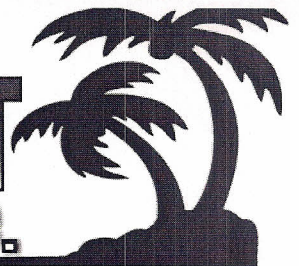
NOTED DEFECTS	ESTIMATED COST
KITCHEN SINK FAUCET LEAKS	\$ 75-125
GARBAGE DISPOSAL IS INOPERATIVE	\$ 150
KITCHEN: SCREEN FRAME IS BENT, WINDOW DOES NOT SLIDE OPEN AND	\$ 50
WINDOW IS LOOSE IN FRAME	\$
FRONT BEDROOM: SCREEN FRAME IS BENT, WINDOW DOES NOT SLIDE OPEN,	\$
AND WINDOW IS LOOSE IN FRAME	\$
HALL BATHROOM: TOILET IS LEAKING	\$ 100
LAUNDRY ROOM: BOTTOM OF CLOSET DOOR IS BENT	\$ 100
FRONT HALL CLOSET DOOR MIRROR IS BROKEN	\$ 100
MASTER BEDROOM: CEILING FAN WOBBLER EXCESSIVELY, BOTH WINDOWS	\$ 150-250
DO NOT OPEN PROPERLY DUE TO HANDLE NOT ATTACHED PROPERLY,	\$
BEDROOM CLOSET LIGHT DOES NOT LIGHT	\$
MASTER BATHROOM: SINK FAUCET DRIPS, SINK DRAINS TOO SLOW, TOILET	\$ 200-UNKNOWN
ROOM DEOR JAMB HAS MOLD ON IT, LIGHT DOES NOT LIGHT, SHOWER	\$
DRIPS WHEN NOT USING, SHOWER DOORS DO NOT SLIDE PROPERLY AND	\$
FRAME NEEDS SEALED TO WALL	\$
LIVING ROOM: SLIDING GLASS DOORS DO NOT SLIDE PROPERLY	\$ 150
PATIO: SCREEN DOOR DOES CLOSE PROPERLY, 1 SCREEN IS OPEN AT THE	\$ 0-150
BOTTOM	\$
WATER HEATER HAS BLACK WATER COMING FROM IT	\$ 0-500
KITCHEN LIGHT COVER IS MISSING	\$ 50

Estimated cost of repairs is to be used as a general guide only. It is recommended that the buyer and/or seller should obtain at least three written estimates from a professional contractor who is licensed in the field of the repairs suggested.



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# COAST TO COAST PROPERTY INSPECTIONS INC.



## SUMMARY/NOTES

NOTED DEFECTS

ESTIMATED COST

	\$ 75-125
	\$ 150
	\$ 50
	\$
	\$
	\$
	\$ 100
	\$ 100
	\$ 100
	\$ 150-250
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$ 150
	\$ 0-150
	\$
	\$ 0-500
	\$ 50

Estimated cost of repairs is to be used as a general guide only. It is recommended that the buyer and/or seller should obtain at least three written estimates from a professional contractor who is licensed in the field of the repairs suggested.