



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

**Ronald Bullard, 1300 S. 6th. St. N., St. Petersburg, FL, 33377**



Friday, December 26, 2008

**Inspector**

Tony Marino

727-433-2613

tony@npimarino.com

ASHI Certified

**" Independently Owned and Operated "**

Inspection Date :  
12/26/2008

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

Email or Web Site: tony@npimarino.com  
ASHI Certified



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

**Ronald Bullard, 1300 S. 6th. St. N., St. Petersburg, FL, 33377**

**INVOICE # : TEMPLATE**

Inspection Date : 12/26/2008 10:00 AM  
National Property Inspections of Southern Pinellas County  
dba National Property Inspections  
Clearwater FL

Client Name : **Ronald Bullard**  
Property Location : **1300 S. 6th. St. N.  
St. Petersburg FL 33377**

Billing Address : 1877 Pirate Cove Lane  
St. Petersburg FL 33777

Paid    Payment Method : Personal Check

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

**TYPE OF INSPECTIONS PERFORMED**

Home Inspection		\$275.00
Infrared scan		\$50.00
	<b>Subtotal</b>	<b>\$325.00</b>
	<b>Total</b>	<b>\$325.00</b>
	<b>Grand Total</b>	<b>\$325.00</b>
	<i>(Due Upon Receipt)</i>	

**Listing Agent Information**

Agent : **Andrew Duncan**  
Email :  
Work # : **(813) 739-5948**  
Cell # : **(727) 742-2875**  
Fax # :  
Pager # :

Agency : **Keller Williams Realty**  
Address :  
  
**FL**

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Inspector Phone: 727-433-2613    ASHI Certified



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\*The summary is not the entire report. The complete report may include additional information of concern to the buyer. Any/all photos included are considered to be part of the summary/report. Cosmetic issues are not part of the general home inspection. Trees are not part of the general home inspection unless these are likely to adversely affect the building. Some/all electrical outlets, HVAC vents, and windows may not be tested due to access being denied by furniture or personal belongings of the current home owner in all rooms. Stored items restrict viewing of all closet interior and sink areas.

\*All recommendations and/or referrals within this Inspection Report for repair, replacement, and/or evaluation stated in the specific sections of this report are recommended to be completed by specifically licensed contractors with respect to the individual component being addressed for repair, replacement or evaluation prior to the close of escrow.

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**GENERAL INFORMATION**

**GENERAL CONDITIONS AT TIME OF INSPECTION :**

<p><b>Property Occupied :</b>           No</p> <p><b>Estimated Age Of Property :</b>   10</p> <p><b>Type of Property :</b>           <input checked="" type="checkbox"/> Single   <input type="checkbox"/> Multi</p> <p><b>Primary Construction :</b>       <input type="checkbox"/> Wood   <input checked="" type="checkbox"/> Block   <input type="checkbox"/> Brick</p> <p><input checked="" type="checkbox"/> <b>Other :</b> Stucco/vinyl siding</p>	<p><b>Property Faces :</b> <input checked="" type="checkbox"/> North   <input type="checkbox"/> South   <input type="checkbox"/> East   <input type="checkbox"/> West</p> <p><b>Weather :</b> Sunny                   <b>Temperature :</b> 50 F</p> <p><b>Soil Conditions :</b> <input checked="" type="checkbox"/> Dry   <input type="checkbox"/> Damp   <input type="checkbox"/> Snow   <input type="checkbox"/> Frozen</p> <p><b>Persons Present :</b> <input checked="" type="checkbox"/> Buyer                   <input type="checkbox"/> Seller</p> <p style="padding-left: 100px;"><input checked="" type="checkbox"/> Buyer's Agent   <input type="checkbox"/> Seller's Agent</p>
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**DEFINITIONS :**

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

<b>ACC</b>	<b>(ACCEPTABLE)</b>	The item/system was performing its intended function at the time of the inspection.
<b>MAR</b>	<b>(MARGINAL)</b>	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>
<b>NI</b>	<b>(NOT INSPECTED)</b>	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.
<b>NP</b>	<b>(NOT PRESENT)</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>DEF</b>	<b>(DEFECTIVE)</b>	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 not occupied at time of inspection.  
 Scope of the inspection does not include testing of the security, cable TV or telephone systems.  
 Scope of the inspection does not include taking a water sample for testing.  
 \*Client opted to have a limited infrared thermal scan performed.

