



David Shockley
Certified Inspector

Licensed, Certified & Insured

Tel: (321) 287-6007

4219 Flora Vista Drive
Orlando, FL 32837

dave@shockleyhomeinspections.com
www.shockleyhomeinspections.com



Florida License #HI231



Florida Home Inspector License # HI231

Mold & Air Quality Testing

NACHI Certified #07062511

IAC2 certified-01-2776



www.shockleyhomeinspections.com

dave@shockleyhomeinspections.com



This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information. This inspection is subject to the Standards of Practice for the International Association of Real Estate Inspectors (Nachi), which can be found at www.nachi.org/sop. The Standards of Practice are the minimum standards for inspections by Real Estate Inspectors. An Inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code or building standards-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. **This inspection report SHALL NOT constitute a warranty, you should purchase a comprehensive HOME WARRANTY if *FUTURE* occurrences with your home are of concern.**

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain Further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should Take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified Tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT
NAMED BELOW.
THIS REPORT IS NOT TRANSFERABLE.**





Home Inspection Report

Property: 11019 Bridge House Road Windermere Florida 34786

Client: John Rattigan Present: Yes

Built: Approximately 2007

Structure: Concrete/wood framed

Foundation: Slab

Roof Structure: Wood framed

Exterior covering: Brick Veneer/Stucco

State of occupancy: Occupied/Fully Furnished

Weather Conditions: Sunny 51 Degrees

Style: Single Family Home

Inspection Date: 11/28/18

Real Estate Professional: Ron Ziolkowski Present: Yes

Method of payment: Visa ending in **29

Air quality *was not tested* at this property.

Definitions

Satisfactory- indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Marginal- Indicates the component will probably require repair or replacement anytime within five years.

Poor- Indicates the component will need repair or replacement now or in the very near future.

Roof/Attic Inspection





David Shockley
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Tel: (321) 287-6007
4219 Flora Vista Drive
Orlando, FL 32837
dave@shockleyhomeinspections.com
www.shockleyhomeinspections.com
Florida License #41231





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Florida License #F41231

David Shockley
Certified Inspector
Licensed, Certified & Insured

Tel: (321) 287-6007
4219 Flora Vista Drive
Orlando, FL 32837
dave@shockleyhomeinspections.com
www.shockleyhomeinspections.com





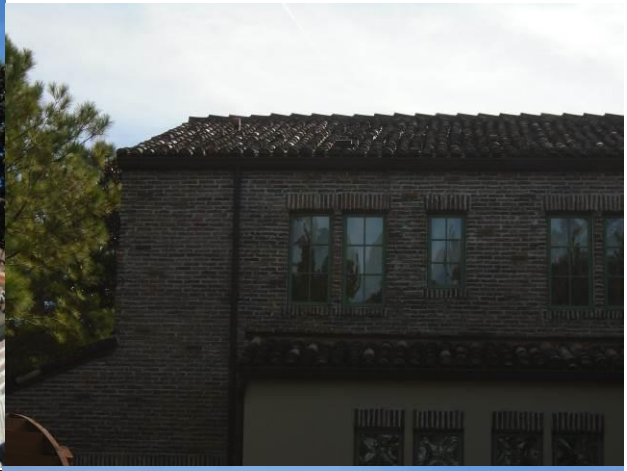
David Shockley
 Certified Inspector
 Licensed, Certified & Insured
 Tel: (321) 287-4007
 4219 Flora Vista Drive
 Orlando, FL 32837
dave@shockleyhomeinspections.com
www.shockleyhomeinspections.com
 Florida License #44231





David Shockley
Certified Inspector
Licensed, Certified & Bonded
Tel: (321) 287-6007
4219 Flora Vista Drive
Orlando, FL 32837
dave@shockleyhomeinspections.com
www.shockleyhomeinspections.com





David Shockley
Certified Inspector
Licensed, Certified & Insured
Tel: (321) 287-6007
4219 Flora Vista Drive
Orlando, FL 32837
dave@shockleyhomeinspections.com
www.shockleyhomeinspections.com





