



Inspection Report

SAMPLE REPORT

Property Address:

123 Main Street
Melbourne FL 32901



Oasis Home Inspections, LLC

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Date: 10/9/2017	Time: 08:00 AM	Report ID: 20170101-Sample-Report
Property: 123 Main Street Melbourne FL 32901	Customer: SAMPLE REPORT	Real Estate Professional:

Dear Client,

By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the INSPECTION AGREEMENT, which has already been sent to your for review. If you did not receive an agreement for review contact us immediately. In the event you do not agree to be bound by our INSPECTION AGREEMENT in its entirety, you must contact Oasis Home Inspections, LLC immediately upon receipt of this completed report. In addition, all electronic and paper copies of the inspection report must be deleted and destroyed, and may not be used in whole or in part for consideration in a real estate transaction.

The inspection report is an unbiased assessment of the property for the day it was created. It is essential you read this report in its entirety and determine what you feel is important in regards to corrections needed. It is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Oasis Home Inspections, LLC performs all inspections in compliance with the State of Florida Home Inspection Standards of Practice. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly defective, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

State standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. You are encouraged to read the State of Florida Home Inspection Standards of Practice so that you clearly understand what things are included in the home inspection and report.

Home Inspectors are generalists. Our position is to discover basic visible defects with the home and either suggest action or recommend further evaluation by a specialist in the appropriate field. In many cases generalists can not diagnose conditions with major components or systems, due to the lack of specific licenses. Only individuals who carry the proper credentials can make proper assessments.

Any repairs or work suggested in this report should only be performed by qualified licensed individuals. I will not be responsible for any and all repairs made by sellers or unqualified individuals. While the inspector makes every effort to thoroughly inspect all aspects, some areas can be overlooked due to human error, or the event that areas are inaccessible. Some areas that are accessible can prohibit full view because objects or items that block or hinder full view of the space. Certain repairs may need to be performed, then an additional inspection may be needed to fully inspect an area.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. I will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part by any 3rd parties without the report owners express written permission.

Again, thanks very much for the opportunity of conducting this inspection for you. I am available to you throughout the entire real estate transaction process. Should you have any questions, please call or email me.

Cordially Yours,

Michael Loudon

321-289-5654

mike@oasishomeinspections.com

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. The reason could be from not having utilities on or not being able to gain access to a specific location. Other reasons may result from safety issues or fear of injury.

Not Present (NP) = This item, component or unit is not in this home or building.

Monitor (M) = The item or system in this category is working or not currently causing any visible issues, but should be watched or checked periodically to ensure no future issues arise.

Further Evaluation (FE) = The item or system in this category will require further research or information to determine if an actual issue or defect exists. This can include Non-functioning items, environmental concerns, or potential issues that would require engineering or house plan review for determination.

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. Anything listed in this category should be corrected by a licensed contractor.

The home had pets, or signs of pets, inside the residence. Pet related damage can range for visible damage, premature wear and tear on flooring and cosmetic odors or smells. We fully disclaim and do not comment or inspect for the presence odors, pet wear and tear, or urine and feces soaked building materials, unless they physically have caused substantial damage to building materials. Anytime a pet has been in the home at any point, it should always be anticipated that some level of stains or hidden damage could have occurred.

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Standards of Practice:

61-30.801 State of Florida Home Inspection
Standards of Practice

In Attendance:

Customer And Seller And Both Agents

Type of Building:

Single Family (1 story)

Approximate Age of Building:

1942

Home Faces:

South

Temperature:

Over 80 (F) = 26.6 (C)

Weather:

Clear

Ground/Soil Surface Condition:

Dry

Rain in Last 3 Days:

Yes

Utility Status:

All Utilities On and Functioning

Inside Pets Present or Signs of Pets:

Yes

1. Out of Scope Considerations



Observations

1.0 Permit Research

Condition: Not Inspected

Permit information is obtained in order to complete any needed insurance forms. Any permits on record for this building can be obtained or viewed by going online or contacting the local municipality.

Any additional construction or replacement of major systems that is not listed on the accessible permit information, may have been installed or constructed without a permit. A permit may exist, and sometimes requires additional homework to obtain this information.

Home inspections are not intended to ensure permit enforceability, and evaluation of any un-permitted construction or additions can only be inspected by what is visibly deficient or incorrect. Hidden defects cannot be determined.

Oasis Home Inspections, LLC disclaims any permit related construction issues and will not be responsible for any future permit or code related issues for un-permitted applications. If the inspection or sellers disclosure has documented any updated appliances, retrofits or upgrades to the structure, I advise you consult with the local municipality to ensure lack of permits will not impact you in the future. In some cases additional fines or removal of un-permitted structures may be required.

1.1 Environmental Issues

Condition: Not Inspected

The following list are common items that can exist in a building, but are outside the scope of a general inspection.

- Mold
- Radon
- Asbestos
- Chinese Drywall
- Buried fuel oil tanks or soil contamination
- Rodents, bats or pests including their feces and urine

Specific inspections intended to confirm or deny that any of the noted concerns are present during the inspection are not performed. These would require additional testing or an evaluation for positive conformation of their existence. In the event common signs or the potential presence are suspected by, I will report it and suggest further investigation. Mold would be a secondary result of moisture related building issues, and active visible moisture evidence would be documented if found.

2. Roof Covering



61-30.805 Roof Coverings. State of Florida Home Inspection Standards of Practice. 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.



Componet / Material Discription

Roof Covering:	Viewed Roof Covering From:	Estimated Roof Age:
Metal	Walked Roof	2015
Estimated Remaining Service Life:		
23 to 26 Years		

Observations

2.0 Roof Coverings
Condition: Repair or Replace



The tree limbs that are in contact with the roof or hanging near the roof should be trimmed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

2.1 Flashings

Condition: Inspected

2.2 Skylights, Chimneys and Roof Penetrations

Condition: Inspected

2.3 Roof Drainage Systems

Condition: Not Present

There are no gutters and down spouts installed on the home. These help reduce soil erosion and water intrusion issues.

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.

3. Exterior Components



61-30.810 Exterior Components. State of Florida Home Inspection Standards of Practice. 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.



Componet / Material Discription

Siding Material:

Stucco

Exterior Entry Doors:

Fiberglass
Insulated Glass

Appurtenance:

Covered Porch
Deck
Sidewalk

Driveway:

Concrete

Hurricane Shutter Protection:

No Hurricane Shutters

Observations

3.0 Wall Cladding, Flashing, and Trim

Condition: Repair or Replace

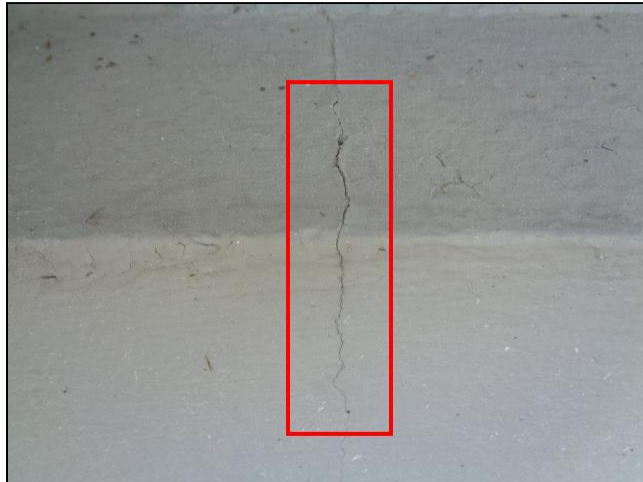
🔧 (1) Some fading paint, or paint that could be rubbed off by your hand was noted. This is a general indication that the exterior of the home may be due for paint in the near future.



