

# **INSPECTIONS** *of* **Key West**

## **Inspection Report**

**Property Address:**  
711 Ashe St  
Key West FL 33040



**Greg Tolan FLHI 9842**  
711 Ashe St  
Key West FL 33040

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## Inspections of Key West

<b>Date:</b> 10/19/2016	<b>Time:</b> 01:00 PM	<b>Report ID:</b> 20161019-711-Ashe-St
<b>Property:</b> 711 Ashe St Key West Fl 33040	<b>Customer:</b>	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

**(Repair or Replace)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer and Seller

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

# 1. Roof System / Chimneys

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

**Roof Covering:**

Metal

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

None

**Chimney (exterior):**

Wood

Metal Flue Pipe

**Ventilation:**

Soffit Vents

**Roof-Type:**

Hip

Shed

**Roof Slope:**

High

Medium

**Approximate Age of Roof:**

10-15 years

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Ventilation of Roof/Attic	•			
1.4	Roof Drainage Systems (Gutters/Downspouts)	•			
		IN	NI	NP	RR

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Shiplap

**Siding Material:**

Wood

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Covered porch

**Driveway:**

Gravel

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)	•			
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias	•			
2.6	Water faucets (hose bibs)	•			
2.7	Light fixtures and electrical outlets (exterior)				•
2.8	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
		IN	NI	NP	RR

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**Comments:**

**2.2** Window shows signs of peeling paint and possible water damage



2.2 Item 1(Picture)

## Inspections of Key West

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



2.4 Item 1(Picture)

**2.7** The outside outlet cover is damaged and needs repair or replace. Box is located at rear of house.



2.7 Item 1(Picture)

## Inspections of Key West

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 3. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



#### Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Hardwood T&G  
Wood

**Interior Doors:**

None

**Window Types:**

Casement

**Ceiling Fans:**

None

**Dishwasher Brand:**

FISHER AND PAYKEL

**Disposer Brand:**

IN SINK ERATOR

**Exhaust/Range hood:**

Fisher Paykel

**Range/Oven:**

Fisher Paykel

**Built in Microwave:**

Fisher Paykel

**Refrigerator:**

Fisher Paykel

**Cabinetry:**

Wood

**Sinks/Basins:**

Under-Mount  
Apron

**Countertop:**

Marble

**Washer:**

GENERAL ELECTRIC

**Dryer:**

GENERAL ELECTRIC

**Dryer Power Source:**

220 Electric

# Inspections of Key West

## Dryer Vent:

Flexible Metal

## Faucet and Supply Lines:

Good Condition

		IN	NI	NP	RR
3.0	Ceiling	•			
3.1	Walls	•			
3.2	Floors	•			
3.3	Windows	•			
3.4	Counters and Cabinets (representative number)	•			
3.5	Plumbing Drain, Waste and Vent Systems	•			
3.6	Plumbing Water Supply, Distribution System and Fixtures	•			
3.7	Outlets, Switches and Fixtures	•			
3.8	Dishwasher	•			
3.9	Ranges/Ovens/Cooktops	•			
3.10	Range Hood (s)	•			
3.11	Refrigerator	•			
3.12	Food Waste Disposer	•			
3.13	Microwave Cooking Equipment	•			
3.14	Dryer	•			
3.15	Clothes Dryer Vent Piping	•			
3.16	Washer	•			
3.17	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
		IN	NI	NP	RR

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.....  
 The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Master Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



### Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

(Tongue and Groove)

Wood

**Interior Doors:**

Solid

Wood

**Window Types:**

Casement

**Ceiling Fans:**

Ceiling Fan

**Lighting:**

None

**Closets:**

Reach In

## Inspections of Key West

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Doors (representative number)	•			
4.4	Windows (representative number)	•			
4.5	Outlets, Switches and Fixtures	•			
4.6	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
4.7	Smoke Detectors	•			
4.8	Carbon Monoxide Detectors	•			
4.9	Ceiling Fan	•			
		IN	NI	NP	RR

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### Comments:

**4.7** The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

.....  
 The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Master Bathroom

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### Styles & Materials

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**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board  
Wood

**Floor Covering(s):**

(Tongue and Groove)  
Wood

**Interior Doors:**

Solid  
Wood

**Window Types:**

Casement

**Exhaust Fans:**

Fan with light

**Ceiling Fans:**

None

**Cabinets:**

Wood

**Counter Tops:**

Marble

**Sinks/Basins:**

Under-Mount

**Pedestal:**

None

**Shower:**

Built-In  
Tile  
Glass Enclosure

**Tub:**

None

**Toilet:**

Two Piece

**Bidet:**

None

**Recessed Lights:**

7"