David Shockley
 Certified Inspector
 Licensed, Credited & Insured
 Tel: (321) 287-6007
 4219 Flora Vista Drive
 Orlando, FL 32837
dave@shockleyhomeinspections.com
www.shockleyhomeinspections.com



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- This home has a contemporary gable roof with several elevations and a turret covered with tiles installed in approximately 2007. The roof was inspected from the ground with binoculars and with a ladder at the eaves. Approximately 75% of the roof surface was inspected due to limited visibility by design and debris on the roof surface.
- The roof is vented with roof vents only; the ventilation does not appear to be adequate; recommend adding additional ventilation.
- The roof sheathing plywood.
- Significant tree debris covering the right side of the roof surface.
- The attic appears to be well insulated from the point of inspection. However, several areas of attic insulation are compressed.
- Portions of the lead flashing appear to be slightly lifted. (Photo 1 & 2)
- Portions of the mesh are visible. (Photo 3)
- Hole in the side wall of the upstairs left side attic wall. (Photo 4)
- The tiles are in satisfactory condition and have approximately 20 more years of life with proper maintenance.
- Some of the tiles are cracked.
- Several areas of cracked and loose mortar. Recommend further evaluation by a licensed roofing contractor.

Areas of Concern



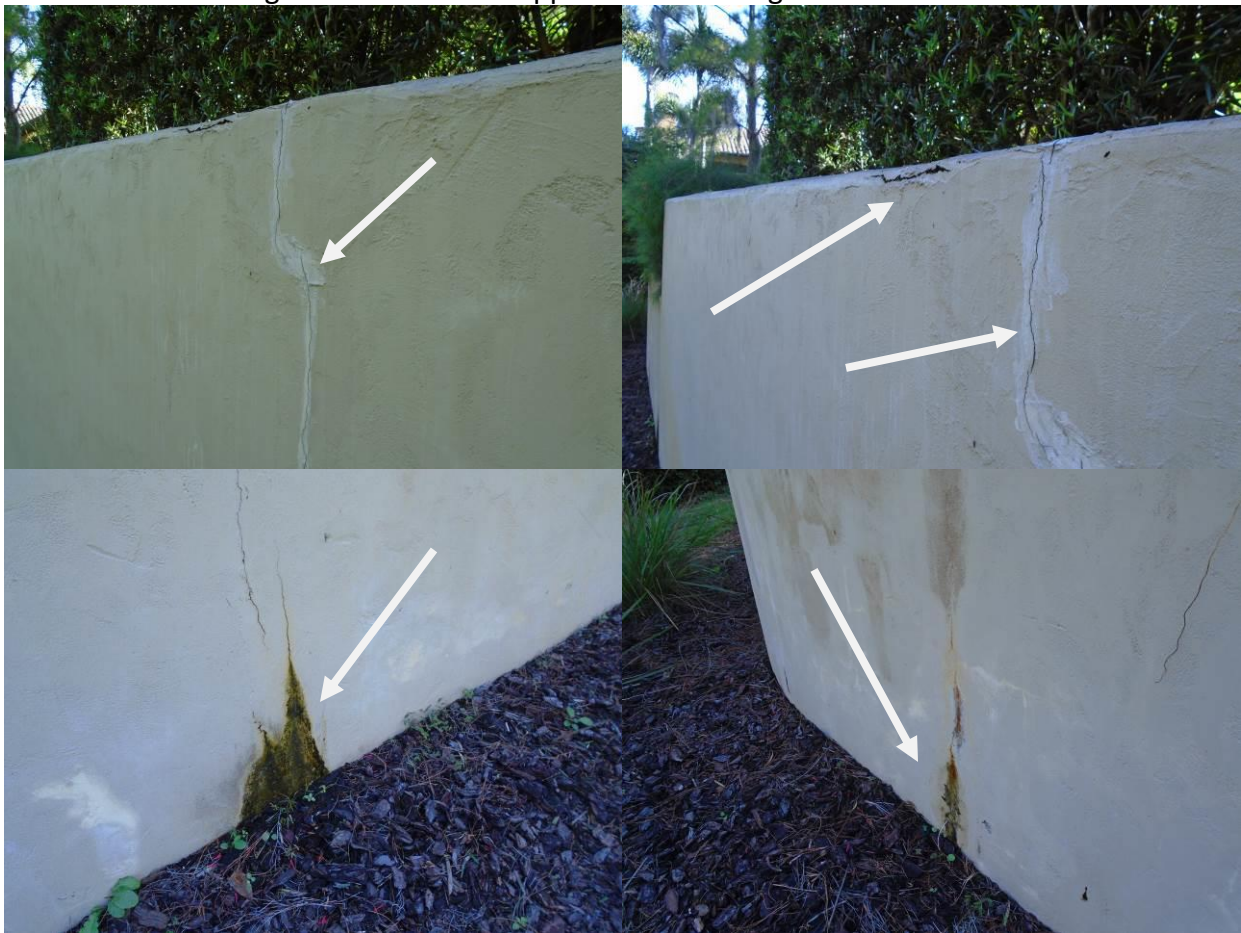
- Several stucco cracks. Recommend patching and painting these areas.



