



All In One Inspections

*** Residential Inspection Report ***



Client's Name

John Smith

On

July 3, 2017

Inspection Address

123 Main Street
Windermere, FL 34786



Inspected By

Doug Konschnik
352-678-8218
Clermont, Florida 34711
douglas@allin1inspections.com
www.allin1inspections.com



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

General Information

Client Information

Name: John Smith
Street Address: 123 Main Street
City, State, Zip: Windermere, FL 34786
Phone #:
Email Address: Myemail123@gmail.com

Inspection Address

Street Address: 123 Main Street
City, State, Zip: Windermere, FL 34786

Weather Conditions

Weather Type: Clear
Temperature: 70 Degrees

Structure Type

Single Family

Construction Type

CBS/ FRAME

Number of Bedroom/Bath

4 Bedroom / 5 Bath / 3 car Garage

Estimated Year Built

2004

Estimated sq. ft.

3,931

Time of Inspection

4:00 PM

Inspected by

Doug Konschnik

Buyer Agent

Name: My realtor
Phone #: Office: 321-444-5565
Email Address: realtor@gmail.com

Listing Agent

Name:
Phone #:
Email Address:





All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspection / Report limitations

This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without inspection company express written approval. Inspection company copyrights this report, which is protected by copyright law.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes will need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Utility Systems and Components

Electrical: Interior areas: Correction Needed

- Various light bulbs are burned out. 1 fan needs a remote.

Electrical: Exterior and interior general areas: Correction Needed

- Exterior fixtures need to be sealed. 2+ Outlets are insecure. Exterior spotlights need minor repairing. Moted: Bathroom exhaust fans are functional.

Gas / Fuel Supply System: Not Inspected

- Gas was not at the time of inspection.

Grounds

Yard: Correction Needed

- Trees/shrubs are too close to foundation. Maintenance is needed.

Structural Systems

Foundation: Limited Inspection

- Limited inspection. Foundation slab is mostly covered by flooring.

Floors: Monitor Conditions

- Carpet stains noted. Wood shows wear in the office area..

Garage - Door and Floor: Correction Needed

- 1 Car Garage door opener is nonfunctional. Auto reverse functionality in the 1 car garage is unknown. Concrete settling cracks noted. Lube rollers and rail.

Walls (Interior): Correction Needed

- Stains and dirt noted on ceilings and walls. Minor wall holes noted throughout home.

Walls (Exterior): Correction Needed

- Reseal stucco cracks on all walls. Rust noted on front exterior wall edges. Clean, Seal and Paint.

Window(s): Correction Needed

- 2 Windows and 2 Screens are damaged and need repairing - 1- Upstairs and 1- bedroom rear downstairs. 1 Window lock is not functional. Seal the interior and the exterior of the windows. Windows need maintenance and oiling.

Door(s) (Interior & Exterior): Interior room doors:

- Exterior sliding door needs sealing and maintenance. Rear pedestrian door/frame is damaged and needs to be replaced. Front door - bottom bolt - needs minor repairing.

Pool Enclosure/ Patio: Correction Needed

- Concrete settling cracks. Sill plates need securing - Bolts are rusted or missing. . 4+ Screens are missing/damaged. All tie downs need adjusting/repairing. Weep holes recommended. Clean channel drains and gutters. Maintenance is needed.

All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Roof and Attic

Roof Covering: Correction Needed

- 2+ tiles need repair.

Gutters and Down Spouts: Correction Needed

- Recommend getting additional gutters. Gutters are in the rear only. Maintenance and resealing are needed.

Ventilation: Correction Needed

- Soffits need minor repairing.

Attic Structure: Limited Inspection

- Limited access due to vents and trusses.

Bathroom(s)

Shower/Tub : Correction Needed

- Showers and tub surrounds need to be sealed.

Kitchen Appliance(s)

Range/Oven: Limited Inspection

- Limited inspection. Gas was not on. Noted: Double ovens are functional.

Dryer: Absent / None

- Clean dryer vent.

Heating and Cooling System(s)

Heating System: Not Inspected

- Gas was not on. Heat was not inspected.

Cooling System: Correction Needed

- Condenser lines need new insulation. Both units need to be serviced. Upstairs unit needs repairing - Inspector got the unit to turn on briefly- drain sensor was turning the unit off. Drains need to be cleaned.

Water Heating System(s)

Water Heating System: Not Inspected

- Gas was not on at the time of the inspection - Further inspection is needed.

