



**NPI of Southern Pinellas County
dba National Property Inspections**

Ronald Bullard, 1234 Sunsoaked Dr., St. Petersburg, FL, 33333



Tuesday, August 17, 2010

Inspector

Tony Marino

727-433-2613

tony@npimarino.com

" Independently Owned and Operated "

Inspection Date :
8/17/2010

Inspector: Tony Marino
Inspector Phone: (727) 433-2613

Email: tony@npimarino.com



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INVOICE # : TEMPLATE

Inspection Date : 8/17/2010 01:30 PM

NPI of Southern Pinellas County
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Clearwater FL

Client Name : **Ronald Bullard**
Property Location : **1234 Sunsoaked Dr.
St. Petersburg FL 33333**

Billing Address : Unknown

Client Phone : (727)555-5555
Client Email :

TYPE OF INSPECTIONS PERFORMED

Home Inspection		\$275.00
	Subtotal	\$275.00
	Total	\$275.00
Grand Total	PAID	\$275.00

Buyer Agent Information

Agency : **ReMax**

FL

Agent : **Jill Sellsalott**
Cell #: (727) 666-6666

Listing Agent Information

Agency : **C-21**

FL

Agent : **Harry House**
Cell #: (727) 777-7777

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Special Note: All conditions and findings might not have been revealed or documented within this inspection process. It is recommended that any findings not documented or revealed be repaired or further evaluated by a licensed contractor that is specifically trained for the section or component that is in need of repair or evaluation prior to close of escrow.

"National Property Inspections expresses no opinion about the subject property beyond what is set forth in its home inspection report. The client may wish to obtain other types of inspections, such as environmental related inspections, regarding mold, indoor-air quality or other environmental issues, or the identification or testing of "Chinese Drywall", all of which are beyond the scope of this inspection and are not addressed in this Home Inspection report."

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No
Estimated Age Of Property : 42 Year(s)
Type of Property : Single Multi
Primary Construction : Wood Block Brick
 Other : Stucco

Property Faces : North South East West
Weather : Sunny **Temperature :** 95 F
Soil Conditions : Dry Damp/
Wet Snow Frozen
Persons Present : Buyer Seller
 Buyer's Agent Seller's Agent
 Other Present : Inspector/WDO inspector

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. <i>(It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)</i>
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
DEF (DEFECTIVE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

National Property Inspections wishes to remind you, every property requires a certain amount of ongoing maintenance, such as, unclogging drains, servicing of furnaces, air conditioners, water heaters, etc. This property will be no exception. It is suggested that you budget for regular maintenance/repairs.

The following report is based on visual inspection only of the accessible areas of this property. Please read and study the entire report carefully. The following items may be of special interest.

Property was occupied at time of inspection.

Heated square footage is approximately 1300.

Client opted to have a limited infrared thermal scan performed.

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GRADING / DRAINAGE

<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Near Level
 Positive Slope
 Negative Slope
 Ponding

Comments : **Shallow hole and animal hole at south wall. Recommend back filling.**

Near level grading present around some areas of dwelling. Recommend monitoring during rainfall/moist conditions for possible ponding near the perimeter of the home for possible water intrusion problems that may effect the foundation system of the home and/or water intrusion problems.



DRIVEWAY

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Concrete
 Asphalt
 Brick
 Gravel
 General Deterioration
 Cracks
 Settlement

Comments : **Concrete driveway is in good condition. No cracking noted.**

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WALKS / STEPS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Concrete Flagstone Brick Wood Pavers
 General Deterioration Handrail Loose / Missing Cracks / Settlement Tripping Hazard
 Poor Earth / Wood Clearance

Comments : **Brick walks are in good condition.**



PORCHES / STOOPS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Enclosed Open
 General Deterioration Settlement Poor Earth / Wood Clearance Handrail Loose / Missing

Comments : **Front porch is open; no defects noted.**

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DECKS / BALCONY

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Wood
- General Deterioration
- Needs Joist Hangers
- Defective Posts / Boards
- Not Bolted To House
- No Footings Evident
- Railing / Handrail Loose
- Poor Earth / Wood Clearance
- Rail Opening Unsafe

Comments : **Deck is in good condition. Freshly painted. Posts have cement footers present. Rails are secured.**



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FENCES / GATES

- Monitor Condition
 Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Plastic / PVC | <input type="checkbox"/> Chain Link | <input type="checkbox"/> Masonry |
| <input type="checkbox"/> Wrought Iron | | | |
| <input checked="" type="checkbox"/> General Deterioration | <input type="checkbox"/> Leaning | <input type="checkbox"/> Rotting | <input type="checkbox"/> Portion(s) Missing |
| <input type="checkbox"/> Needs Repairs | | | |