**Light Bar:**

None

**Sconce:**

2

**Hanging Lights:**

None

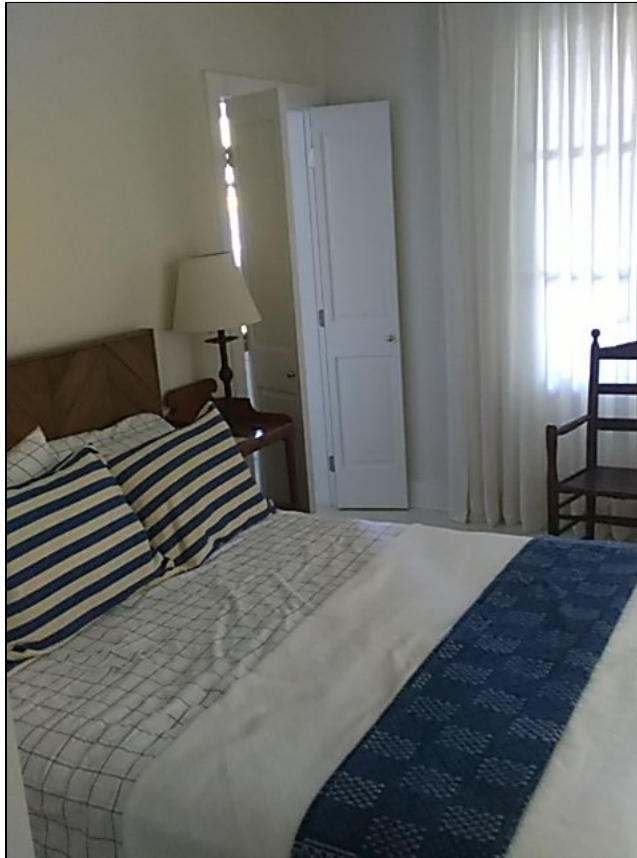
## Inspections of Key West

		IN	NI	NP	RR
5.0	Ceiling	•			
5.1	Walls	•			
5.2	Floors	•			
5.3	Doors	•			
5.4	Windows	•			
5.5	Counters and Cabinets (representative number)	•			
5.6	Plumbing Drain, Waste and Vent Systems	•			
5.7	Plumbing Water Supply, Distribution System and Fixtures	•			
5.8	Outlets, Switches and Fixtures	•			
5.9	Exhaust fan	•			
5.10	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
		IN	NI	NP	RR

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## 6. Bedroom 1

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



### Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

(Tongue and Groove)

Wood

**Interior Doors:**

Solid

Wood

**Window Types:**

None

**Ceiling Fans:**

Ceiling Fan

**Lighting:**

None

**Closets:**

Reach In

## Inspections of Key West

		IN	NI	NP	RR
6.0	Ceilings	•			
6.1	Walls	•			
6.2	Floors	•			
6.3	Doors (representative number)	•			
6.4	Outlets, Switches and Fixtures	•			
6.5	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
6.6	Smoke Detectors	•			
6.7	Carbon Monoxide Detectors	•			
6.8	Ceiling Fan	•			
		IN	NI	NP	RR

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### Comments:

**6.6** The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 7. Bathroom 1

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### Styles & Materials

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**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board  
Wood

**Floor Covering(s):**

(Tongue and Groove)  
Wood

**Interior Doors:**

Solid  
Wood

**Window Types:**

Casement

**Exhaust Fans:**

Fan with light

**Ceiling Fans:**

None

**Cabinets:**

Wood

**Counter Tops:**

Wood

**Sinks/Basins:**

None

**Pedestal:**

One piece

**Shower:**

None

**Tub:**

None

**Toilet:**

Two Piece

**Bidet:**

None

**Recessed Lights:**

7"