Pool / Spa

Electrical / Lighting / Outlets: Correction Needed

- Pool lights are not functional. Lights need to be on a GFCI. Exposed wiring in the pool area - repair. Automatic Chlorinator needs replacing.

Structure Condition, Decking and Coping: Correction Needed

- Exterior concrete decking settling cracks noted. Interior pool stains noted. Paver maintenance is needed.

Pump(s) / Jets: Correction Needed

- 1- Rain jet needs repairing.

Pool / Spa Heating System(s): Correction Needed

- Heater is functional but not heating the water.

This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein

All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Electrical System

Electrical Service Connection and Components

General Observation

Inspected

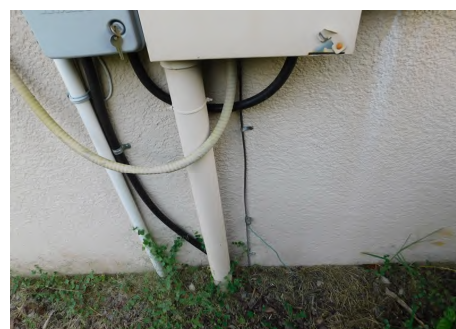
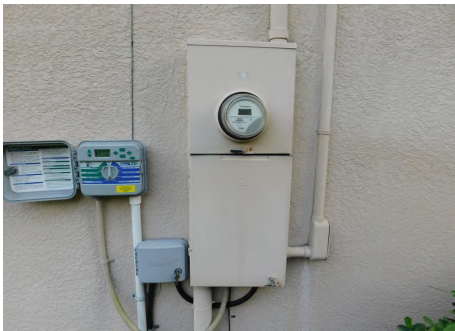
Satisfactory

Service Connection

Main panel location	Garage	Main Cut off Switch	Yes
Main Cut off Switch Location	Main Panel - Exterior wall of Home	Grounded:	Yes
Service size main panel:	120 / 240 Volt (Nominal)	Amp:	200 Amp service
Services connection:	Public Utilities (Underground Service)	Service on during inspection:	Yes
Type of wiring:	Copper		

Electrical Observations

No concerns observed.

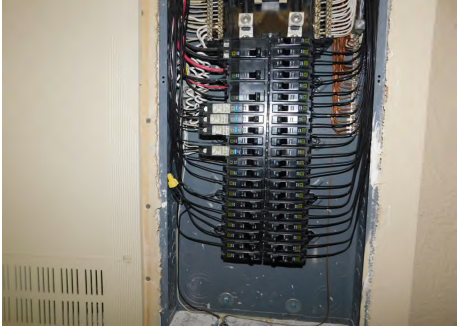


All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
-----------	---------------	-------------	------------------	---------------

Color of selection below will indicate the level of concern for each area at time of inspection



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Electrical: Interior areas

Switches / Fixtures / Ceiling Fans

Correction Needed		Minor Repair Needed	
Switches:	Toggle and dimmer	Ceiling fans:	Functional Various light bulbs burned out: Yes

Observation: Various light bulbs are burned out. 1 fan needs a remote.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection



Electrical: Exterior and interior general areas

GFCI/Outlets/Smoke Detectors/ Door Bells and Miscellaneous

Correction Needed		Repair Needed			
GFCI:	Functional	Outlets:	3 prong	Smoke Detectors	Functional
					Door Bell

Observation: Exterior fixtures need to be sealed. 2+ Outlets are insecure. Exterior spotlights need minor repairing. Moted: Bathroom exhaust fans are functional.

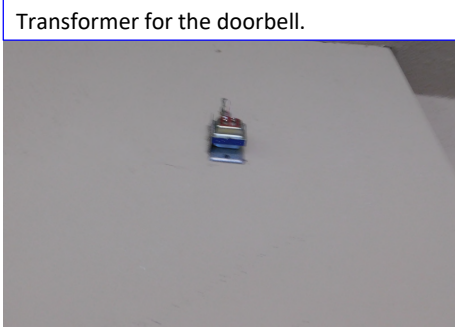


All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Plumbing Systems

Gas / Fuel Supply System

General Observation

Not Inspected

Further Inspection is needed

Service Connection

Location: Side of the house

Services connection: Public Utilities (Underground Service)

Gas was not at the time of inspection.