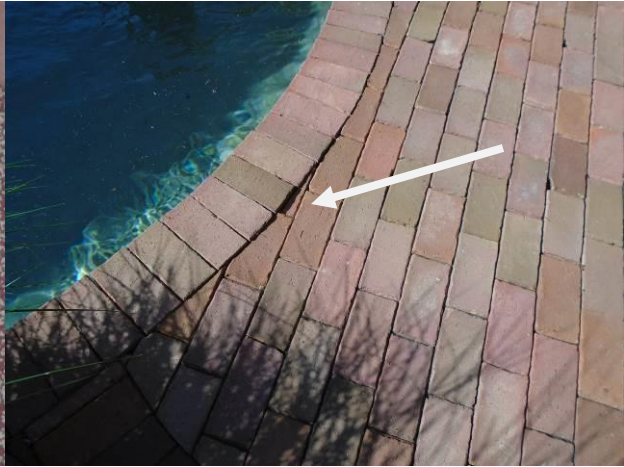
- Recommend re-sealing the exterior of all windows.
- None of the windows have screens installed.



➤ Some of the gutter connections appear to be leaking.



➤ Several cracks in the retaining wall on the back side of the pool. The wall is leaking water in some areas. Recommend further evaluation.



- Portions of the rubber flooring at the walk in entrance to the pool are cracked.
- Portions of the pavers around the pool have settled.



- Spray nozzle for the exterior shower does not operate.
- One of the patio screens is damaged.



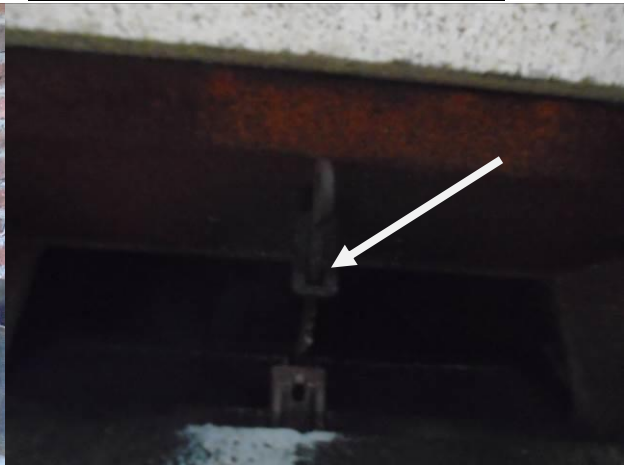
- One of the hand rail balusters off of the upper rear balcony is damaged.
- Support post for the right side pool gate is loose.



- Large tree roots on the left side of the house. Recommend monitoring these areas.