Comments: **Wood fence is in generally good condition but will need treating/painting to prolong the life of the wood in many areas.**



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MAIN ROOF

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age : 2	Years	Design Life : 15-18	Year(s)	Layers : 1	100 % Visible
<input type="checkbox"/> Visual From Ground	<input checked="" type="checkbox"/> Walked On	<input type="checkbox"/> Ladder at Eaves	<input type="checkbox"/> Snow Covered	<input type="checkbox"/> Asphalt / Composition	<input type="checkbox"/> Wood Shake
<input type="checkbox"/> Tar and Gravel	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Rolled Composition	<input type="checkbox"/> Tile	<input type="checkbox"/> Membrane	<input type="checkbox"/> Metal
<input type="checkbox"/> Suspected Leak(s)	<input type="checkbox"/> Cupping/Curling/Lifting/Brittle	<input type="checkbox"/> Previous Repairs Noted	<input type="checkbox"/> Excessive Granular Loss	<input type="checkbox"/> Missing Shingle(s)	<input type="checkbox"/> Bubbling
<input type="checkbox"/> Trim Trees / Branches	<input type="checkbox"/> Improper Installation				

Comments : **Leaks not always detectable.**

**Roof is dimensional asphalt or asphalt/fiberglass shingles.
Life expectancy of dimensional asphalt shingles is 15-18 years in this climate. Roof disclosed at 2 years of age.**

**Roof shows no defects. Starting to show signs of aging.
Roofing materials properly secured.
No broken or missing shingles noted.
All roof penetrations are in good condition and properly sealed.**



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FLAT ROOF

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age : **2-4** **Years** Design Life : **8-10** **Year(s)** Layers : **1** **100 % Visible**

<input type="checkbox"/> Visual From Ground	<input checked="" type="checkbox"/> Walked On	<input type="checkbox"/> Ladder at Eaves	<input type="checkbox"/> Snow Covered
<input type="checkbox"/> Asphalt / Composition	<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile
<input type="checkbox"/> Tar and Gravel	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Rolled Composition	<input type="checkbox"/> Slate
<input type="checkbox"/> Membrane			
<input type="checkbox"/> Suspected Leak(s)	<input type="checkbox"/> Missing Shingle(s)	<input type="checkbox"/> Cupping/Curling/Lifting/Brittle	<input type="checkbox"/> Previous Repairs Noted
<input type="checkbox"/> Excessive Granular Loss	<input type="checkbox"/> Bubbling	<input type="checkbox"/> Trim Trees / Branches	<input type="checkbox"/> Improper Installation

Comments : **Leaks not always detectable.**

Flat roof at rear is granulated asphalt roofing material.
Roof shows no defects and does not appear to be holding water after rains.

Roof needs cleaning; tree debris present.

Small flat roof at south side in good condition. Shows slightly more wear than rear flat roof.

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FLASHING/VALLEYS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|---|---|--|--|
| <input checked="" type="checkbox"/> Metal | <input type="checkbox"/> Composition / Membrane | <input type="checkbox"/> Rust | <input type="checkbox"/> Improper Installation | <input type="checkbox"/> Suspected Leak(s) |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Previous Repairs Noted | <input type="checkbox"/> Filled with Debris | | |
| <input type="checkbox"/> Exposed Nails | | | | |

Comments : **Metal flashing around perimeter of eaves and in valleys is properly installed.**

GUTTERS/DOWN SPOUTS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|--|---|--------------------------------|
| <input type="checkbox"/> Aluminum | <input type="checkbox"/> Copper | <input type="checkbox"/> Steel | <input type="checkbox"/> Vinyl |
| <input type="checkbox"/> Missing | <input type="checkbox"/> Rust / Corroded | <input type="checkbox"/> Leaking | <input type="checkbox"/> Loose |
| <input type="checkbox"/> Filled with Debris | <input type="checkbox"/> Misaligned | <input type="checkbox"/> Missing Extension / Splash Block | |

Comments : **Recommend adding gutters to the home to keep water away from foundation.**

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EXTERIOR SURFACE

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
SIDING/TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS <input type="checkbox"/> NO GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composite <input type="checkbox"/> Veneer <input type="checkbox"/> Brick <input type="checkbox"/> General Deterioration <input type="checkbox"/> Needs Paint <input type="checkbox"/> Missing / Loose <input checked="" type="checkbox"/> Cracked <input checked="" type="checkbox"/> Needs Caulk / Seal <input type="checkbox"/> Poor Earth / Siding Clearance					

Comments : **Wood fascia and soffit boards are in good condition and secured, little decay noted, which has been sealed and repainted. Monitor over time.**

Exterior lights operational (show power) and faucets are operational.