Water Supply System

General Observation

Inspected

Satisfactory

Service Connection

Location: Front of home

Services connection: Public Utilities (Underground Service)

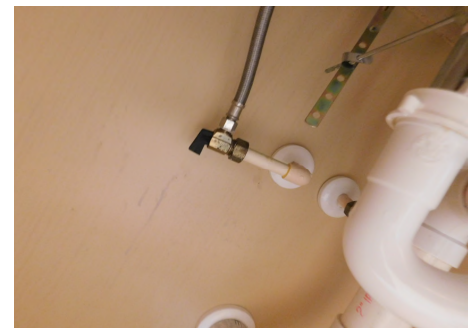
Service on during inspection: Yes

Type of supply lines: CPVC

Water Pressure
sufficient : Yes

Further Comments

No concerns observed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**

Color of selection below will indicate the level of concern for each area at time of inspection

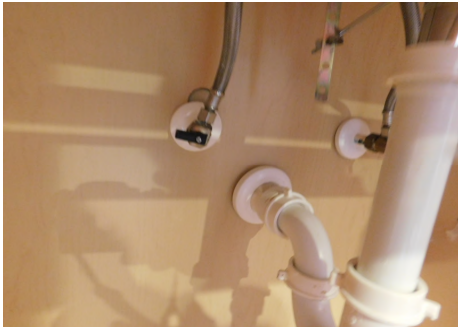
Sewage Supply System

General Observation

Inspected		Satisfactory
Service Connection		
Location: Exterior of home	Services connection:	Public Utilities (Underground Service)
Drain Flow:	Sufficient	
Type of drain pipes:	PVC piping	

Further Comments

No concerns observed.



This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein

All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice are inspected visually for positive grading and drainage that are essential to the welfare of a property and does not attempt to determine the condition of any underground piping, including municipal water, sewer service piping or septic systems. Also inspected are the trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. While driveways and sidewalks of a residence may be dirt, gravel or paved with a hard, solid surface, such as concrete or asphalt. Some cracking in driveways and walkways can be expected; however, they should not cause a tripping hazard, erosion or in any way negatively impact the house. This report is to inform you of current condition as observed at time of inspection.

Yard

General Observation

Correction Needed

Repair Needed

Description

Material: Grass / Vegetation

Further Comments: Trees/shrubs are too close to foundation. Maintenance is needed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
-----------	---------------	-------------	------------------	---------------

Color of selection below will indicate the level of concern for each area at time of inspection

Driveway / Sidewalks

General Observation

Inspected	Satisfactory/ Fair
-----------	--------------------

Description

Material: Concrete and pavers
Further Comments: Concrete settling cracks noted. Maintenance is needed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

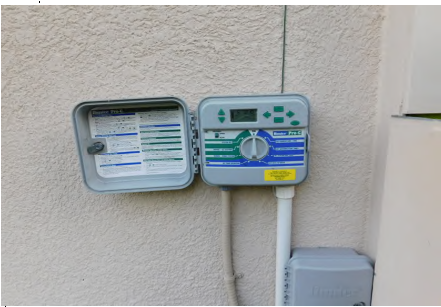
Color of selection below will indicate the level of concern for each area at time of inspection

Sprinkler

General Observation

Non-Functional			Repair Needed	
Type:	Automatic	Water Source:	Well	Number # of Zones

Further Comments: The well needs to be primed.



Grading / Slope

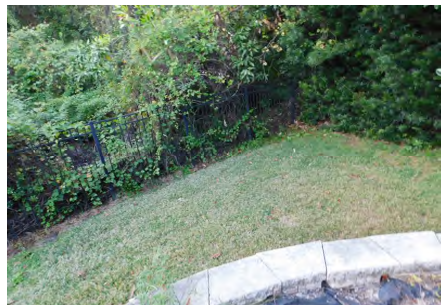
General Observation

Inspected

Satisfactory/ Fair

Description

Further Comments: Addition gutters recommended. Maintenance is needed.



This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein.

All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Structural Components / Foundation / Sub Areas

Our inspection of the Structural Components / Foundation / Sub Areas in accordance with industry standards of practice, that includes the visually accessible areas of carports, patio covers, awnings, decks, walls, flooring, ceilings, fascia, trim, soffits, balconies, doors, windows, basement and stairways. We visually inspect the foundation and look for any evidence of structural deficiencies, while foundation type and material of construction may defer such as concrete, masonry block, brick, stone and or wood foundation, they can experience some degree of cracking due to stress, settlement, shrinkage and various temperature change. We will not inspect any detached structures unless contracted to do so. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. This inspector is not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. This inspector will not enter crawlspaces or any areas where headroom clearance is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where inspector reasonably determines conditions or materials are hazardous to his health or safety. This report is to inform you of current condition as observed at time of inspection. Hurricane Shutters or roll ups are not part of the inspection. Fences, gates and sheds are beyond the scope of this inspection.