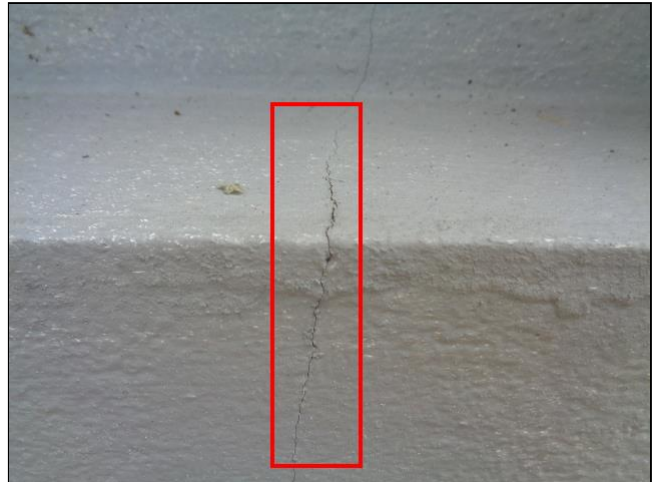
3.0 Item 1(Picture)

🔧 (2) Some minor cracking in the exterior stucco was noted on the exterior stucco in multiple areas around the home. Open cracks can allow for potential water entry, and cause hidden damage if left un-corrected. Areas where the wood framing meet the block, between levels is most important.

I recommend general repairs and maintenance to the exterior stucco. An exterior or siding professional can review and correct.

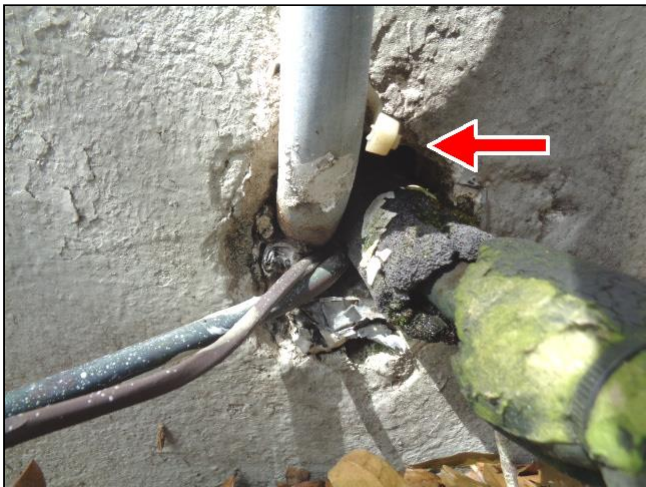


3.0 Item 2(Picture)



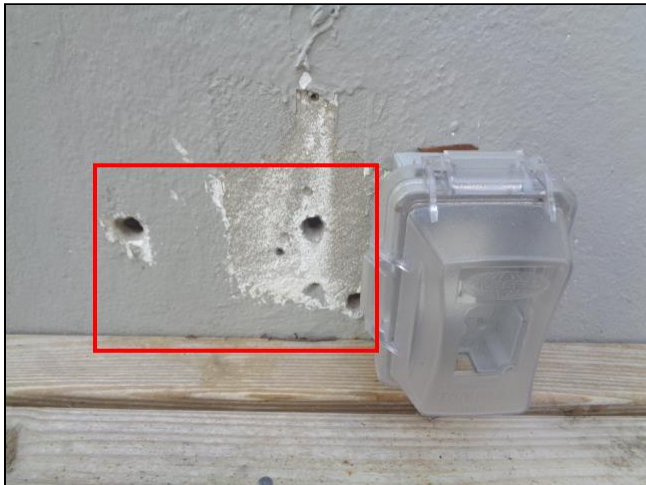
3.0 Item 3(Picture)

(3) The hole in block wall needs closing off with sealant or liquid foam at the rear of home where A/C compressor lines enter the home.

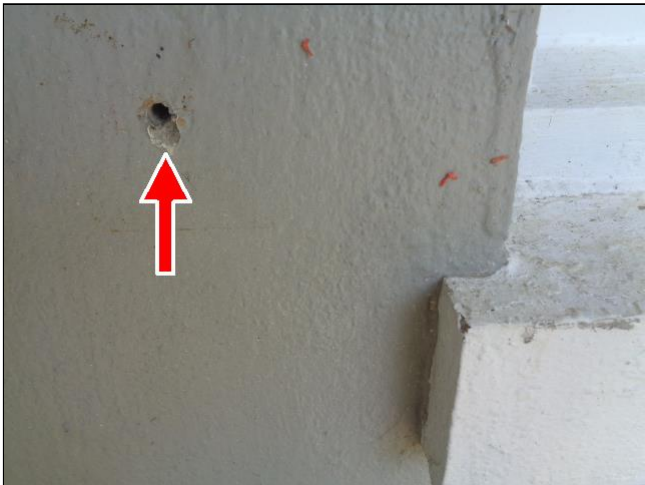


3.0 Item 4(Picture)

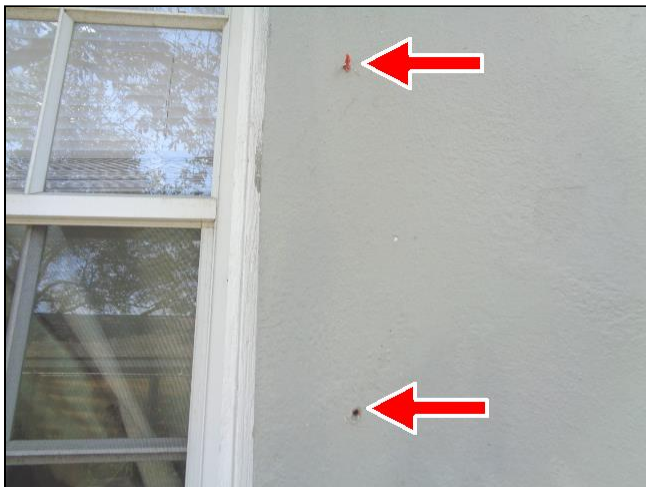
(4) The exterior has multiple open penetrations that need to be sealed and paint to prevent moisture intrusion into the home. Correct as needed.



3.0 Item 5(Picture)



3.0 Item 6(Picture)




3.0 Item 7(Picture)

3.1 Doors (Exterior)
Condition: Inspected

3.2 Windows

Condition: Repair or Replace

(1) Hurricane shutter protection did not exist for one or more glazed glass opening on the home. This can include glass in windows, glass doors, and skylights. Lack of shutter protection could affect insurance premiums, as well as prevent you from protecting your home in the event of a high wind storm event.