Body of house is stucco siding over cement block with wood fascia and soffit boards. Stucco siding is in generally good condition. Minor hairline cracking noted. Recommend sealing all cracks.

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WINDOWS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | |
|---|---|--|
| <input type="checkbox"/> Wood | <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Metal |
| <input checked="" type="checkbox"/> Insulated Panes | <input type="checkbox"/> Single Pane | <input type="checkbox"/> Window Wells |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Needs Caulk / Seal | <input type="checkbox"/> Defective / Damaged Storm Windows |
| <input type="checkbox"/> Needs Paint / Finish | <input type="checkbox"/> Fogged | <input type="checkbox"/> Painted Shut |

Comments : **All windows operational with working locks.
No broken or cracked windows present at time of inspection.
FYI-No screens present except at kitchen.**

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EXTERIOR DOORS

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Wood Metal Vinyl Fiberglass Galvanized
- General Deterioration Delaminated / Damaged Missing / Damaged Hardware Doorbell Inoperative
- Screen / Storm Door Damaged Evidence of Leak(s) Repair/Replace Weather-Strip Needs Caulk / Seal

Comments : **Inspected all exterior doors and all were operational at time of inspection. Recommend re-keying locks for safety.**

Exterior door[s] have sections of glass. Not a defect, however recommend changing deadbolt lock to "keyed-both-sides" type lock for safety.



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FOUNDATION

<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Concrete Block | <input checked="" type="checkbox"/> Concrete | <input checked="" type="checkbox"/> Slab | <input type="checkbox"/> Post / Pier |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Stone | <input type="checkbox"/> Wood | <input type="checkbox"/> Sub-Grade Entryway |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Horizontal Cracks | <input type="checkbox"/> Step Cracks | <input type="checkbox"/> Vertical Cracks |
| <input checked="" type="checkbox"/> Limited Observation | <input type="checkbox"/> Needs Caulk / Seal | <input type="checkbox"/> Trim Vegetation | |

Comments : **Very limited visibility due to design or landscaping. What was viewed showed no cracking.**

GARAGE/CARPORT

Monitor Condition Recommend Repairs

- | | | | | | | |
|--|-----------------------------------|---|--|--|--|--|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Detached | <input type="checkbox"/> Carport | | | | |
| <input checked="" type="checkbox"/> One Car | <input type="checkbox"/> Two Cars | <input type="checkbox"/> Three or More Cars | | | | |

FLOOR/WALLS/CEILING/ELECTRICAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|--|--|----------------------------------|
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Settlement / Movement | <input type="checkbox"/> Obscured / Limited View | <input type="checkbox"/> Cracked |
| <input type="checkbox"/> Outlets NOT GFCI Protected | <input type="checkbox"/> Electrical Deficiencies | | |

Comments : **Garage is in generally good condition for its age. No defects noted. Electrical is in good order.**

Seal hole where ac condensation line exits south wall.



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OVERHEAD GARAGE DOORS

<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | |
|---|--|---|
| <input type="checkbox"/> Wood | <input checked="" type="checkbox"/> Metal | <input type="checkbox"/> Fiberglass |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Loose Track | <input type="checkbox"/> Repair / Replace Weather-Stripping |
| <input type="checkbox"/> Missing / Damaged Hardware | <input type="checkbox"/> Damaged / Inoperative | <input type="checkbox"/> Repair / Adjust Automatic Reverse |

Comments : **There is not a garage door opener present.**
The door operated properly when maneuvered manually.

Overhead garage door has been damaged by car. Recommend further evaluation and repair/replacement by a qualified garage door technician.



Attic / Roof

Method of Inspection Physical Entry Visual from Access No Access / Limited View **90 % Visible**

ATTIC / ROOF FRAMING/SHEATHING

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | |
|---|-------------------------------------|--|
| <input checked="" type="checkbox"/> Trusses | <input type="checkbox"/> Rafters | <input checked="" type="checkbox"/> Plywood / Panel Board / Boards |
| <input type="checkbox"/> Broken Rafters / Trusses | <input type="checkbox"/> Deflection | <input type="checkbox"/> Water Stains / Suspected Leak(s) <input type="checkbox"/> Delaminated |

Comments : **Leaks not always detectable.**
Approximately 90% of attic was viewed.
No leaks detected at time of inspection.
Roof penetrations are in good condition with no leaks noted.

FYI-Roof sheathing is Dimensional lumber.