**Light Bar:**

3 Light

**Sconce:**

None

**Hanging Lights:**

None

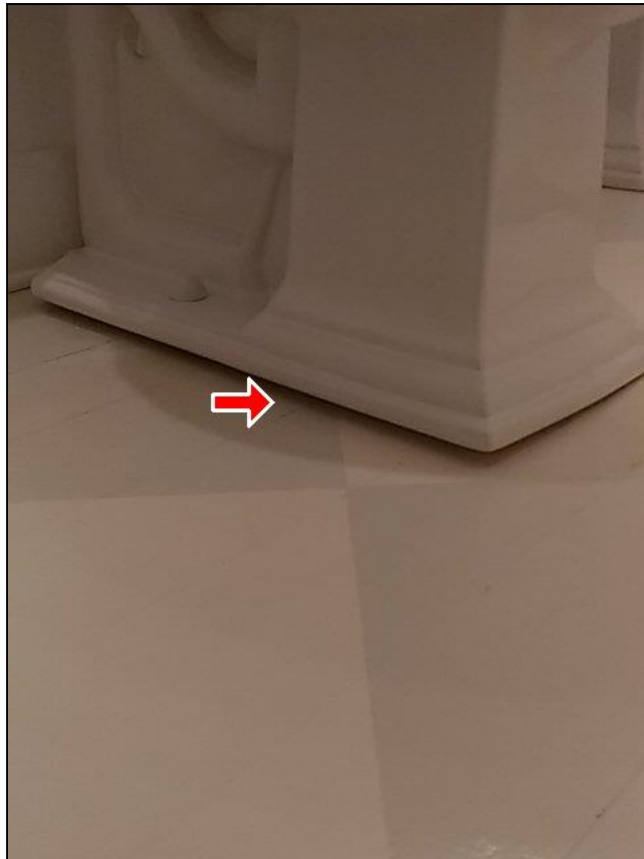
## Inspections of Key West

		IN	NI	NP	RR
7.0	Ceiling	•			
7.1	Walls	•			
7.2	Floors	•			
7.3	Doors	•			
7.4	Windows	•			
7.5	Counters and Cabinets (representative number)	•			
7.6	Plumbing Drain, Waste and Vent Systems	•			
7.7	Plumbing Water Supply, Distribution System and Fixtures			•	•
7.8	Outlets, Switches and Fixtures	•			
7.9	Exhaust fan	•			
7.10	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
		IN	NI	NP	RR

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### Comments:

**7.7** Toilet is not seated properly. Repair or replace as needed.



7.7 Item 1(Picture)

## 8. Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



### Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

(Tongue and Groove)  
Wood

**Interior Doors:**

Wood

**Window Types:**

Single-hung

**Ceiling Fans:**

Ceiling Fan

**Lighting:**

Recessed

## Inspections of Key West

		IN	NI	NP	RR
8.0	Walls	•			
8.1	Floors	•			
8.2	Doors (representative number)	•			
8.3	Windows (representative number)	•			
8.4	Outlets, Switches and Fixtures	•			
8.5	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
8.6	Smoke Detectors	•			
8.7	Carbon Monoxide Detectors	•			
8.8	Ceiling Fan	•			
8.9	Lighting Fixture	•			
		IN	NI	NP	RR

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### Comments:

**8.6** The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Attic

### Styles & Materials

**Attic Insulation:**

Batt  
Fiberglass  
R-19 or better

**Roof Structure:**

Stick-built  
2 X 8 Rafters  
Lateral bracing  
Plywood

**Attic info:**

Scuttle hole  
Light in attic

**Method used to observe attic:**

From entry

		IN	NI	NP	RR
9.0	Ventilation of Roof/Attic	•			
9.1	Roof Structure and Attic (report leak signs or condensation)	•			
9.2	Ventilation Fans and Thermostatic Controls in Attic	•			
9.3	Insulation in Attic	•			
9.4	Visible Electric Wiring in Attic	•			
		IN	NI	NP	RR

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# 10. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

## Styles & Materials

<b>Water Source:</b> Public	<b>Water Filters:</b> (We do not inspect filtration systems)	<b>Plumbing Water Supply (into home):</b> PVC
<b>Plumbing Water Distribution (inside home):</b> PVC CPVC	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC
<b>Water Heater Location:</b> Outside	<b>Water Heater Power Source:</b> Propane (quick recovery)	<b>Water Heater Capacity:</b> Tankless
<b>WH Manufacturer:</b> RHEEM	<b>Main Water Valve Location:</b> Meter at Street	

		IN	NI	NP	RR
10.0	Plumbing Drain, Waste and Vent Systems	•			
10.1	Plumbing Water Supply, Distribution System and Fixtures	•			
10.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
10.3	Main Water Shut-off Device (Describe location)	•			
10.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
10.5	Main Fuel Shut-off (Describe Location)	•			
		IN	NI	NP	RR

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 11. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

## Styles & Materials

**Electrical Service Conductors:**

Overhead service

**Panel Capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SQUARE D

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

Conduit

**Panel Location:**

Inside

Hall

**Panel Condition:**

Good

**Panel Cover Removed:**

Yes

**Panel Legend Available:**

Yes

		IN	NI	NP	RR
11.0	Service Entrance Conductors	•			
11.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
11.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
11.3	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
11.4	Main and Distribution Panels	•			
		IN	NI	NP	RR