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**ROOFING**

<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"/>

Age : <b>10</b>	Year(s)	Design Life : <b>17-20</b>	Year(s)	Layers : <b>1</b>	<b>100% Visible</b>
<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 checked="" 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 type="checkbox"/> Tar and Gravel	<input type="checkbox"/> Metal	<input type="checkbox"/> Rolled Composition	<input type="checkbox"/> Slate	<input type="checkbox"/> Membrane	<input checked="" type="checkbox"/> Missing Shingle(s)
<input type="checkbox"/> Suspected Leak(s)	<input checked="" 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"/> Excessive Granular Loss	<input type="checkbox"/> Bubbling	<input type="checkbox"/> Trim Trees / Branches	<input type="checkbox"/> Improper Installation		

Comments : **Leaks not always detectable.**

Dimensional asphalt shingle roof, roof materials show to be properly secured.  
 All roof penetrations appear in good condition and properly sealed.

The roof was in generally good condition with the following issues noted:  
 There are 2 areas at the n/w corner that show wear. Most likely caused by the palm tree branches that over hang this section of roof. The limbs have already been trimmed and are not an issue.  
 Would recommend having these small areas of shingles replaced to avoid water intrusion.  
 Recommend further evaluation and repairs by a licensed roofing contractor.

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

Comments : Metal flashing around perimeter of eaves properly installed. Flashing in valleys is covered and not viewable.

**SKYLIGHTS**

<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 checked="" type="checkbox"/> Fixed / Stationary | <input type="checkbox"/> Operable        | <input type="checkbox"/> Fogged | <input type="checkbox"/> Cracked |
| <input type="checkbox"/> Suspected Leak(s)             | <input type="checkbox"/> Caulking Needed |                                 |                                  |

Comments : Skylight is fogged but appears in good condition and properly sealed. No water stains noted below, at bathroom ceiling.



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**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 checked="" 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 home to keep water away from the foundation.

**EXTERIOR SURFACE**

Monitor Condition     Recommend Repairs

	ACC	MAR	NI	NP	DEF
<b>SIDING/TRIM</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EXTERIOR FAUCETS</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EXTERIOR ELECTRICAL OUTLETS</b> <input type="checkbox"/> NO GFCI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EXTERIOR LIGHTING</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	<input checked="" type="checkbox"/> Vinyl	<input 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 : Fascia and soffit boards are in good condition.  
 Exterior lights, faucets and outlets are operational.

Body of home is stucco over cement block with wood fascia and soffit boards. Vinyl siding at rear gable.  
 Stucco siding is in generally good condition but has minor hairline cracks at most walls. Also, at the s/e corner at grade, there is a small damaged area and metal corner bead is exposed. Recommend having professionally sealed/repared and monitoring over time.  
 Outlet at rear wall is missing its protective cover. Recommend replacing with pool nearby.

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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 type="checkbox"/> Vinyl              | <input type="checkbox"/> Metal                             |
| <input 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 : No broken or cracked windows present at time of inspection.  
Inspected all windows and all were in working order.  
All locks operational.

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## GARAGE/CARPORT

Monitor Condition     Recommend Repairs

Attached     Detached     Carport

One Car     Two Cars     Three or More Cars

### FLOOR/WALLS/CEILING/ELECTRICAL

### ROOF

### SIDING/TRIM

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

General Deterioration     Settlement / Movement     Obscured / Limited View     Cracked  
 Outlets NOT GFCI Protected     Electrical Deficiencies

Comments : Garage is in generally good condition.

## OVERHEAD GARAGE DOORS

Monitor Condition

Recommend Repairs

# of Openers : 1

Wood     Metal     Fiberglass  
 General Deterioration     Loose Track     Repair / Replace Weather-Stripping  
 Missing / Damaged Hardware     Damaged / Inoperative     Repair / Adjust Automatic Reverse

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

Comments : Garage door is operational. Electric eye for reverse function is operational.  
 Wall opener does not operate properly. May have an electrical short.  
 Weather stripping missing on one end of door.  
 Recommend repairs by a qualified overhead door specialist.