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previous leak and repair



very limited access



ATTIC / ROOF VENTILATION

<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--|---|--------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> Gable | <input checked="" type="checkbox"/> Ridge | <input checked="" type="checkbox"/> Soffit | <input type="checkbox"/> Static Vent | <input type="checkbox"/> Turbine |
| <input type="checkbox"/> Powered Vent | <input type="checkbox"/> Attic Fan | <input type="checkbox"/> Whole House Fan | <input type="checkbox"/> No Venting | |
| <input type="checkbox"/> Additional Vents Needed | <input type="checkbox"/> Obstructed Air Flow | <input type="checkbox"/> Clothes Dryer / Exhaust Fans Vented Into Attic | | |

Comments : **There is a missing soffit vent screen at n/w corner of back wall. Probable animal intrusion. Recommend repairs as needed.**

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ATTIC / ROOF INSULATION

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Loose Fill
 Blanket
 Missing
 Uneven Distribution

Comments : **Blown in cellulose insulation in attic. Sufficient amount in visible areas.**



ATTIC ELECTRICAL

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Open Splices / Junction Boxes

Comments : **Limited visibility due to obstructions. See Electrical Section for additional Information.**

**Limited visibility of attic electrical due to limited access and insulation.
Electrical viewed showed to be in proper order.**

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ELECTRICAL

Monitor Condition Recommend Repairs

SERVICE SIZE (Main Panel)

- 110 Volt (Nominal) 110 / 220 Volt (Nominal) 120 / 240 Volt (Nominal) 60 Amp 100 Amp
 125 Amp 150 Amp 200 Amp Undetermined

SERVICE SIZE (Sub Panel)

- 40 Amp 60 Amp 100 Amp Undetermined

SERVICE	<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> Underground	ACC	MAR	NI	NP	DEF
ENTRANCE CABLE	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/> Combination	<input checked="" type="checkbox"/> Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUB-PANEL	<input type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/> Combination	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input checked="" type="checkbox"/> Solid Aluminum	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/> Braided aluminum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Overfused	<input type="checkbox"/> Double Tapping	<input type="checkbox"/> Rust / Corrosion	<input type="checkbox"/> Insufficient Access				
<input type="checkbox"/> Looses Connections	<input type="checkbox"/> No Main Disconnect	<input type="checkbox"/> Fuse / Breakers Incorrectly Sized	<input type="checkbox"/> Overheating / Scorching				
<input type="checkbox"/> Improper Splices	<input type="checkbox"/> Open Knockouts	<input type="checkbox"/> Water Meter Not Jumpered	<input type="checkbox"/> Improper Ground				

Comments : *Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

**Main electrical service panel is located in the garage.
 No panel cover present; safety hazard. Recommend replacing as soon as possible.
 Exposed romex wiring from circuit panel should be enclosed in conduit.
 The disconnect panel at the AC unit is a federal Pacific brand panel, which has been deemed defective by the Consumer Product Safety Commission for internal breakers failing to trip under certain electrical load conditions resulting in electrical fires.
 Recommend further evaluation and replacement by a qualified electrician.**

**Branch circuits in the main panel are solid aluminum wiring which have a propensity to expand and contract with heat. 3 breakers on right side of panel. Solid Aluminum wiring is no longer used in homes. The wiring is not an issue as long as the connections in both the service panel and the outlets/fixtures are aluminum rated.
 Recommend further evaluation and repairs by a licensed electrician for all above concerns.**

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 Inspector Phone: (727)433-2613



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PLUMBING

Monitor Condition Recommend Repairs

Water Service : Water Public Water Private Water Off

Water Shut Off Location : North wall

Sewage Service : Sewage Public Sewage Private Fuel Off

						ACC	MAR	NI	NP	DEF
SUPPLY	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Polybutylene	<input type="checkbox"/> PEX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> PVC	<input type="checkbox"/> Cast Iron	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> ABS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input type="checkbox"/> PVC	<input checked="" type="checkbox"/> Cast Iron	<input type="checkbox"/> Copper	<input type="checkbox"/> ABS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- General Deterioration Improper Connections Low Flow Water Conditioner Not Part of Insp.
 Missing / Improper Cleanouts Suspected Leak(s) Improper Venting Water Hammer / Noise

Comments : Main utility line, septic systems and gray water systems are excluded from this Inspection.