- Portions of the rear balcony floor appear to collect water. The floor and the ceilings below were tested with moisture detecting and infrared equipment and tested dry. Possible hidden damage below the floor. Recommend monitoring these areas.



- At the time of inspection the fireplace chimney flue was covered with creosote. Damper is operable. Recommend having the flue cleaned and re-evaluated before operating the fireplace.



- Exterior outlet cover in the front balcony area is damaged.
- There is not a hand rail installed for the exterior staircase at the back left corner of the house.



- Water softener does not operate. The tank is empty and all valves have been turned off. Recommend further evaluation by a qualified contractor.



- Minor surface mold around the air return vent in the upstairs front right corner bathroom.
- Upstairs rear balcony doors do not lock.



- Base board is slightly separated from the wall in the pantry.
- Uneven surfaces at the front entry to the kitchen. (Trip hazard)



- Surface damage in several areas of the flooring throughout the house.



- The button that activates the spray nozzle for the upstairs left side bathroom tub leaks when operated.
- The tub faucet in the downstairs right corner bathroom is loose.



- Some of the light bulbs throughout the house do not operate.
- The water pressure from the overhead master bathroom shower faucet is not adequate.



- One upstairs and one downstairs closet door contacts the light fixture above when opened. (Safety hazard)



- One of the windows in the downstairs garage office does not open.
- Drywall hole on the right wall of the sitting area off of the kitchen.



- The insulation inside the small closet that houses the elevator motor is installed backwards. The paper is flammable and should either be covered with drywall or installed with the paper side in.
- One of the Jet Ski lifts does not operate.



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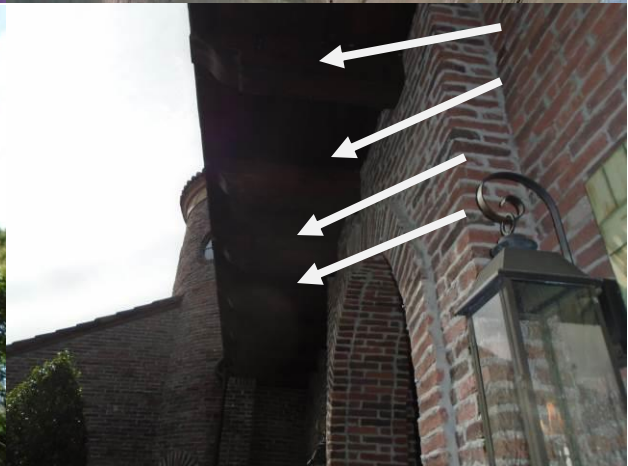
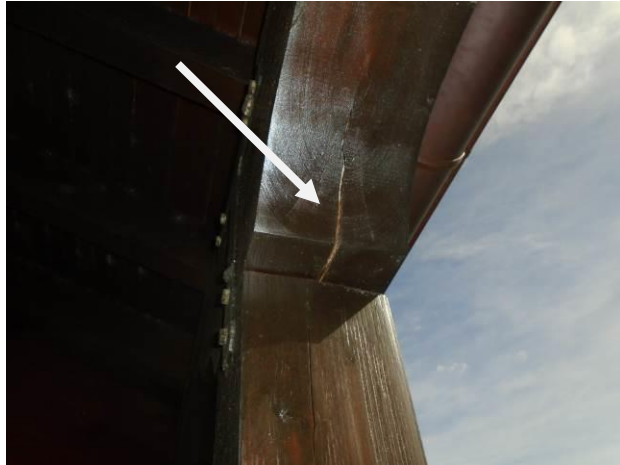
4219 Flora Vista Drive
 Orlando, FL 32837