## Attic / Roof

### Method of Inspection

Physical Entry     Visual from Access     No Access / Limited View    **50 % Visible**

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**ATTIC / ROOF FRAMING/SHEATHING**

- Monitor Condition  
 Recommend Repairs

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

- Trusses                       Rafters                       Plywood / Panel Board / Boards  
 Broken Rafters / Trusses     Deflection                       Water Stains / Suspected Leak(s)     Delaminated

Comments : Leaks not always detectable.

Approximately 50% of attic area was able to be viewed.  
 Only one access opening and limited access due to design.  
 FYI-Roof sheathing is OSB particle board.



**ATTIC / ROOF VENTILATION**

- Monitor Condition  
 Recommend Repairs

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

- Gable                               Ridge                               Soffit                               Static Vent                       Turbine  
 Powered Vent                       Attic Fan                               Whole House Fan                       No Venting  
 Additional Vents Needed     Obstructed Air Flow                       Clothes Dryer / Exhaust Fans Vented Into Attic

Comments : Roof vents also installed.



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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 fiberglass insulation present; appears in good order.



**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 view of attic electrical due to insulation and ductwork. What was viewed appeared in good order.

**Foundation**

- Foundation Type**                       Basement                       Crawl Space                       Slab On Grade

**FOUNDATION FRAMING SUPPORT**

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

- General Deterioration                       Horizontal Cracks                       Step Cracks                       Vertical Cracks  
 Limited Observation                       Leaning / Bowing                       Inadequate Ventilation                       Efflorescence / Suspected Leak(s)

Comments : No visibility of framing support due to finished walls.

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**FOUNDATION FLOOR/SLAB**

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

- |  |                                 |                                       |  |
|--|---------------------------------|---------------------------------------|--|
| <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Wood   | <input type="checkbox"/> Differential | <input checked="" type="checkbox"/> Obscured / Covered |
| <input type="checkbox"/> Settlement          | <input type="checkbox"/> Cracks |                                       |  |

Comments : Limited/no visibility of concrete slab due to floor covering.

**ELECTRICAL**

Monitor Condition  Recommend Repairs

**SERVICE SIZE (Main Panel)**

- |   |   |  |                                       |                                  |
|---|---|--|---------------------------------------|----------------------------------|
| <input type="checkbox"/> 110 Volt (Nominal) | <input type="checkbox"/> 110 / 220 Volt (Nominal) | <input checked="" type="checkbox"/> 120 / 240 Volt (Nominal) | <input type="checkbox"/> 60 Amp       | <input type="checkbox"/> 100 Amp |
| <input type="checkbox"/> 125 Amp            | <input checked="" type="checkbox"/> 150 Amp       | <input type="checkbox"/> 200 Amp                             | <input type="checkbox"/> Undetermined |                                  |

**SERVICE SIZE (Sub Panel)**

- |  |                                 |                                  |                                       |
|--|---------------------------------|----------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> 40 Amp | <input type="checkbox"/> 60 Amp | <input type="checkbox"/> 100 Amp | <input type="checkbox"/> Undetermined |
|--|---------------------------------|----------------------------------|---------------------------------------|

<b>SERVICE</b>	<input type="checkbox"/> Overhead	<input checked="" type="checkbox"/> Underground	ACC	MAR	NI	NP	DEF
<b>ENTRANCE CABLE</b>	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PANEL</b>	<input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/> Combination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SUB-PANEL</b>	<input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/> Fuse(s)	<input type="checkbox"/> Combination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BRANCH CIRCUITS</b>	<input type="checkbox"/> Solid Aluminum	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BONDING/GROUNDING</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>GFCI(IN PANEL)*</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>ARC FAULT</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SMOKE DETECTORS*</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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  
 No defects noted in main service panel or sub panel.

Smoke detectors are not hardwired to home and were tested with canned smoke; operated properly in mastwer bedroom and front hall. Detector in family room was inoperable; recommend replacement..