**Main water shutoff located at the north wall.
Valve handle missing. Recommend replacing in case of emergency.**

**Copper supply lines have been interrupted at water heater with PVC piping. No bond wire present.
Recommend repairs by a licensed plumber.**



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WATER HEATER

<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand : GE	Model : GE50M6A	Size : 50 Gallons
Age : 11 Years	Design Life : 12-15 Years	Serial No : 0999B15520

- | | | | | | |
|---|---|--|---|---|--|
| <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Solar | <input type="checkbox"/> Integral with Boiler | |
| <input type="checkbox"/> Leaks | | <input checked="" type="checkbox"/> Rust / Corrosion | | <input type="checkbox"/> Improper Elevation | <input type="checkbox"/> Insulation Blanket Obstructs View |
| <input type="checkbox"/> Gas Leak | <input type="checkbox"/> Faulty Flue Connection | | <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life | |
| <input type="checkbox"/> Missing / Improper Pressure Relief Valve / Extension | | <input type="checkbox"/> Seismically Strapped | | | |

Comments : **Water heater is located in the garage.**

Water heater is operational at time of inspection.

Electric & gas water heater design lives are 12-15 years, depending on quality of water.

Some rust at base of unit. Monitor closely.



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LAUNDRY FACILITIES

Monitor Condition Recommend Repairs

Location : Garage	ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS <input type="checkbox"/> Gas (Dryer) <input type="checkbox"/> Electric (Dryer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LAUNDRY TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments : **Electrical connections wired properly.**

Laundry utilities are located in the garage.

No washer or dryer present. Tested drainline with a hose and the drainline leaked badly at the connection near wall. Rubber collar was used to connect pipes; improper. Recommend repairs by a licensed plumber.

Dryer vent missing cover/flap at exterior wall. Recommend replacement.

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HEATING

Monitor Condition Recommend Repairs

Brand : **Goodman** Model : **ARUF182416BA** BTUs :

Age : 1	Year(s)	Design Life : 15	Year(s)	Serial No: 1001688876	ACC	MAR	NI	NP	DEF
OPERATION					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Forced Air | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Boiler / Hot Water | <input type="checkbox"/> Steam |
| <input type="checkbox"/> Baseboard / Radiant | <input type="checkbox"/> Gravity | | |
| <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Propane |
| <input type="checkbox"/> Air Source | <input type="checkbox"/> Water Source | | |
| <input type="checkbox"/> Rusted Heat Exchanger | <input type="checkbox"/> Unusual Flame Pattern | <input type="checkbox"/> Too Warm to Test | <input type="checkbox"/> Shut Down For Season |
| <input type="checkbox"/> Corroded / Leaking | <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life | |
| <input type="checkbox"/> Improper Temperature Rise | <input type="checkbox"/> Needs Normal Maintenance / Cleaning | | |
| <input type="checkbox"/> Missing / Improper Pressure Relief Valve Leaks | <input type="checkbox"/> Underground Storage Tank Not Part of Inspection | | |

Comments : Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

Airhandler is located in the garage.

A "split-system" air conditioner is actually a single unit split into two sections, an air handler indoors and a condensing unit outdoors. These units act as one, so therefore, if one of the units is not maintained properly or is in disrepair, it may damage the other unit.

Life expectancy of Air Handlers is 15 years.

Unit was tested in HEAT mode; operational.

Interior of unit is clean.



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HEATING DISTRIBUTION

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Ductwork | <input type="checkbox"/> Radiators | <input type="checkbox"/> Baseboard |
| <input type="checkbox"/> Rusted | <input type="checkbox"/> Dirty Filter | <input type="checkbox"/> Crushed / Disconnected Ducts <input type="checkbox"/> Noisy Blower |
| <input type="checkbox"/> Air Leaks Noted at Plenum / Duct Joints | <input type="checkbox"/> Circulator Pump Leaking / Noisy / Inoperable | |

Comments : **All newer ductwork in attic.**

No defects noted to ductwork in attic.

Life expectancy of flexible insulated ductwork is 25 years.



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AIR CONDITIONER

<input checked="" type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand : **Goodman** Model : **GSC130247AE** Size : **2.5 tons**
 Age : **2** Years Design Life : **10-15** Years Serial No:**0807145646**

OPERATION

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Gas | <input type="checkbox"/> Evaporative Cooler |
| <input checked="" type="checkbox"/> Central | <input type="checkbox"/> Wall | <input type="checkbox"/> Outside Temp Too Cold to Test |
| <input type="checkbox"/> Noisy Fan / Compressor | <input type="checkbox"/> Outside Unit Not Level | <input type="checkbox"/> Dirty/Damaged Condenser |
| <input type="checkbox"/> No Pad Under Unit | <input type="checkbox"/> No Outside Disconnect | <input type="checkbox"/> Rust / Corrosion |
| <input type="checkbox"/> At or Near Design Life | <input type="checkbox"/> Beyond Design Life | <input type="checkbox"/> Missing/Improper Condensate Line |
| <input type="checkbox"/> Window Units Not Inspected | <input type="checkbox"/> Damaged Suction Line | <input type="checkbox"/> Suspected Leak(s) / Clogged Condensate |
| <input type="checkbox"/> Temperature Differential Not Within Industry Standards | <input type="checkbox"/> Needs Normal Maintenance / Cleaning | |

Comments : **AC unit is located at north wall.**
Life expectancy of AC condensing/compressor units is 10-15 years.