 (2) Wood framed windows located at the rear had rot or moisture damage at the sills. Some past repairs were made with sealant or caulk and painted, but repairs performed will correct the problem and the wood will continue to deteriorate. All damaged wood should be replaced.



3.2 Item 1(Picture)



3.2 Item 2(Picture)


(3) Most of the windows in the home are single pane glass. These windows are outdated and can allow greater energy loss than modern windows. You should consider upgrading these in the future.



3.2 Item 3(Picture)

3.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Condition: Repair or Replace

 The tile on the covered front porch and steps are cracked and failing. Further deterioration will occur if not repaired. Repair or replace as needed.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

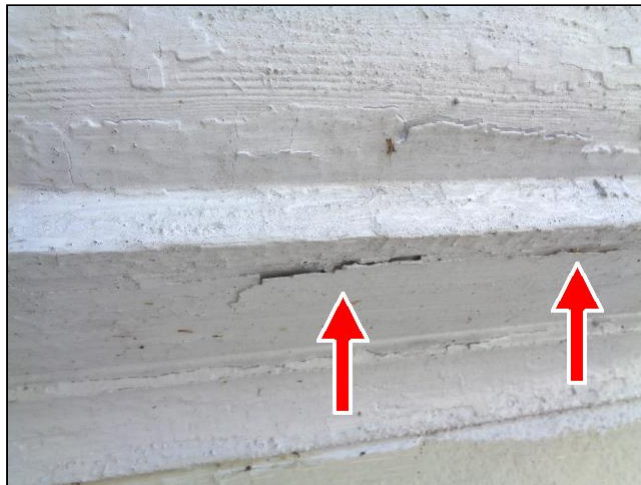
3.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Condition: Inspected

3.5 Eaves, Soffits and Fascias

Condition: Repair or Replace

🔧 The paint on eaves is failing.
Recommend prep and paint affected
areas.



3.5 Item 1(Picture)

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 not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

4. Interior Components



61-30.807 Interior Components. State of Florida Home Inspection Standards of Practice. 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.



Componet / Material Discription

Interior Limitations:

Home Occupied

Floor Covering(s):

Ceramic Or Porcelain Tile
Hardwood Flooring

Cabinetry:

Wood

Ceiling Materials:

Drywall

Interior Doors:

Hollow Core

Countertop:

Granite
Tile

Wall Materials:

Drywall

Window Types:

Wood Framed
Single Pane Glass

Observations


4.0 Limitations

Condition: Not Inspected

Personal storage, furniture and bulk items were found in areas of the home. Any areas where furniture hinders visibility or storage is present, can prevent us from inspecting these areas. Only clearing the area so it can be visually inspected will ensure any hidden defects can be found. A final walk through can verify any missed defects or concerns. I cannot be liable for defects that were not readily visible at the time of the inspection .

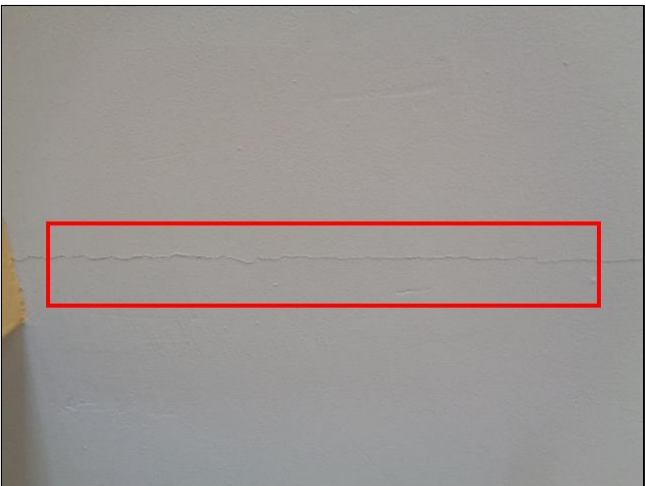
4.1 Ceilings

Condition: Repair or Replace

 The ceiling at the end of hall reveals hairline cracks either from paper tape missing at the seams or from settlement. This is not a load bearing location so this appears to be cosmetic. I recommend a qualified finisher correct as needed.



4.1 Item 1(Picture)




4.1 Item 2(Picture)

4.2 Walls

Condition: Inspected

4.3 Floors

Condition: Repair or Replace

 The transition strip is missing on the entry to the hall bathroom. Correct as needed.



4.3 Item 1(Picture)

4.4 Steps, Stairways, Balconies, and Railings

Condition: Inspected

4.5 Counters and Cabinets (Representative Number)

Condition: Repair or Replace



Some cabinet doors need magnets or securing hardware to stay shut. Correct as needed.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

4.6 Doors (Representative Number)

Condition: Inspected

4.7 Windows (Representative Number)

Condition: 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 not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing .

5. Structure



61-30.802 Structure. State of Florida Home Inspection Standards of Practice. 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.



Componet / Material Discription

Foundation: Masonry Block	Method used to observe Crawlspace: Crawled	Floor Structure: Dimentional Wood Lumber 2 X 8
Wall Structure: Masonry Block	Ceiling Structure: 2X8	Roof Structure: Stick-built 2 X 10 Rafters Common Board
Roof-Type: Gable	Method Used To Observe Attic: Walked	Attic Access: Attic Hatch

Observations

5.0 Limitations

Condition: Not Inspected

Defects,damage or cracking covered by building materials are impossible to find and report, unless additional visible, obvious signs or indications are present. Any hidden or concealed damage that would require removal of building materials or moving items is disclaimed. This includes discovered problems found at a later date by remodeling.

5.1 Foundations, Basements and Crawlspace


Condition: Inspected

5.2 Walls (Structural)


Condition: Inspected

5.3 Floors (Structural)

Condition: Monitor



Water staining under the bathroom sink from a past leak was noted. The leak has been repaired and there is no structural damage. Recommend monitor the the sink plumbing to ensure no future leaks develop.



5.3 Item 1(Picture)

5.4 Ceilings (Structural)

Condition: Inspected

5.5 Roof Structure and Attic

Condition: Inspected

5.6 Enclosed Rooms or Additions

Condition: Further Evaluation

🔍 The home appeared to have a previous sun room or porch enclosed for living purposes. It is recommended that you check to ensure proper permitting was obtained for the enclosure. Un-permitted additions may not have proper structural features, or hidden issues. Any un-permitted structures could include retroactive fines, or require costly updates/improvements to meet modern compliance by the municipality. I disclaim any un-permitted structure in its entirety, and am not liable for hidden or concealed defects.



5.6 Item 1(Picture)



5.6 Item 2(Picture)



5.6 Item 3(Picture)

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. It is recommended that qualified contractors be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

6. Plumbing System



61-30.806 Plumbing Systems. State of Florida Home Inspection Standards of Practice. 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.