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## PLUMBING

Monitor Condition     Recommend Repairs

**Water Service :**  Water Public     Water Private     Water Off    **Water Shut Off Location :** West wall  
**Sewage Service :**  Sewage Public     Sewage Private     Fuel Off

						ACC	MAR	NI	NP	DEF
<b>SUPPLY</b>	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Polybutylene	<input type="checkbox"/> PEX	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DRAINS</b>	<input checked="" type="checkbox"/> PVC	<input 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"/>
<b>EJECTOR PUMP</b>						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VENTS</b>						<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 shut-off is located at the west wall.



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# National Property Inspections of Southern Pinellas County dba National Property Inspections

Ronald Bullard, 1300 S. 6th. St. N., St. Petersburg, FL, 33377

## LAUNDRY FACILITIES

Monitor Condition  Recommend Repairs

Location : Utility room	ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS <input type="checkbox"/> Gas (Dryer) <input checked="" type="checkbox"/> Electric (Dryer)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : Electrical connections wired properly.

Washer & dryer were operational at time of inspection but are rated marginal due to age. Monitor condition.

Dryer missing control knobs.

Recommend repairs as needed.

Dryer vent can only be inspected from unit to wall; hose in good condition but is slightly detached at roof sheathing. Lint is being distributed into attic area. Recommend having line professionally cleaned for safety purposes.

Recommend changing black rubber hoses on washer to 1-piece braided hoses, which are burst proof.



" Independently Owned and Operated "

Inspection Date : 12/26/2008  
Inspector: Tony Marino  
Inspector Phone: 727-433-2613

Email or Web Site: tony@npimarino.com  
ASHI Certified



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## HEATING

Monitor Condition     Recommend Repairs

Brand : **Nordyne**

Model : **B3BV036KBB**

BTUs :

Age : <b>5</b>	Year(s)	Design Life : <b>15</b>	Year(s)	ACC	MAR	NI	NP	DEF
<b>OPERATION</b>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ABOVE GROUND STORAGE TANKS</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>HUMIDIFIER</b>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Forced Air                          | <input checked="" 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.

\*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.



## DRAFT CONTROL/VENT

Monitor Condition     Recommend Repairs

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Metal Pipe     | <input type="checkbox"/> PVC                 |   |
| <input type="checkbox"/> Negative Slope | <input type="checkbox"/> Improper Size       | <input type="checkbox"/> Inadequate Flue Clearance            |
| <input type="checkbox"/> Obstruction    | <input type="checkbox"/> Loose Connection    | <input type="checkbox"/> Inadequate / Marginal Combustion Air |
| <input type="checkbox"/> Leaks          | <input type="checkbox"/> Improper Connection | <input type="checkbox"/> Excessive Corrosion / Perforation    |

Comments :

**" Independently Owned and Operated "**

Inspection Date :	Inspector: Tony Marino	Email or Web Site: <a href="mailto:tony@npimarinio.com">tony@npimarinio.com</a>
12/26/2008	Inspector Phone: 727-433-2613	ASHI Certified



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**HEATING DISTRIBUTION**

Monitor Condition     Recommend Repairs

	ACC	MAR	NI	NP	DEF
<b>DISTRIBUTION</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BLOWER</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CIRCULATOR PUMP</b>	<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 checked="" 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 : Dirty filter(s) present which are a source of increased operating costs and poor cooling system operation. Missing/dirty air filters can:

- Reduce air flow to the building [dirty filters].
- Cause excessive dirt build-up inside the air handler cabinet & on motor and fan blades, and inside the duct system, leading to mold or allergen problems in a building and to the need for more costly duct cleaning or replacement.
- Recommend replacing as soon as possible.



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## KITCHEN

Monitor Condition     Recommend Repairs

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

Comments : Also includes the dinette.  
 FYI-exhaust fan does not vent to the outdoors.  
 Appliances show age but were operational. Refrigerator setting in freezer was off at start of inspection. Turned on and appeared to operate properly.  
 Water stains under sink did not show moisture when tested with a moisture meter. Appears a bottle of liquid has spilled. Monitor over time.  
 Recommend sealing countertop/backsplash connection behind faucet to avoid water intrusion.