Cooling system inspection limitations: We check for normal temperature differential between input and output air, unusual operating noises, visible damage or defects, and a variety of other possible defects. This inspection is not technically exhaustive. A more thorough inspection, can be performed by a qualified HVAC service professional, and is recommended when any defects or malfunctions are suspected.

System is operating properly. Temperature splits are within industry standards.

Insulation on freon line is missing/damaged. Recommend replacing.



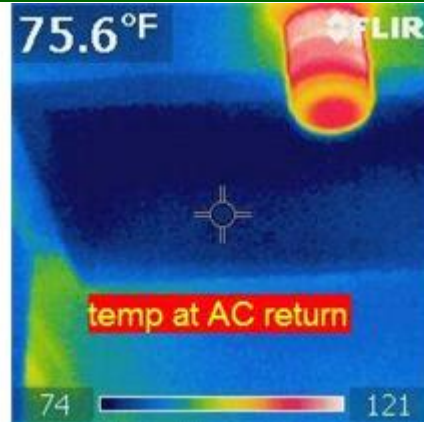
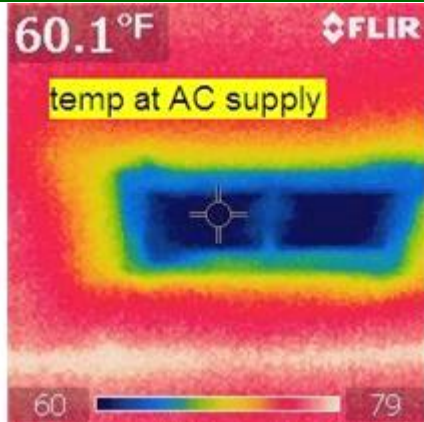
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KITCHEN

Monitor Condition Recommend Repairs

		ACC	MAR	NI	NP	DEF
CEILING(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S) <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input type="checkbox"/> Missing <input type="checkbox"/> Damaged		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION <input type="checkbox"/> Leaking Seal <input type="checkbox"/> Clogged Drain		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL <input type="checkbox"/> Seized <input type="checkbox"/> Noisy <input checked="" type="checkbox"/> Improper Elec. Connection		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: ***No anomalies were detected when scanned with an infrared camera.**

Garbage disposal wiring not in conduit.

Garbage disposal electrical stress clamp and conduit are missing. Recommend repairs by a qualified electrician.

Some cabinet doors are unlevel. Others, under sink, hit handles when opened.

Water line connected to refrigerator but ice maker was off and did not have enough time to produce ice during the inspection. Recommend testing at move-in.

Dishwasher is not secured to underside of countertop. Recommend repairs as needed.

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FAMILY ROOM

Monitor Condition Recommend Repairs

				ACC	MAR	NI	NP	DEF
CEILINGS	<input type="checkbox"/> Typical Crack(s)	<input checked="" type="checkbox"/> Stain(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALL(S)	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM)				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET/STORAGE				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BUILT IN SHELVING				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WET BAR	<input type="checkbox"/> No GFCI Protection			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MISCELLANEOUS				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments : **Ceiling fan(s) are operational at time of inspection.**

***No anomalies were detected when scanned with an infrared camera.**

Stains noted on ceiling. Moisture detected when scanned with an infrared camera.

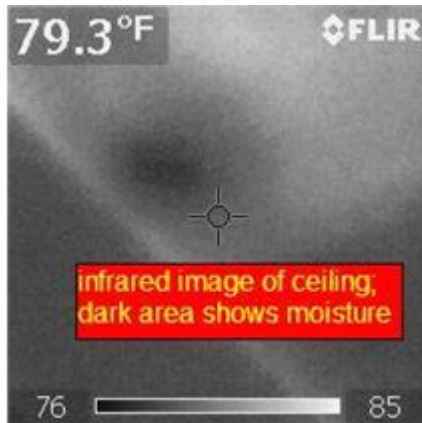
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FIREPLACE

- Monitor Condition
- Recommend Repairs

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Wood Burning | <input type="checkbox"/> Gas Log | <input type="checkbox"/> Gas Starter | <input type="checkbox"/> Fireplace Insert |
| <input checked="" type="checkbox"/> Masonry Firebox | <input type="checkbox"/> Metal Firebox | <input type="checkbox"/> Clean Out Trap | |
| <input type="checkbox"/> Damper Bent / Inoperable | <input type="checkbox"/> Poor Drafting | <input type="checkbox"/> Damaged Mortar / Firebrick | |
| <input type="checkbox"/> Damaged / Defective Doors | <input type="checkbox"/> Missing Damper Stopper | <input checked="" type="checkbox"/> Recommend Cleaning | |

Comments : *Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.*

Fireplace appears in good condition with operational flue damper.