dave@shockleyhomeinspections.com
 www.shockleyhomeinspections.com



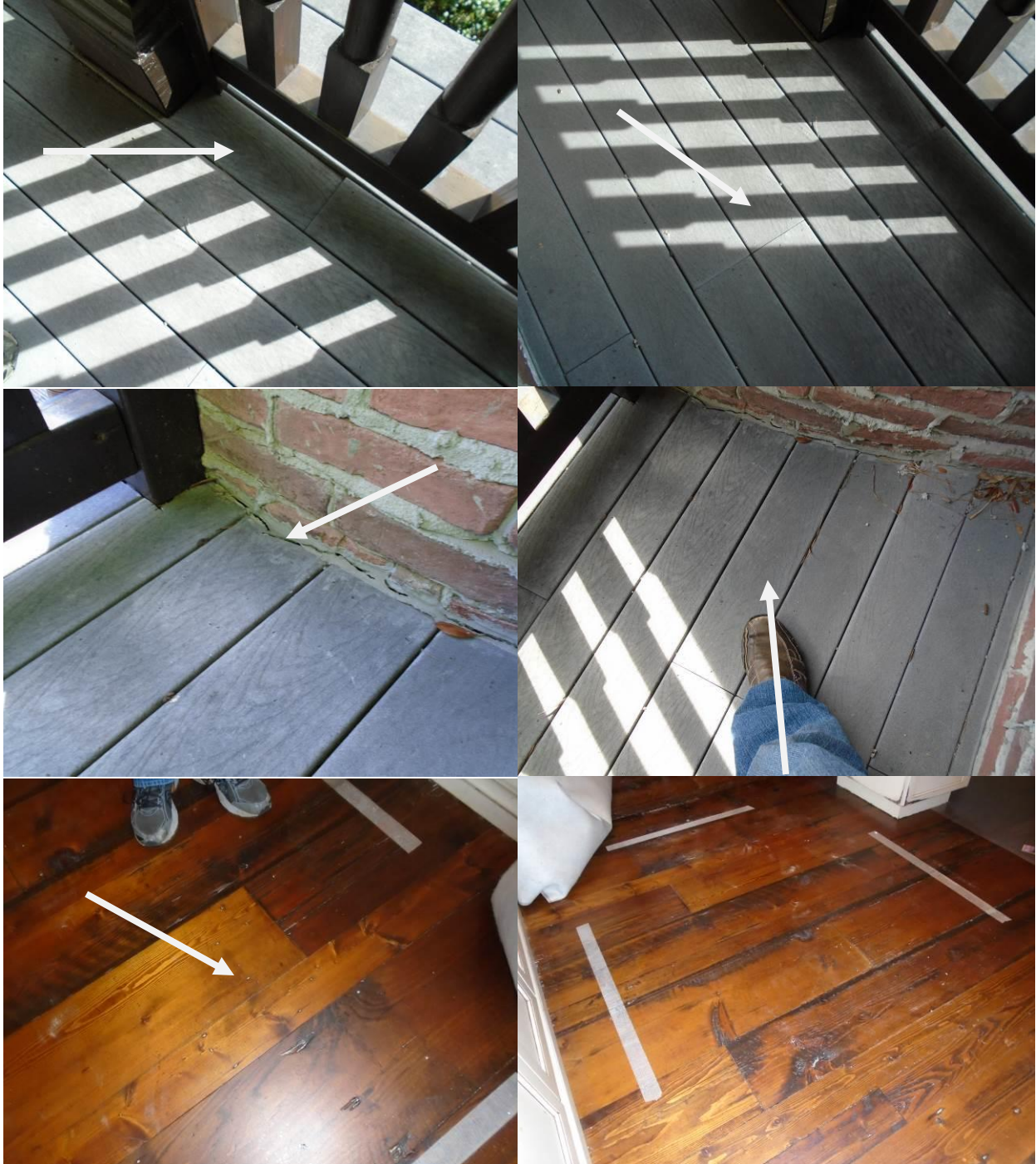


- Several floor boards and hand rail boards for the boat dock and boat dock walkway are damaged.
- Several screws have backed out of the boards.
- The stairs on the left side of the deck leading up to the walkway behind the pool have settled and are not level.
- Tree trunks are in contact with the walkway.
- Possible hidden damage on the underside of the deck boards. The condition of the under sides of the deck boards is not visible. Only the visible part of the walkway and dock were inspected. The undercarriage and framing below the water line were not inspected. Recommend further evaluation by a qualified contractor.