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 Inspector Phone: 727-433-2613    ASHI Certified



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**FAMILY ROOM**

Monitor Condition     Recommend Repairs

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

Comments : Ceiling fan[s] operational at time of inspection.

Electrical outlet on floor is missing its protective cover. Recommend having added for safety purposes.

Carpeting shows its age; stains present.  
 Stains on ceiling at ac duct.



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**MAIN BATHROOM**

Monitor Condition     Recommend Repairs

			ACC	MAR	NI	NP	DEF
<b>CEILING(S)</b>	<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"/>
<b>WALL(S)</b>	<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"/>
<b>WINDOWS/TRIM</b>	<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"/>
<b>WINDOW SCREENS</b>	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FLOOR/FINISH</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>INTERIOR DOORS/HARDWARE</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HEAT/AIR DISTRIBUTION</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COUNTERTOPS/CABINETS</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SINK/FAUCET</b>	<input type="checkbox"/> Leaking	<input type="checkbox"/> Cracked / Damaged	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOILET</b>	<input type="checkbox"/> Loose at Base	<input type="checkbox"/> Runs Continuously	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TUB/SHOWER</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>JETTED TUB</b>	<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"/>
<b>TILE WORK/ENCLOSURE</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EXHAUST FAN</b>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WATER PRESSURE/FLOW/DRAINAGE</b>			<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 at enclosure when read with a moisture meter.  
 GFCI outlets reset in garage.  
 Sink stopper is broken; no plug. Recommend repairs.



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**MASTER BEDROOM**

Monitor Condition     Recommend Repairs

	ACC	MAR	NI	NP	DEF
<b>CEILING(S)</b> <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"/>
<b>WALL(S)</b> <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"/>
<b>WINDOWS/TRIM</b> <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"/>
<b>WINDOW SCREENS</b> <input type="checkbox"/> Missing <input type="checkbox"/> Damaged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FLOOR/FINISH</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>INTERIOR DOORS/HARDWARE</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HEAT/AIR DISTRIBUTION</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COUNTERTOPS/CABINETS</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SINK/FAUCET</b> <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"/>
<b>TOILET</b> <input type="checkbox"/> Loose at Base <input type="checkbox"/> Runs Continuously	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TUB/SHOWER</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>JETTED TUB</b> <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"/>
<b>TILE WORK/ENCLOSURE</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>EXHAUST FAN</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>WATER PRESSURE/FLOW/DRAINAGE</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments : Ceiling fan operational at time of inspection.

There are small cracks present in the grout near base of enclosure. A slightly elevated moisture content reading was found when read with a moisture meter. Recommend having grout repaired to avoid further water intrusion issues.



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**COMMON AREA AT ENTRY**

Monitor Condition     Recommend Repairs

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

Comments :    Also includes the office room at east side, the laundry room and the hallway.  
                          Carpeting shows its age; stains present.  
                          Ceiling shows stains at ac ducts.

**FRONT BEDROOMS**

Monitor Condition     Recommend Repairs

	ACC	MAR	NI	NP	DEF
<b>CEILINGS</b> <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"/>
<b>WALLS</b> <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"/>
<b>WINDOWS/TRIM</b> <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"/>
<b>WINDOW SCREENS</b> <input type="checkbox"/> Missing <input type="checkbox"/> Damaged	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FLOOR/FINISH</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>INTERIOR DOORS/HARDWARE</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CLOSET</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HEAT/AIR DISTRIBUTION</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments :

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Inspection Date :    12/26/2008                      Inspector: Tony Marino                      Inspector Phone:    727-433-2613                      Email or Web Site: tony@npimarino.com                      ASHI Certified



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**dba National Property Inspections**

**Ronald Bullard, 1300 S. 6th. St. N., St. Petersburg, FL, 33377**

**MASTER BEDROOM**

Monitor Condition     Recommend Repairs

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

Comments :    Carpeting shows its age; stains present.  
                      Stains on ceiling at ac duct.