Have fireplace, flue and chimney cleaned before using by a qualified chimney contractor.

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MAIN BATHROOM

Monitor Condition Recommend Repairs

			ACC	MAR	NI	NP	DEF
CEILING(S)	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/> Typical Crack(s)	<input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/> Inoperative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/> Leaking	<input type="checkbox"/> Cracked / Damaged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/> Loose at Base	<input type="checkbox"/> Runs Continuously	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TUB/SHOWER			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/> No Service Access	<input type="checkbox"/> No GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : **No bathtub/shower access panel present. No moisture detected with moisture meter at the tilework.**

**Toilet is not properly secured to floor.
Recommend further evaluation and repairs by a licensed plumber.**

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REAR BEDROOM

Monitor Condition Recommend Repairs

		ACC	MAR	NI	NP	DEF
CEILING <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)		☑	☐	☐	☐	☐
WALLS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)		☑	☐	☐	☐	☐
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged		☑	☐	☐	☐	☐
WINDOW SCREENS <input type="checkbox"/> Missing <input type="checkbox"/> Damaged		☑	☐	☐	☐	☐
FLOOR/FINISH		☑	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE		☑	☐	☐	☐	☐
CLOSET		☑	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)		☑	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION		☑	☐	☐	☐	☐

Comments : **Also includes the attached room.**

Ceiling fan(s) are operational at time of inspection.



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BEDROOMS 2&3

Monitor Condition Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILING <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing <input type="checkbox"/> Damaged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : **Ceiling fan(s) are operational at time of inspection.
Ceiling fan in front bedroom needs rebalancing. Noisy when running.**



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LAWN SPRINKLER

<input type="checkbox"/> Monitor Condition	ACC	MAR	NI	NP	DEF
<input type="checkbox"/> Recommend Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

of Zones : 6

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Manual | <input type="checkbox"/> Automatic | <input type="checkbox"/> Shut Down for Season | <input type="checkbox"/> Missing / Broken Heads |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leaks (Above Ground) | <input type="checkbox"/> Apparent Unprof. Workmanship |
| <input type="checkbox"/> Missing Anti-Siphon Valve | <input type="checkbox"/> Poor Water Pressure/Flow | <input type="checkbox"/> Defective / Missing Cross Connect Prevention | |

Comments : Underground leaks may not be detected.
Rainbird control panel located in the garage.

System was operational in manual mode. No Broken or defective heads noted.



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SWIMMING POOL

Monitor Condition Recommend Repairs

- | | | | |
|------------------------------------|--|-------------------------------------|--|
| <input type="checkbox"/> In Ground | <input type="checkbox"/> Above Ground | <input type="checkbox"/> Winterized | <input type="checkbox"/> Covered At Time Of Inspection |
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Plaster / Shotcrete | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Fiberglass |

				ACC	MAR	NI	NP	DEF
SHELL/LINER/HARDCOAT				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEATER	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Solar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FILTER	<input checked="" type="checkbox"/> Cartridge	<input type="checkbox"/> Diatomaceous Earth	<input type="checkbox"/> Sand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PUMP(S)	<input type="checkbox"/> Leak(s)	<input type="checkbox"/> Noisy	<input type="checkbox"/> Inoperative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL	<input type="checkbox"/> Missing/Loose Bond	<input type="checkbox"/> Deteriorated		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LIGHTS	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Loose Housing		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI (CHECKED W/TEST BUTTON ONLY).	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Missing		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHILD SAFETY FENCE	<input type="checkbox"/> Incorrect Height			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHILD SAFETY GATE	<input type="checkbox"/> Not Self Latching/Lock			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DECK/APRON	<input type="checkbox"/> Settlement/Heaving	<input type="checkbox"/> Cracking	<input type="checkbox"/> Common Crack(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Poor Control Access Broken/Missing Handrail Defective / Missing Ladder Defective/Missing Drain Cover(s)

Comments : **NOTE : Pool Bodies, Diving Boards, Slides, Self-Cleaning & Chlorinating Devices are beyond the scope of this inspection.**

**The pool surface and coping are in good condition; no defects noted.
The pool and its components showed to be in good condition.**



*Lawn Sprinklers, Pools, Hot Tubs, and Spas are all high maintenance items requiring ongoing care. This inspection is a visual only of exposed/accessible areas and is intended to comment on the overall condition of system(s) at the time of the inspection. It should not be construed as any type of insurance policy, warranty, or guarantee.