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 12. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<p><b>Number of AC Units:</b> One</p>	<p><b>Location of AC Condensing Units / Compressor:</b> Outside Right Side Not Elevated Good Condition</p>	<p><b>Location of AC Evaporater Unit / Air Handler:</b> Inside Closet Good Condition</p>
<p><b>Central Air Brand:</b> RHEEM</p>	<p><b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)</p>	<p><b>Cooling Equipment Energy Source:</b> Electricity</p>
<p><b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)</p>	<p><b>Energy Source:</b> Electric</p>	<p><b>Number of Heat Systems (excluding wood):</b> Two</p>
<p><b>Heat System Brand:</b> RHEEM</p>	<p><b>Ductwork:</b> Insulated</p>	<p><b>Filter Type:</b> Washable</p>
<p><b>Filter Size:</b> Cut to fit</p>	<p><b>Types of Fireplaces:</b> Conventional</p>	<p><b>Operable Fireplaces:</b> One</p>
<p><b>Age and Capacity:</b> 3-5 years 3-3.5 Ton Unit</p>	<p><b>Return - Supply Temperature Difference:</b> Normal</p>	



## Inspections of Key West

		IN	NI	NP	RR
12.0	Heating Equipment	•			
12.1	Normal Operating Controls	•			
12.2	Automatic Safety Controls	•			
12.3	Cooling and Air Handler Equipment	•			
12.4	Normal Operating Controls	•			
12.5	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
12.6	Presence of Installed Heat Source in Each Room	•			
12.7	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
12.8	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
12.9	Gas/LP Firelogs and Fireplaces	•			
12.10	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 13. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

## Styles & Materials

**Foundation:**

Poured concrete

**Method used to observe Crawlspace:**

From entry  
 Could not access

**Floor Structure:**

2 X 10  
 Wood joists

**Wall Structure:**

Wood  
 2 X 4 Wood

**Columns or Piers:**

Concrete piers

**Ceiling Structure:**

2X10

**Floor System Insulation:**

NONE

		IN	NI	NP	RR
13.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
13.1	Walls (Structural)	•			
13.2	Columns or Piers	•			
13.3	Floors (Structural)	•			
13.4	Ceilings (Structural)	•			
13.5	Insulation Under Floor System			•	
13.6	Vapor Retarders (in Crawlspace or basement)			•	
13.7	Ventilation of Foundation Areas	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Summary

# INSPECTIONS *of* Key West

Inspections of Key West

711 Ashe St  
Key West FL 33040

Customer

**Address**  
711 Ashe St  
Key West FL 33040

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 2. Exterior

### 2.2 Windows

#### Repair or Replace

Window shows signs of peeling paint and possible water damage

## Inspections of Key West



2.2 Item 1(Picture)

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

#### **Repair or Replace**

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



2.4 Item 1(Picture)

**2.7 Light fixtures and electrical outlets (exterior)**

**Repair or Replace**

The outside outlet cover is damaged and needs repair or replace. Box is located at rear of house.



2.7 Item 1(Picture)

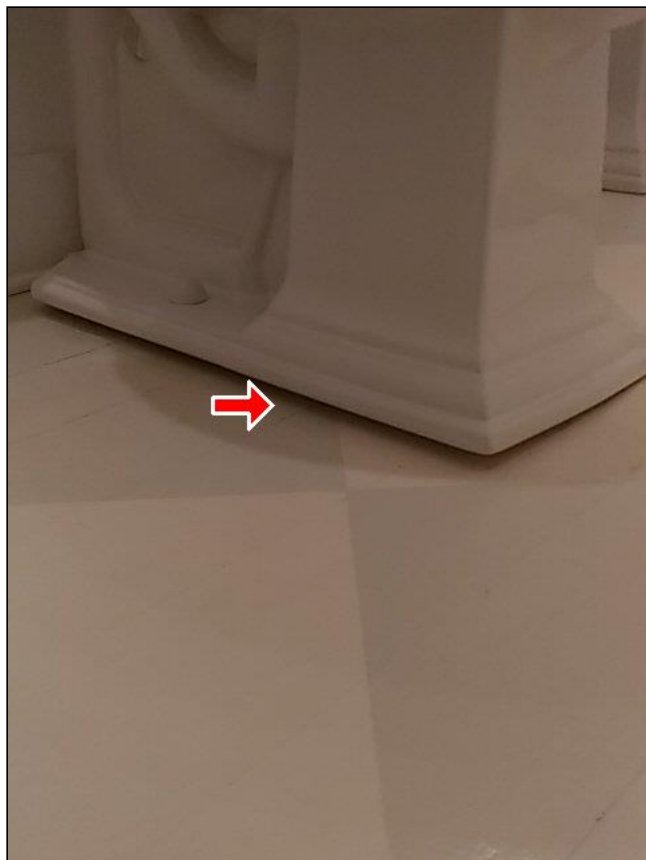
## 7. Bathroom 1

### 7.7 Plumbing Water Supply, Distribution System and Fixtures

#### **Not Present, Repair or Replace**

Toilet is not seated properly. Repair or replace as needed.

## Inspections of Key West



7.7 Item 1(Picture)

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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