Componet / Material Discription

Water Source: Public Utility	Plumbing Water Supply (Into Home): Copper	Plumbing Water Distribution (Inside Home): Copper CPVC
Washer Drain Size: 2" Diameter	Plumbing Waste Line: PVC Cast Iron	Plumbing Waste Connection: Municipal Sewer
Water Heater Power Source: Electric	Water Heater Capacity: 20 Gallons	Water Heater Location: Closet

Water Heater Manufacturer:
RHEEM

Water Heater Manufacture Date:
Between 10 And 15 Years
2005

Observations

6.0 Limitations

Condition: Not Inspected

I do not test water shut off valves at sinks, toilets and laundry connections. Lack of use can cause leaks, and some may be stuck or frozen, which would require re-packing of rubber o-rings or replacement. I do not want to create potential leaks that can cause damage to the property. If you have older gate or twist style valves, replacing these with modern teflon packed lever type valves is suggested.

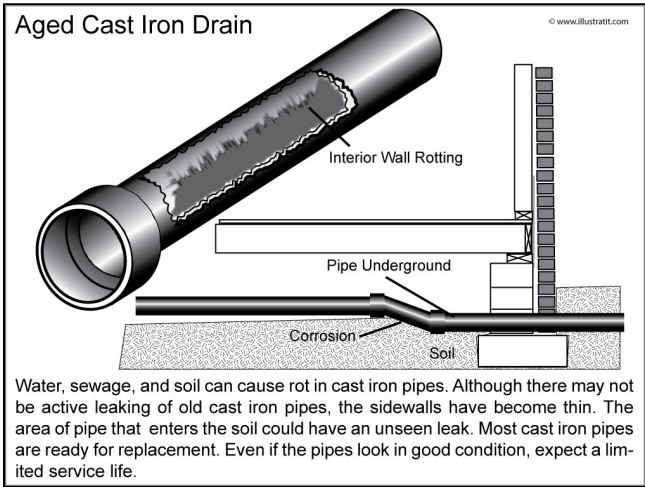
6.1 Plumbing Drain, Waste and Vent Systems

Condition: Inspected

Some of the visible drain pipe was made of cast iron, which was the standard pipe used for older homes. Cast iron pipe has a general service life of 50 years, and can begin to deteriorate or rust through when it becomes aged. Since some visible Cast Iron pipe exists, I suspect that some cast iron may also be present under the slab.

During the course of the inspection we did not flush solids down the drain, and it is impossible for us to determine the condition of hidden pipes. Only if problems arise while we are inspecting the home, would it be possible to discover an issue.

I recommend you consider having a lateral sewer inspection performed of the drain pipe. A lateral sewer camera inspection can internally evaluate the integrity of the piping to ensure it is not deteriorated and is in need of replacing. A plumbing contractor that performs this service can review and advise.



6.1 Item 1(Picture)



6.1 Item 2(Picture)



6.1 Item 3(Picture)

6.2 Plumbing Water Supply, Distribution System and Fixtures

Condition: Repair or Replace

🔧 (1) The tub spout diverter leaks in the master bath. Repairs are needed. A plumber should correct as needed.



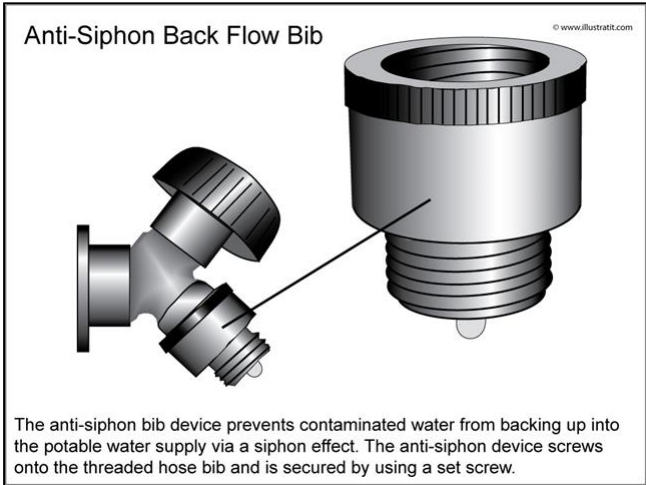
6.2 Item 1(Picture)

🔧 (2) The knob for hose bib is missing at the rear of home. Repairs are needed.



6.2 Item 2(Picture)

🔧 (3) There are no anti siphon valves on the hose bibs. Anti siphon valves prevent contaminated hose water from entering back into the water supply. This is a safety issue, but it is up to you to decide if you would like to have them.



6.2 Item 3(Picture)

6.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

Condition: Repair or Replace

✚ (1) The water heater has past its expected service life. It was functioning properly at the time of the inspection, but should be monitored for leaks due to age. A replacement should also be considered.



6.3 Item 1(Picture)

(2) The photo shows hot water being produced at a sink location, indicating the water heater did function at the time of the inspection.



6.3 Item 2(Picture)

🔧 (3) The Temperature and Pressure Relief Valve on water heater needs a 3/4" threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). The pipe directs hot water to the ground in the event of the valve opening.



6.3 Item 3(Picture)

6.4 Main Water Shut-Off Device (Describe Location)

Condition: Inspected

Image shows the main water shut-off location. Outside with the service meter.



6.4 Item 1(Picture)



6.4 Item 2(Picture)

6.5 Laundry Connections and Drain

Condition: Inspected

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. It is recommended that qualified plumbers be used not only to make repairs on the items noted, but to inspect further in the event any other defects are discovered. Any further repairs or inspections should be performed prior to closing.

7. Electrical Systems



61.30-803 Electrical Systems. State of Florida Home Inspection Standards of Practice. 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.



Componet / Material Discription

Electrical Service Conductors: Overhead Service	Panel Capacity: 150 AMP	Panel Type: Circuit Breakers
Electrical Panel Manufacturer: ITE	Branch Wiring 15 and 20 AMP: Copper	Wiring Methods: Nonmaetallic Sheathed Cable

Observations

7.0 Limitations
Condition: Not Inspected

Only visible electrical wires, devices and connections can be inspected. Any electrical wiring behind walls, drop ceilings or hidden under insulation cannot be fully evaluated. All electrical below grade or under slabs is also disclaimed. Please note that inspections are limited due to obstructions, and hidden issues could go unnoticed.

7.1 Service Entrance Conductors

Condition: Inspected

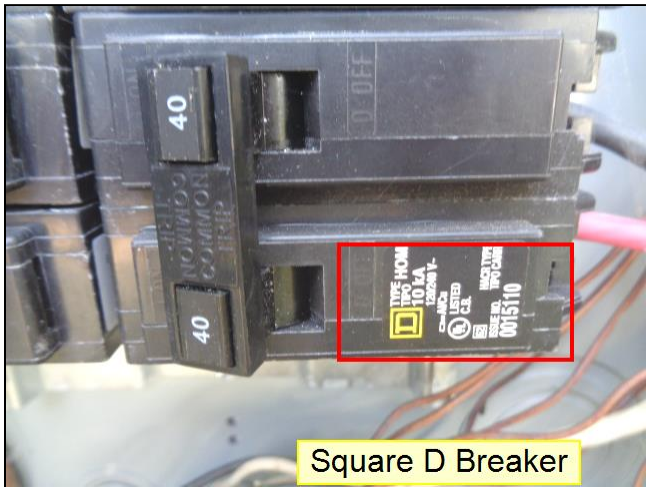
7.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Condition: Inspected