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

EXTERIOR SURFACE

Siding/Trim

Body of house is stucco siding over cement block with wood fascia and soffit boards. Stucco siding is in generally good condition. Minor hairline cracking noted. Recommend sealing all cracks.

FOUNDATION

Very limited visibility due to design or landscaping. What was viewed showed no cracking.

GARAGE/CARPORT

Floor/Walls/Ceiling/Electrical

Seal hole where ac condensation line exits south wall.

OVERHEAD GARAGE DOORS

Overhead garage door has been damaged by car. Recommend further evaluation and repair/replacement by a qualified garage door technician.

GRADING / DRAINAGE

Shallow hole and animal hole at south wall. Recommend back filling.

Near level grading present around some areas of dwelling. Recommend monitoring during rainfall/moist conditions for possible ponding near the perimeter of the home for possible water intrusion problems that may effect the foundation system of the home and/or water intrusion problems.

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FENCES / GATES

Wood fence is in generally good condition but will need treating/painting to prolong the life of the wood in many areas.

ELECTRICAL

Panel
Branch Circuits

**Main electrical service panel is located in the garage.
No panel cover present; safety hazard. Recommend replacing as soon as possible.
Exposed romex wiring from circuit panel should be enclosed in conduit.
The disconnect panel at the AC unit is a federal Pacific brand panel, which has been deemed defective by the Consumer Product Safety Commission for internal breakers failing to trip under certain electrical load conditions resulting in electrical fires. Recommend further evaluation and replacement by a qualified electrician.**

**Branch circuits in the main panel are solid aluminum wiring which have a propensity to expand and contract with heat. 3 breakers on right side of panel. Solid Aluminum wiring is no longer used in homes. The wiring is not an issue as long as the connections in both the service panel and the outlets/fixtures are aluminum rated.
Recommend further evaluation and repairs by a licensed electrician for all above concerns.**

PLUMBING

Supply

**Main water shutoff located at the north wall.
Valve handle missing. Recommend replacing in case of emergency.**

**Copper supply lines have been interrupted at water heater with PVC piping. No bond wire present.
Recommend repairs by a licensed plumber.**

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LAUNDRY FACILITIES

Dryer Vents
Drain

Laundry utilities are located in the garage.

No washer or dryer present. Tested drainline with a hose and the drainline leaked badly at the connection near wall. Rubber collar was used to connect pipes; improper. Recommend repairs by a licensed plumber.

Dryer vent missing cover/flap at exterior wall. Recommend replacement.

KITCHEN

Garbage Disposal
Countertops/Cabinets
Dishwasher/Cross Flow Protection

**Garbage disposal wiring not in conduit.
Garbage disposal electrical stress clamp and conduit are missing. Recommend repairs by a qualified electrician.**

Some cabinet doors are unlevel. Others, under sink, hit handles when opened.

Water line connected to refrigerator but ice maker was off and did not have enough time to produce ice during the inspection. Recommend testing at move-in.

Dishwasher is not secured to underside of countertop. Recommend repairs as needed.

FAMILY ROOM

Ceilings

Stains noted on ceiling. Moisture detected when scanned with an infrared camera.

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MAIN BATHROOM

Toilet

**Toilet is not properly secured to floor.
Recommend further evaluation and repairs by a licensed plumber.**

BEDROOMS 2&3

Electrical (Random sampling of outlets, switches, fixtures.)

**Ceiling fan(s) are operational at time of inspection.
Ceiling fan in front bedroom needs rebalancing. Noisy when running.**

FIREPLACE

Fireplace appears in good condition with operational flue damper.

Have fireplace, flue and chimney cleaned before using by a qualified chimney contractor.

AIR CONDITIONER

Insulation on freon line is missing/damaged. Recommend replacing.

WATER HEATER

Some rust at base of unit. Monitor closely.

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VENTILATION

There is a missing soffit vent screen at n/w corner of back wall. Probable animal intrusion. Recommend repairs as needed.

FLOOR/SLAB

Limited/no visibility of concrete slab due to floor coverings. See individual rooms for floor covering issues.

- MAR (MARGINAL)** The item/system was marginally acceptable. (It performed its designed function as of the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)
- DEF (DEFECTIVE)** The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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