Foundation

General Observation

Limited Inspection

Satisfactory

Description

Type of Foundation(s) Concrete slab

Further Comments: Limited inspection. Foundation slab is mostly covered by flooring.

All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Floors

General Observation

Monitor Conditions

Recommend Repair

Description

Material: Carpet, wood and tile

Further Comments: Carpet stains noted. Wood shows wear in the office area..



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Garage - Door and Floor

General Observation

Correction Needed

Repair Needed

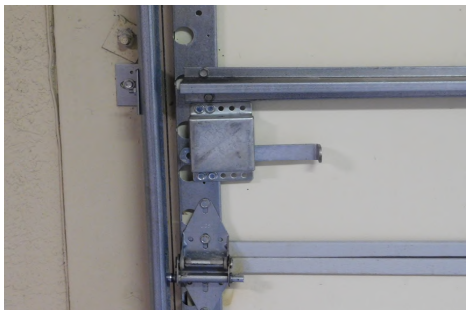
Description

Type Three car garage door (Metal) Attached

Door Operation Automatic Auto Reverse Monitor Conditions

Vent screens: None Door Jambs Satisfactory Gasket Complete

Further Comments: 1 Car Garage door opener is nonfunctional. Auto reverse functionality in the 1 car garage is unknown. Concrete settling cracks noted. Lube rollers and rail.



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Walls (Interior)

General Observation

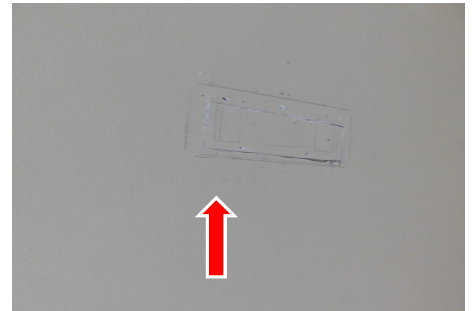
Correction Needed

Minor Repair Needed

Description

Material: Drywall

Further Comments: Stains and dirt noted on ceilings and walls. Minor wall holes noted throughout home.



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Walls (Exterior)

General Observation

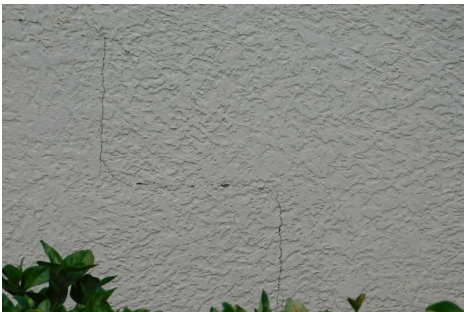
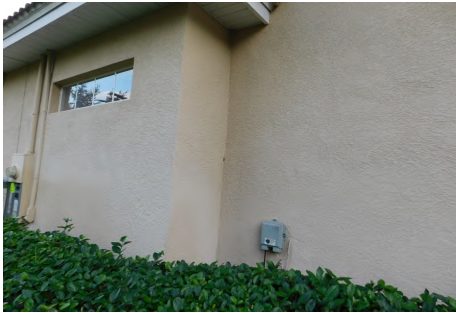
Correction Needed

Repair Needed

Description

Material: Stucco

Further Comments: Reseal stucco cracks on all walls. Rust noted on front exterior wall edges. Clean, Seal and Paint.



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Window(s)

General Observation

Correction Needed

Repair Needed

Description

Material: Aluminum and metal

Type Single Hung

Further Comments: 2 Windows and 2 Screens are damaged and need repairing - 1- Upstairs and 1- bedroom rear downstairs. 1 Window lock is not functional. Seal the interior and the exterior of the windows. Windows need maintenance and oiling.