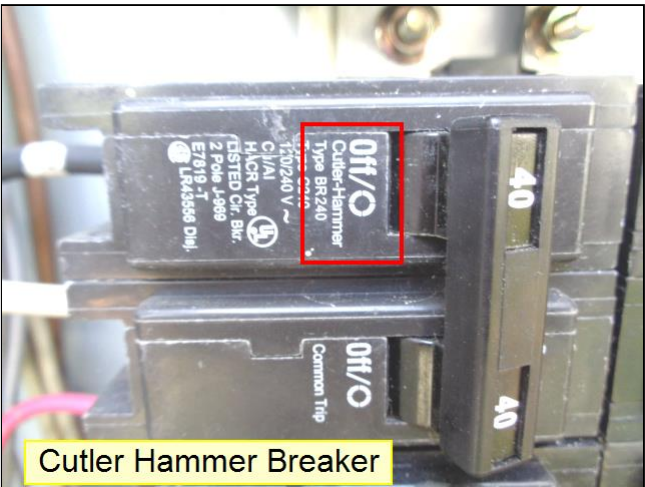
7.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Condition: Repair or Replace

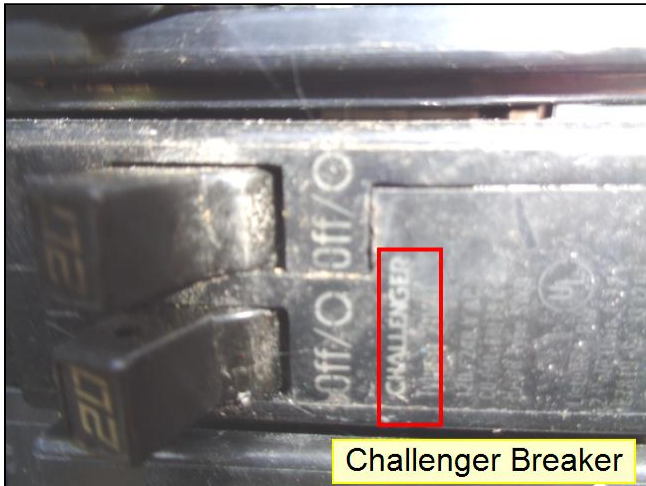
Three circuit breaker in main panel are a different brand than panel manufacturer. Use of mismatched or non-approved breakers will void the warranty and may cause electrical issues in the panel. I advise you have an electrician review the panel and replace any non-compliant breakers.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

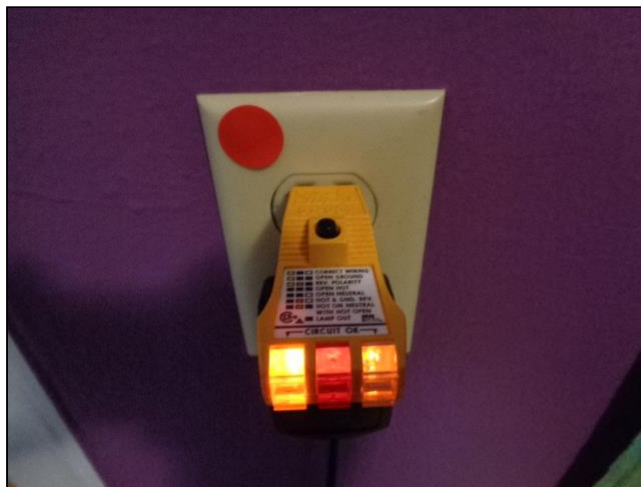


7.3 Item 3(Picture)

7.4 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 exterior walls)

Condition: Repair or Replace

🔌 (1) Outlet or outlets, in the master bedroom marked with a RED dot sticker, tested for reverse polarity or may be wired backwards . Correct as needed.



7.4 Item 1(Picture)

(2) The ceiling fan is controlled by a pull chain only in the sun room. This is for your information.




7.4 Item 2(Picture)

7.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

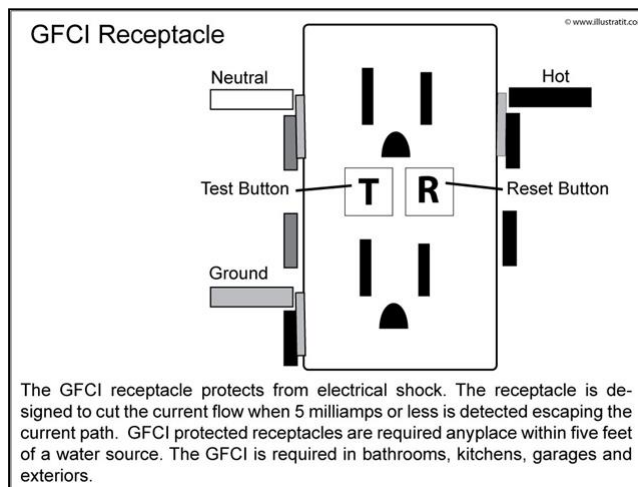
Condition: Inspected

7.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Condition: Repair or Replace

 GFCI outlets or outlets with safety protection, were not present in the bathroom. GFCI outlets prevent risk of electric shock in wet or damp locations. Many aged homes did not have this feature, as it was not required or didn't exist at the time.

I suggest you retrofit the outlets for safety protection.



7.6 Item 1(Picture)

7.7 Operation of AFCI (ARC Fault Circuit Interrupters)

Condition: Not Present

7.8 Location of Main and Distribution Panels

Condition: Inspected

The main electrical panel is located in the outside.



7.8 Item 1(Picture)

7.9 Smoke Detectors

Condition: Repair or Replace

🔧 The smoke detectors in the home are over 10 years of age. The NFPA (National Fire Protection Association) recommends replacing smoke detectors every 10 years to ensure safe operation. Replacing all detectors in the home is recommended for safety reasons.



7.9 Item 1(Picture)

7.10 Carbon Monoxide Detectors

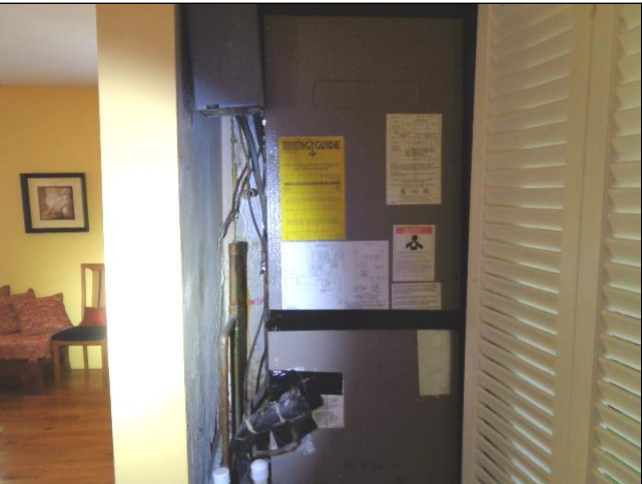
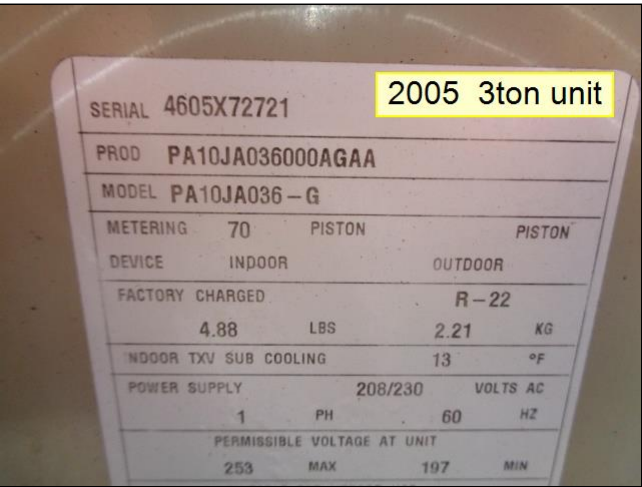
Condition: Not Present