**LAWN SPRINKLER**

Monitor Condition  
 Recommend Repairs

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

# of Zones : 3

- Manual                               Automatic                               Shut Down for Season                       Missing / Broken Heads
- General Deterioration                       Corrosion                               Leaks (Above Ground)                       Apparent Unprof. Workmanship
- Missing Anti-Siphon Valve                       Poor Water Pressure/Flow                       Defective / Missing Cross Connect Prevention

Comments :    **Underground leaks may not be detected.**  
                      Spinkler system operated properly in manual mode. May require slight adjustents.  
                      Rainbird sprinkler system present. Control panel in garage.

No sprinklers in rear of home.



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## SWIMMING POOL

Monitor Condition     Recommend Repairs

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

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

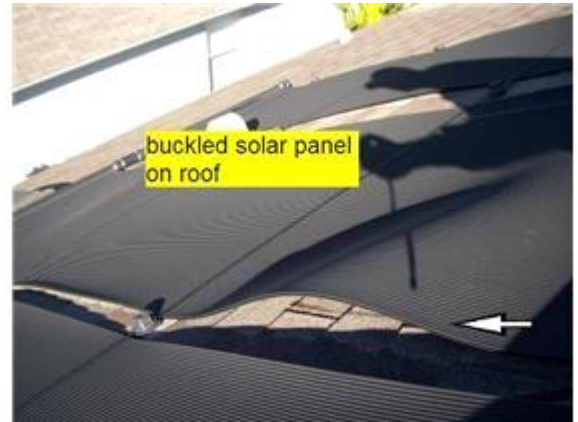
- Poor Control Access     Broken/Missing Handrail     Defective / Missing Ladder     Defective/Missing Drain Cover(s)

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

Pool has not been cleaned and was very dirty. Did not operate for fear of damaging the components. The power to units was on and started during the inspection but was cut off as soon as it was noticed.

The solar panels on roof appear in good condition but one panel is "buckled" which will probably be damaged in high winds.

Recommend further evaluation and cleaning of all components by a qualified pool technician.



\*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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# National Property Inspections of Southern Pinellas County dba National Property Inspections

Ronald Bullard, 1300 S. 6th. St. N., St. Petersburg, FL, 33377

## 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.

### OVERHEAD GARAGE DOORS

Garage door is operational. Electric eye for reverse function is operational.  
Wall opener does not operate properly. May have an electrical short.  
Weather stripping missing on one end of door.  
Recommend repairs by a qualified overhead door specialist.



### EXTERIOR SURFACE

#### Siding/Trim

Body of home is stucco over cement block with wood fascia and soffit boards. Vinyl siding at rear gable.

Stucco siding is in generally good condition but has minor hairline cracks at most walls. Also, at the s/e corner at grade, there is a small damaged area and metal corner bead is exposed. Recommend having professionally sealed/repaired and monitoring over time.

Outlet at rear wall is missing its protective cover. Recommend replacing with pool nearby.

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## EXTERIOR DOORS

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

\*Decay at base of front entry door frame. Recommend repairs by a licensed contractor.



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## PATIO

Patio directly surrounding the pool was not thoroughly inspected due to not inspection pool. The view of the deck showed it to be in good condition, though.

Screen enclosure appeared in generally good condition though one panel at west wall was torn at bottom. Recommend repairs as needed.



## ROOFING

The roof was in generally good condition with the following issues noted:

There are 2 areas at the n/w corner that show wear. Most likely caused by the palm tree branches that over hang this section of roof. The limbs have already been trimmed and are not an issue.

Would recommend having these small areas of shingles replaced to avoid water intrusion.

Recommend further evaluation and repairs by a licensed roofing contractor.



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## SKYLIGHTS

Skylight is fogged but appears in good condition and properly sealed. No water stains noted below, at bathroom ceiling.



## ELECTRICAL

Smoke Detectors\*

Smoke detectors are not hardwired to home and were tested with canned smoke; operated properly in master bedroom and front hall. Detector in family room was inoperable; recommend replacement..



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## LAUNDRY FACILITIES

Dryer Vents  
Utility Hookups

Washer & dryer were operational at time of inspection but are rated marginal due to age. Monitor condition.

Dryer missing control knobs.