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

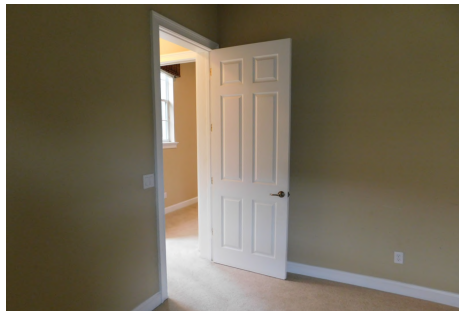
Door(s) (Interior & Exterior)

General Condition of Doors:

Satisfactory

Interior room doors:	Inspected	Type:	Hollow core (six panel) and pocket
Front Home Door	Minor Repair Needed	Type:	Metal/ Glass - French doors
Exterior back/side Door	Correction Needed	Type:	Exterior sliding door
Closet Doors	Inspected	Type:	Bi-fold and panel

Further Comments: Exterior sliding door needs sealing and maintenance. Rear pedestrian door/frame is damaged and needs to be replaced. Front door - bottom bolt - needs minor repairing.



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Pool Enclosure/ Patio

General Observation

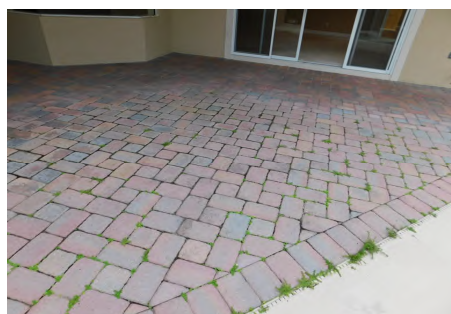
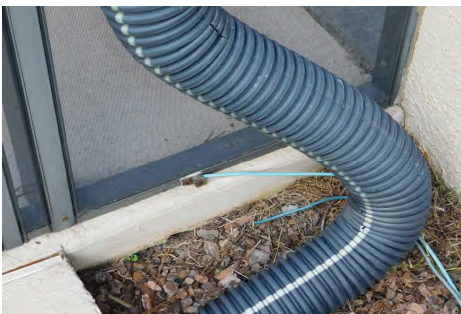
Correction Needed

Repair Needed

Description

Material: Aluminum, metal and concrete

Further Comments: Concrete settling cracks. Sill plates need securing - Bolts are rusted or missing. . 4+ Screens are missing/damaged. All tie downs need adjusting/repairing. Weep holes recommended. Clean channel drains and gutters. Maintenance is needed.



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Stairways-Handrails-Guardrails (Interior & Exterior)

General Observation

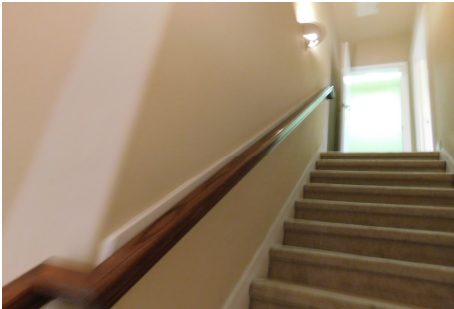
Inspected

Satisfactory

Description

Material: Hardwood

Further Comments: No major concerns observed.



This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein.

All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Roof and Attic

Our inspection of the Roof and Attic area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy or inspect underground downspout diverter pipes, remove debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. **An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this.** This report is to inform you of current condition as observed at time of inspection. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

This is a roof cover inspection only (Not A Guarantee) No inspection has been made for such structural defects as same would require engineering skill and practice. In addition, it is impossible to state that leaks do not exist when inspecting a roof covering in dry weather. The only way an inspector can check for leaks is by visually observing stains inside the residence. No work has been completed. Inspector is not responsible for any attachments to roof including but not limited to skylights, turbines, gutters, etc. The inspection of roofs and rooftop elements is limited to readily visible and accessible elements; areas and elements that are concealed from view for any reason cannot be inspected. If any roof deficiencies are reported, a qualified licensed roofer should be contacted to determine what action is required and the cost for the repairs or replacement necessary.