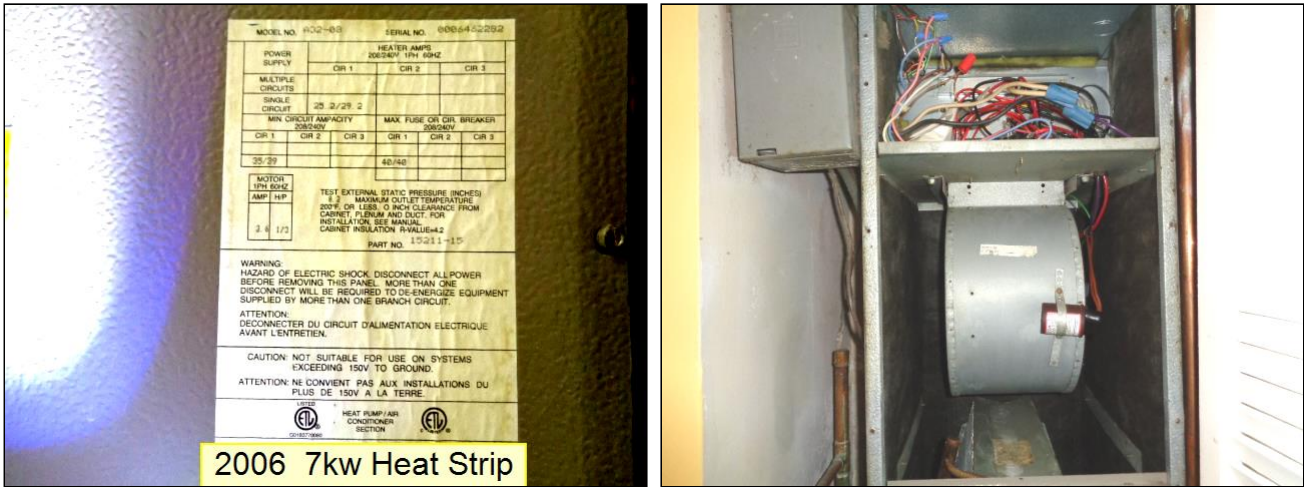
.....
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator 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. HVAC Systems



61-30.804 HVAC Systems. State of Florida Home Inspection Standards of Practice. 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. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.





Componet / Material Discription

Cooling Equipment Type: Central A/C	Cooling Equipment Size: 3 Ton Unit (estimated)	Cooling Equipment Manufacturer: PAYNE
Cooling Equipment Age: (Service Life Reached) 2005	Location of Air Handler: Interior of Home	Safety Shut-Off Features: No Shut-Off Installed
Heating Equipment Type: Electric Heat Strips	Heating Equipment Size: 7kw heat strip	Heating Equipment Manufacturer: GOODMAN
Heating Equipment Age: (Service Life Reached) 2006	Ductwork Materials: Fiberglass Insulated Duct Board Flexible duct	Filter Type: Disposable

Observations

8.0 Limitations

Condition: Not Inspected

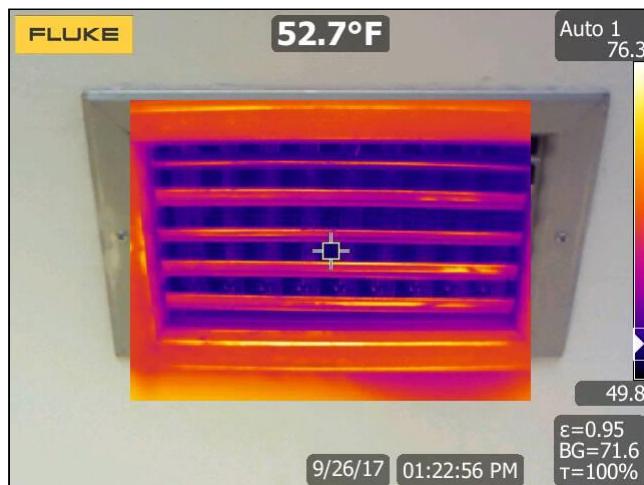
- (1) Proper duct sizing for distribution and load calculations are not performed, and are beyond the scope of inspection. Equipment efficiency and adequate sizing of the HVAC equipment can be estimated, but proper sizing is not possible without an additional evaluation of the home. All units are inspected visually when access is available. Refrigeration charge or checking for leaks are not part of the inspection.
- (2) Duct work is visually inspected for general function and exterior condition. Interior portions of ducts are not inspected. All duct systems will have some level of dust or allergen accumulation. If you have allergy concerns, a company that performs duct cleaning may be considered.

8.1 Cooling and Air Handler Equipment

Condition: Further Evaluation

(1) The A/C was working but was at or beyond general service life. General service life for a A/C unit is 10 to 15 years, depending on several factors. Recommend having the unit cleaned and serviced by a licensed person, and also plan on replacement in the future. I cannot guarantee or estimate service life remaining.

(2) Thermal image of the A/C system functioning.



8.1 Item 1(Picture)

8.2 Heating Equipment

Condition: Further Evaluation

(1) The heating unit was considered past its expected service life. It did operate during the inspection but should be serviced and cleaned. Service by an HVAC person, before you obtain the property can determine repairs or replacement needs that are beyond the scope of a home inspection, such as evaluation of the heat exchanger.

(2) Thermal image of the heating system functioning.



8.2 Item 1(Picture)

8.3 HVAC Distribution Systems (including ducts, insulation, air filters, & registers)

Condition: Repair or Replace

(1) Inspection of the duct system in the attic found tape was deteriorating or coming off the ductwork itself. Dry tape is a result of age and heat causing adhesion loss. Ductwork should be corrected to prevent

separation or loss of conditioned air into the attic. Some amateur repairs where made using (Duck Tape) instead of foil duct tape.



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)

(2) Filter location (see photo)



8.3 Item 4(Picture)

🔧 (3) The AC return cabinet had visible water damage from suspected past condensation clogs or leaking. Replacement of this material is recommended when the AC unit is upgraded. If you have allergy concerns, sanitizing or cleaning the entire AC return cabinet should also be a consideration.