Recommend repairs as needed.

Dryer vent can only be inspected from unit to wall; hose in good condition but is slightly detached at roof sheathing. Lint is being distributed into attic area. Recommend having line professionally cleaned for safety purposes.

Recommend changing black rubber hoses on washer to 1-piece braided hoses, which are burst proof.



## HEATING DISTRIBUTION

Distribution

Dirty filter(s) present which are a source of increased operating costs and poor cooling system operation. Missing/dirty air filters can:

- Reduce air flow to the building [dirty filters].
- Cause excessive dirt build-up inside the air handler cabinet & on motor and fan blades, and inside the duct system, leading to mold or allergen problems in a building and to the need for more costly duct cleaning or replacement.
- Recommend replacing as soon as possible.

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## KITCHEN

Countertops/Cabinets  
Exhaust Fan

FYI-exhaust fan does not vent to the outdoors.

Appliances show age but were operational. Refrigerator setting in freezer was off at start of inspection. Turned on and appeared to operate properly.

Water stains under sink did not show moisture when tested with a moisture meter. Appears a bottle of liquid has spilled. Monitor over time.

Recommend sealing countertop/backsplash connection behind faucet to avoid water intrusion.



## FAMILY ROOM

Ceilings  
Floor/Finish  
Electrical (Random sampling of outlets, switches, fixtures.)

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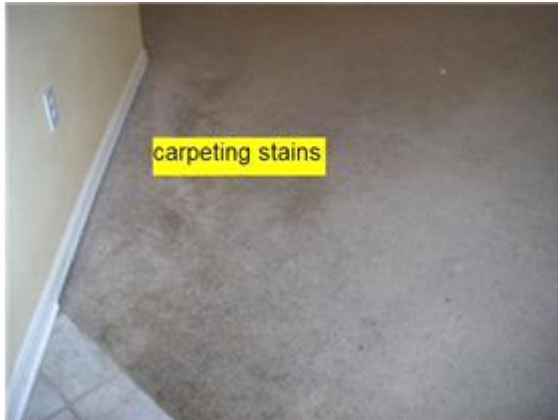
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Electrical outlet on floor is missing its protective cover. Recommend having added for safety purposes.  
Carpeting shows its age; stains present.  
Stains on ceiling at ac duct.



## MAIN BATHROOM

Sink/Faucet

Sink stopper is broken; no plug. Recommend repairs.

## MASTER BEDROOM

Tile Work/Enclosure

There are small cracks present in the grout near base of enclosure. A slightly elevated moisture content reading was found when read with a moisture meter. Recommend having grout repaired to avoid further water intrusion issues.



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## COMMON AREA AT ENTRY

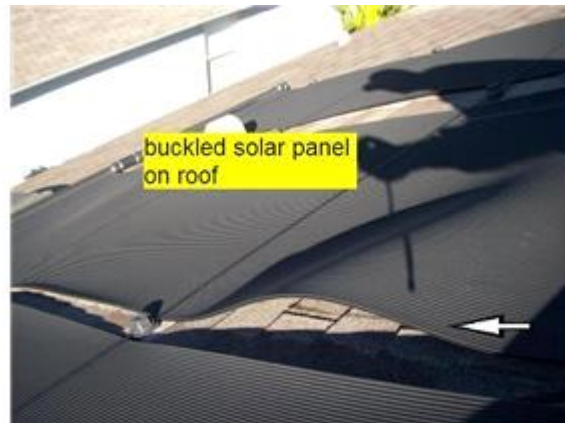
Ceilings  
Floor/Finish  
Carpeting shows its age; stains present.  
Ceiling shows stains at ac ducts.

## MASTER BEDROOM

Ceilings  
Carpeting shows its age; stains present.  
Stains on ceiling at ac duct.

## SWIMMING POOL

Heater  
Pool has not been cleaned and was very dirty. Did not operate for fear of damaging the components. The power to units was on and started during the inspection but was cut off as soon as it was noticed. The solar panels on roof appear in good condition but one panel is "buckled" which will probably be damaged in high winds.  
Recommend further evaluation and cleaning of all components by a qualified pool technician.



### 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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