Roof Structure

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Roof Covering

General Observation

Correction Needed

Repair Needed

Description

Material: Tile
Viewed from: From the ground
Further Comments: 2+ tiles need repair.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Roof Slope

General Observation

Inspected

Satisfactory

Description

Further Comments: Medium Slope

Gutters and Down Spouts

General Observation

Correction Needed

Repair Needed

Description

Material: Metal and aluminum

Further Comments: Recommend getting additional gutters. Gutters are in the rear only. Maintenance and resealing are needed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Fascia

General Observation

Inspected Satisfactory

Description

Material: Metal and wood
Further Comments: No concerns observed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
-----------	---------------	-------------	------------------	---------------

Color of selection below will indicate the level of concern for each area at time of inspection

Ventilation

General Observation

Correction Needed	Minor Repair Needed
-------------------	---------------------

Description

Ventilation type: Soffit and Ridge

Further Comments: Soffits need minor repairing.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
-----------	---------------	-------------	------------------	---------------

Color of selection below will indicate the level of concern for each area at time of inspection

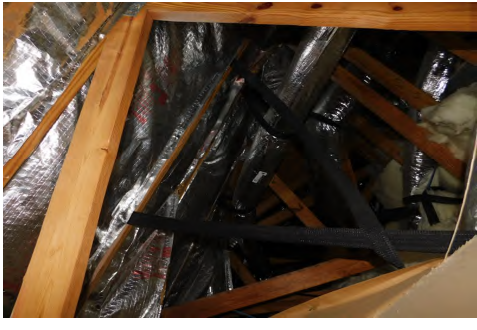
Attic Structure

General Observation

Limited Inspection	Satisfactory
--------------------	--------------

Description

Viewed From: By entering crawl space and ladder Access: Hatch and pull down
Vent Screens Adequate % of Attic Inspected: 30
Further Comments: Limited access due to vents and trusses.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Insulation

General Observation

Inspected Satisfactory

Description

Materials: Fiberglass batt Thickness: 8-9 inches
Further Comments: No concerns observed.



This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein.

All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes flushing toilet(s), testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Shower pans/Tubs are visually checked for possible leakage concerns, but leaks often do not show except when the shower/tub is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout, caulking and other sealants used in the bathroom areas. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Cabinet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood

Further Comments: No concerns observed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected **Not Inspected** **Not Present** **Damaged / Repair** **Safety Hazard**

Color of selection below will indicate the level of concern for each area at time of inspection

Countertop(s)

General Observation

Inspected **Satisfactory**

Description

Material: Faux marble
Further Comments: No concerns observed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Sink

General Observation

Inspected

Satisfactory

Description

Sink stopper Yes H/C Lines Reversed: No

Further Comments: No concerns observed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Toilet(s)

General Observation

Inspected

Satisfactory

Description

Type: Porcelain
Toilet Secure: Yes
Further Comments: No concerns observed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Shower/Tub

General Observation

Correction Needed

Repair Needed

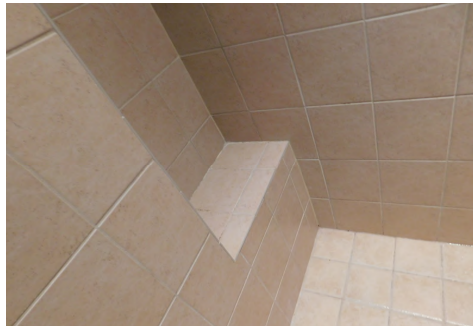
Description

Type: Porcelain, fiberglass soaker
tub and tile

Tub Stopper: Yes **H/C Lines Reversed:** No **Tub Diverter valve working:** Yes

Shower stall needs sealed: Yes **Shower head missing** No

Further Comments: Showers and tub surrounds need to be sealed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
-----------	---------------	-------------	------------------	---------------

Color of selection below will indicate the level of concern for each area at time of inspection



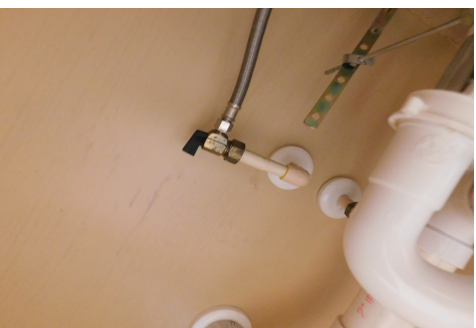
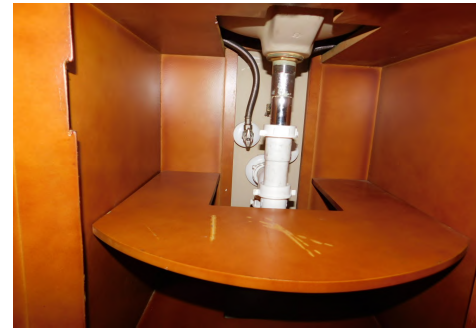
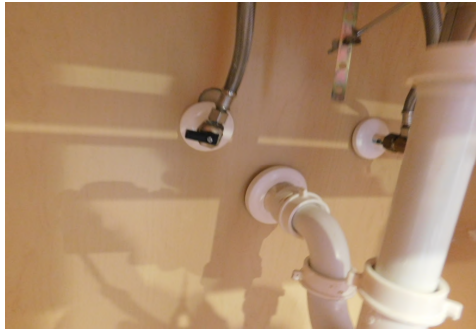
Bathroom Plumbing

General Observation

Inspected	Satisfactory
-----------	--------------

Description

Type: CPVC and PVC
Further Comments: No concerns observed.