8.3 Item 5(Picture)

8.4 Normal Operating Controls, Automatic Safety Controls and Electrical Wiring

Condition: Repair or Replace

🔧 An in-line condensate shut off was not installed on the unit. The application of this can prevent water damage to the home in the event the condensation drain line becomes clogged. It is recommended you have one retrofitted to prevent potential water damage in the future. An hvac contractor can correct.



8.4 Item 1(Picture)

The Heating, Ventilation, and Air Conditioning 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 HVAC 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. Ventilation and Insulation



61-30.805(e)(f) Ventilation and Insulation. State of Florida Home Inspection Standards of Practice. 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.

Componet / Material Discription

Attic Insulation:

Blown In
9" R-31.5

Ventilation:

Gable Vents

Bathroom Exhaust Fan(s):

Fan Only

Dryer Power Source:

240 Volt Electrical Plug

Dryer Vent:

Flexible Vinyl Or Foil

Floor System Insulation:

NONE

Observations

9.0 Insulation in Attic

Condition: Inspected

One inch of insulation roughly has a R-Value of 3.5 in most residential applications. The R-Value varies slightly depending on the type of insulation used. Currently the Florida Building Code requires a minimum of R-30 in residential attics. 9 inches of insulation approximately R-31.5 was visible in the attic.



9.0 Item 1(Picture)

9.1 Insulation Under Floor System

Condition: Not Present

9.2 Vapor Retarders (in Crawlspace or Basement)

Condition: Not Present

9.3 Ventilation of Attic and Foundation Areas

Condition: Inspected

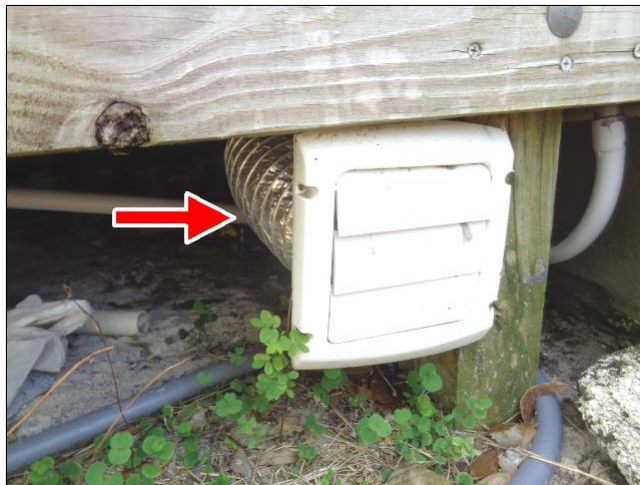
9.4 Venting Systems (Kitchen, Baths and Laundry)

Condition: Repair or Replace

🔧 (1) The dryer vent is a plastic or foil accordion style vent material, prone to clogs and tears. Due to fire hazards reported with this style of vent, I suggest replacing it with a rigid or corrugated semi-rigid metal duct. Most dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

🔧 (2) The Exhaust fan is loose and not securely mounted at the master bath. Repair or replace as needed.



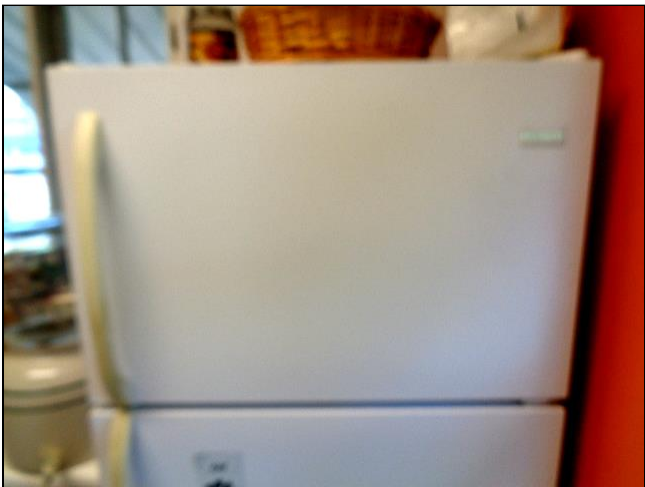
9.4 Item 3(Picture)

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



61-30.807(i) Household Appliances. State of Florida Home Inspection Standards of Practice. 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.



Componet / Material Discription

Dishwasher:	Food Waste Disposer:	Range / Ovens / Cooktops:
NONE	NONE	GENERAL ELECTRIC
Range Anti-Tip Bracket:	Built in Microwave:	Exhaust Type:
Not Installed	NONE	RE-CIRCULATE
		GENERAL ELECTRIC
Refrigerator:		
GENERAL ELECTRIC		

Observations

10.0 Limitations

Condition: Not Inspected

Temporary appliances including counter top microwaves, washers, dryers, and any other appliance that does not require tools for removal, are not inspected for function and are disclaimed in their entirety. Permanently

installed appliances are tested for general function and to ensure they do not leak, but performance is disclaimed.

10.1 Dishwasher

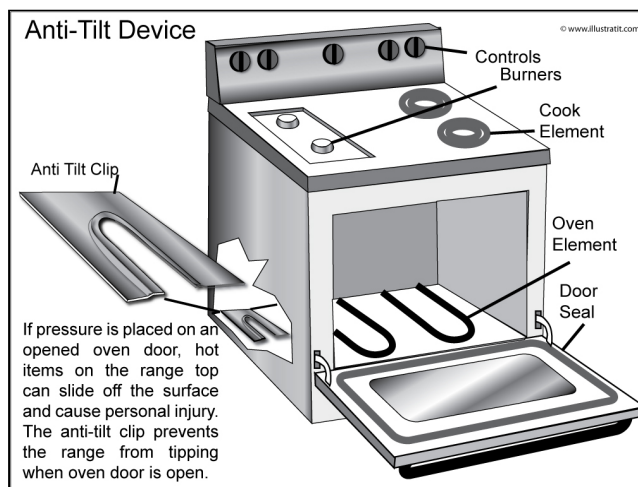
Condition: Not Present

10.2 Range / Ovens / Cooktops

Condition: Repair or Replace

(1) Safety Concern

There is no anti-tip bracket installed on the stove. These are required by the manufacturer to prevent the stove from tipping over onto small children. A bracket should be retro-fitted if you have small children.



10.2 Item 1(Picture)

(2) Picture(s) of operating range / ovens / cooktops.



10.2 Item 2(Picture)



10.2 Item 3(Picture)

10.3 Range Hood

Condition: Inspected

10.4 Food Waste Disposer

Condition: Not Present

10.5 Microwave

Condition: Not Present

10.6 Refrigerator

Condition: Inspected

Pictures of temperature readings for the refrigerator and freezer.



10.6 Item 1(Picture)



10.6 Item 2(Picture)

10.7 Washer & Dryer

Condition: Inspected

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.

Summary



Oasis Home Inspections, LLC

321-289-5654

mike@oasishomeinspections.com

Customer
SAMPLE REPORT

Address
123 Main Street
Melbourne FL 32901

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 monitoring**. 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.