This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein.

All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Cabinet(s)

General Observation

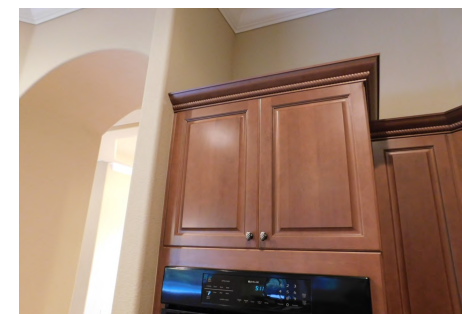
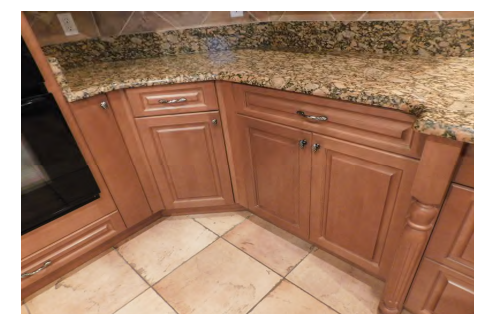
Inspected

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No major concerns observed.



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Countertop(s)

General Observation

Inspected

Satisfactory

Description

Material: Granite countertops

Further Comments: No concerns observed.



Floor Covering (Kitchen)

General Observation

Inspected

Satisfactory

Description

Material: Tile

Further Comments: No concerns observed.



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen Plumbing

General Observation

Inspected

Satisfactory

Description

Material: CPVC and PVC

Further Comments: No concerns observed.



This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein.

All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen Appliances

We perform a visual and brief operational inspection of built-in appliances listed within this report. This inspector will not operate: Any system that is shut down, any system that does not function properly, any system that does not turn on with the use of normal operating controls, any gas appliance that requires the use of a match or other remote burner lighting device, or determine leakage from microwave ovens, Inspector will not move any personal items or other obstructions, Inspector will not dismantle, open, or uncover any system or component or enter or access any area which may, in the opinion of the inspector, be unsafe or where damage might occur. The following items are excluded from this report: portable appliances, appliance timers & thermostats, water filtration devices, icemakers, instant hot water makers, clothes washer & dryer operation and appliances that are concealed. While kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement even though functional at time of inspection, NO warranty is expressed or implied. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances five years or older of course, are more prone to failure. While every effort was made by this inspector to find all areas of concern, some areas can go unnoticed. Any repair items mentioned within this report should be considered before purchase. It is recommended that qualified contractors be used if further inspection is needed or to repair issues as it relates to the comments within this inspection report.

Refrigerator / Freezer

General Observation

Inspected

Satisfactory / Fair

Description

Location: Kitchen

Brand: Kenmore

Further Comments

Noted: No ice maker.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Microwave/ Exhaust

General Observation

Inspected

Satisfactory / Fair

Description

Location: Kitchen Brand: Amana and Kitchen-Aire

Further Comments

No concerns observed.



Range/Oven

General Observation

Limited Inspection

Satisfactory

Description

Location: Kitchen Brand: Jenn air

Further Comments

Limited inspection. Gas was not on. Noted: Double ovens are functional.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Dishwasher

General Observation

Inspected

Satisfactory

Description

Location: Kitchen Brand: Jenn Aire

Further Comments

No concerns observed.



Washing machine

General Observation

Absent / None



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Dryer

General Observation

Absent / None

Minor Repair Needed

Clean dryer vent.



Garbage disposer

General Observation

Inspected

Satisfactory

Description

Location: Kitchen **Brand:** Insinkerator and GE

Further Comments

No concerns observed.



This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein.

All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, **which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers.** We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. **Temperature differential is the difference between input and output. 14 to 22 degrees F is ideal. This inspection does not determine balancing or sizing of system. When the temperature differential between the ambient and the air supply is out of the 14-20 degree range, the system is not functioning efficiently. This symptom may be indicative of internal problems which are beyond the scope of this inspection. Recommendation: Licensed air conditioning technicians can take apart the unit to clean the evaporator coils, condensate pan, turbine and cabinet interior to restore efficiency and determine if any components need replacement.

Heating System

General Observation

Not Inspected

Further Inspection is recommended

System Name: Trane

Year Model: 2004 x 2

Heat source type: Furnace Ducts insulated: Yes

Temperature Register:

Fuel type: Gas

Location: Garage

Further Comments

Gas was not on. Heat was not inspected.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection



All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Cooling System

General Observation

Correction Needed		Qualified Professional Needed			
System Name	Trane	Year Model	2004 x 2		
Compressor		Compressor:			
System Name	Trane	Year Model Air	2003 and		
Air Handler:		Handler:	2004		
Cooling type:	Central Split Air Conditioning System	# of zones	2	Location:	Yard
Temperature at Return:	71	Temperature at Register	53	A/C Differential Sufficient	Yes
Filter:	Replace	Thermostat:	Secure	Suction Line Insulation:	Not sufficient

Further Comments

Condenser lines need new insulation. Both units need to be serviced. Upstairs unit needs repairing - Inspector got the unit to turn on briefly- drain sensor was turning the unit off. Drains need to be cleaned.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected Not Inspected Not Present Damaged / Repair Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection



This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein.

All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Water Heating System

General Observation

Not Inspected

Further Inspection is needed

Brand: AO Smith

Year Model: 2004

Type of system: Conventional
storage water heater

Rusted

No

Fuel type: Natural Gas

Tank capacity: 74 Gallon

Location: Garage

Water heater covered in insulation: No

Further Comments

Gas was not on at the time of the inspection - Further inspection is needed.



This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein.

All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Pool / Spa

Our inspection of the Pool / Spa area(s) in accordance with industry standards of practice includes the visually accessible areas of the pool, spa, pumps, heater, visible piping, liner, ladder, steps, railing, diving board, a visual exterior inspection for leaks. We visually inspect the Pools foundation and look for any evidence of structural deficiencies. The plumbing system and their components also are tested and observed for functional flow and leaks throughout system. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Correction Needed

Repair Needed

Description

Further Comments: Pool lights are not functional. Lights need to be on a GFCI. Exposed wiring in the pool area - repair. Automatic Chlorinator needs replacing.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Structure Condition, Decking and Coping

General Observation

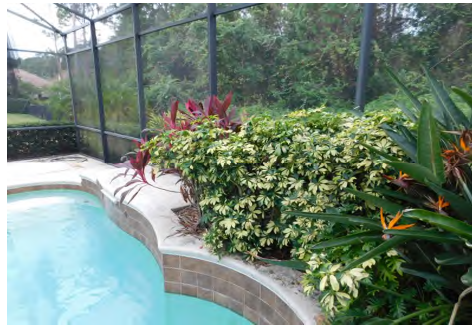
Correction Needed

Repair Needed

Description

Material: Gunite and poured concrete

Further Comments: Exterior concrete decking settling cracks noted . Interior pool stains noted. Paver maintenance is needed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Pump(s) / Jets

General Observation

Correction Needed

Repair Needed

Description

Further Comments: 1- Rain jet needs repairing.



Filter / Skimmer and Basket

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Pressure Gauge/ Drain covers

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed.



Pool / Spa Heating System(s)

General Observation

Correction Needed

Qualified Professional Needed

Description

Type: Electric heater

Further Comments: Heater is functional but not heating the water.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Plumbing

General Observation

Inspected

Satisfactory

Description

Material: PVC piping

Further Comments: No major concerns observed.



Water Condition

General Observation

Inspected

Satisfactory / Fair

Description

Water condition: Clear

Water level at the time of inspection Normal/ Low

Further Comments: No concerns observed.



All In One Inspections

Date Of Inspection: July 3, 2017
Inspection Address: 123 Main Street, Windermere, FL 34786

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Timer

General Observation

Inspected

Satisfactory

Description

Type: Single enclosure unit (240 volt)

Further Comments: No concerns observed.



This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein.

All In One Inspections

Date Of Inspection: July 3, 2017

Inspection Address: 123 Main Street, Windermere, FL 34786

Additional Photos