2. Roof Covering

Repair or Replace

Roof Coverings

Repair or Replace

1. The tree limbs that are in contact with the roof or hanging near the roof should be trimmed.

3. Exterior Components

Repair or Replace

Wall Cladding, Flashing, and Trim

Repair or Replace

2. (1) Some fading paint, or paint that could be rubbed off by your hand was noted. This is a general indication that the exterior of the home may be due for paint in the near future.

3. (2) Some minor cracking in the exterior stucco was noted on the exterior stucco in multiple areas around the home. Open cracks can allow for potential water entry, and cause hidden damage if left un-corrected. Areas where the wood framing meet the block, between levels is most important.

I recommend general repairs and maintenance to the exterior stucco. An exterior or siding professional can review and correct.

4. (3) The hole in block wall needs closing off with sealant or liquid foam at the rear of home where A/C compressor lines enter the home.
5. (4) The exterior has multiple open penetrations that need to be sealed and paint to prevent moisture intrusion into the home. Correct as needed.

Windows

Repair or Replace

6. (2) Wood framed windows located at the rear had rot or moisture damage at the sills. Some past repairs were made with sealant or caulk and painted, but repairs performed will correct the problem and the wood will continue to deteriorate. All damaged wood should be replaced.

Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

7. The tile on the covered front porch and steps are cracked and failing. Further deterioration will occur if not repaired. Repair or replace as needed.

Eaves, Soffits and Fascias

Repair or Replace

8. The paint on eaves is failing. Recommend prep and paint affected areas.

4. Interior Components

Repair or Replace

Ceilings

Repair or Replace

9. The ceiling at the end of hall reveals hairline cracks either from paper tape missing at the seams or from settlement. This is not a load bearing location so this appears to be cosmetic. I recommend a qualified finisher correct as needed.

Floors

Repair or Replace

10. The transition strip is missing on the entry to the hall bathroom. Correct as needed.

Counters and Cabinets (Representative Number)

Repair or Replace

11. Some cabinet doors need magnets or securing hardware to stay shut. Correct as needed.

5. Structure

Monitor

Floors (Structural)

Monitor

12. Water staining under the bathroom sink from a past leak was noted. The leak has been repaired and there is no structural damage. Recommend monitor the the sink plumbing to ensure no future leaks develop.

Further Evaluation

Enclosed Rooms or Additions

Further Evaluation

13. The home appeared to have a previous sun room or porch enclosed for living purposes. It is recommended that you check to ensure proper permitting was obtained for the enclosure. Un-permitted additions may not have proper structural features, or hidden issues. Any un-permitted structures could include retroactive fines, or require costly updates/improvements to meet modern compliance by the municipality. I disclaim any un-permitted structure in its entirety, and am not liable for hidden or concealed defects.

6. Plumbing System

Monitor

Hot Water Systems, Controls, Chimneys, Flues and Vents**Repair or Replace**

14. (1) The water heater has past its expected service life. It was functioning properly at the time of the inspection, but should be monitored for leaks due to age. A replacement should also be considered.

Repair or Replace

Plumbing Water Supply, Distribution System and Fixtures**Repair or Replace**

15. (1) The tub spout diverter leaks in the master bath. Repairs are needed. A plumber should correct as needed.
16. (2) The knob for hose bib is missing at the rear of home. Repairs are needed.
17. (3) There are no anti siphon valves on the hose bibs. Anti siphon valves prevent contaminated hose water from entering back into the water supply. This is a safety issue, but it is up to you to decide if you would like to have them.

Hot Water Systems, Controls, Chimneys, Flues and Vents**Repair or Replace**

18. (3) The Temperature and Pressure Relief Valve on water heater needs a 3/4" threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). The pipe directs hot water to the ground in the event of the valve opening.

7. Electrical Systems

Repair or Replace

Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage**Repair or Replace**

19. Three circuit breaker in main panel are a different brand than panel manufacturer. Use of mismatched or non-approved breakers will void the warranty and may cause electrical issues in the panel. I advise you have an electrician review the panel and replace any non-compliant breakers.

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 exterior walls)**Repair or Replace**

20. (1) Outlet or outlets, in the master bedroom marked with a RED dot sticker, tested for reverse polarity or may be wired backwards . Correct as needed.

Operation of GFCI (Ground Fault Circuit Interrupters)**Repair or Replace**

21. GFCI outlets or outlets with safety protection, were not present in the bathroom. GFCI outlets prevent risk of electric shock in wet or damp locations. Many aged homes did not have this feature, as it was not required or didn't exist at the time.

I suggest you retrofit the outlets for safety protection.

Smoke Detectors

Repair or Replace

22. The smoke detectors in the home are over 10 years of age. The NFPA (National Fire Protection Association) recommends replacing smoke detectors every 10 years to ensure safe operation. Replacing all detectors in the home is recommended for safety reasons.

8. HVAC Systems

Further Evaluation

Cooling and Air Handler Equipment

Further Evaluation

23. (1) The A/C was working but was at or beyond general service life. General service life for a A/C unit is 10 to 15 years, depending on several factors. Recommend having the unit cleaned and serviced by a licensed person, and also plan on replacement in the future. I cannot guarantee or estimate service life remaining.

Heating Equipment

Further Evaluation

24. (1) The heating unit was considered past its expected service life. It did operate during the inspection but should be serviced and cleaned. Service by an HVAC person, before you obtain the property can determine repairs or replacement needs that are beyond the scope of a home inspection, such as evaluation of the heat exchanger.

Repair or Replace

HVAC Distribution Systems (including ducts, insulation, air filters, & registers)

Repair or Replace

25. (1) Inspection of the duct system in the attic found tape was deteriorating or coming off the ductwork itself. Dry tape is a result of age and heat causing adhesion loss. Ductwork should be corrected to prevent separation or loss of conditioned air into the attic. Some amateur repairs were made using (Duck Tape) instead of foil duct tape.
26. (3) The AC return cabinet had visible water damage from suspected past condensation clogs or leaking. Replacement of this material is recommended when the AC unit is upgraded. If you have allergy concerns, sanitizing or cleaning the entire AC return cabinet should also be a consideration.

Normal Operating Controls, Automatic Safety Controls and Electrical Wiring

Repair or Replace

27. An in-line condensate shut off was not installed on the unit. The application of this can prevent water damage to the home in the event the condensation drain line becomes clogged. It is recommended you have one retrofitted to prevent potential water damage in the future. An hvac contractor can correct.

9. Ventilation and Insulation

Repair or Replace

Venting Systems (Kitchen, Baths and Laundry)

Repair or Replace

28. (1) The dryer vent is a plastic or foil accordion style vent material, prone to clogs and tears. Due to fire hazards reported with this style of vent, I suggest replacing it with a rigid or corrugated semi-rigid metal duct. Most dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow.
29. (2) The Exhaust fan is loose and not securely mounted at the master bath. Repair or replace as needed.

10. Built-In Kitchen Appliances

Repair or Replace

Range / Ovens / Cooktops

Repair or Replace

30. (1) **Safety Concern**

There is no anti-tip bracket installed on the stove. These are required by the manufacturer to prevent the stove from tipping over onto small children. A bracket should be retro-fitted if you have small children.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Michael Louden



Oasis Home Inspections, LLC

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