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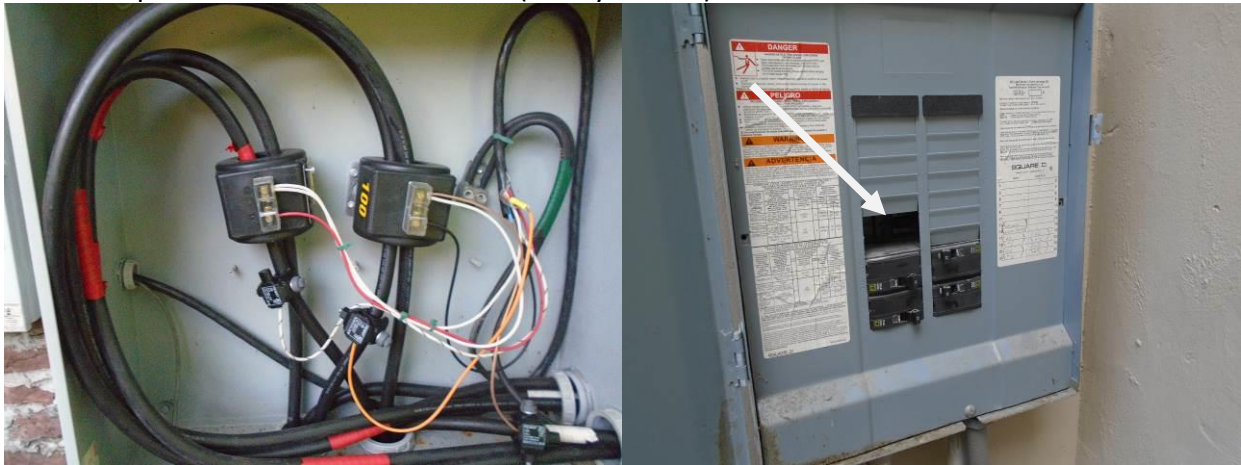




- Several of the front balcony framing pieces are cracked/damaged. It appears the balcony is stressed causing damage to the framing on and below the front balcony. Large cracks in all of the cantilever supports under the floor. Wood rot and evidence of previous repairs in several areas. One of the balcony floor boards is loose and some of the boards creak when walked on. One of the floor boards on the interior floor opposite of the balcony floor inside the doors may have been replaced. *There is possible significant hidden damage throughout the balcony structure and areas of the structure surrounding the balcony. Recommend further evaluation by a structural engineer.*



- Large cut electrical line buried on the right side of the front yard. At the time of inspection the line was not live. (Safety hazard).



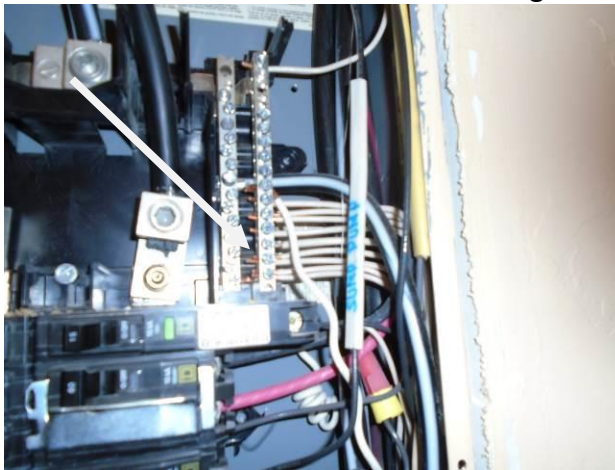
- One of the electrical boxes on the right side of the house does not have a dead front panel installed.
- Knock out missing in one of the exterior panels.



- One of the electrical boxes on the right side of the house does not open. The interior components of that panel were not inspected.
- There is not adequate clearance between the electrical box and the gas meter on the right side of the house.



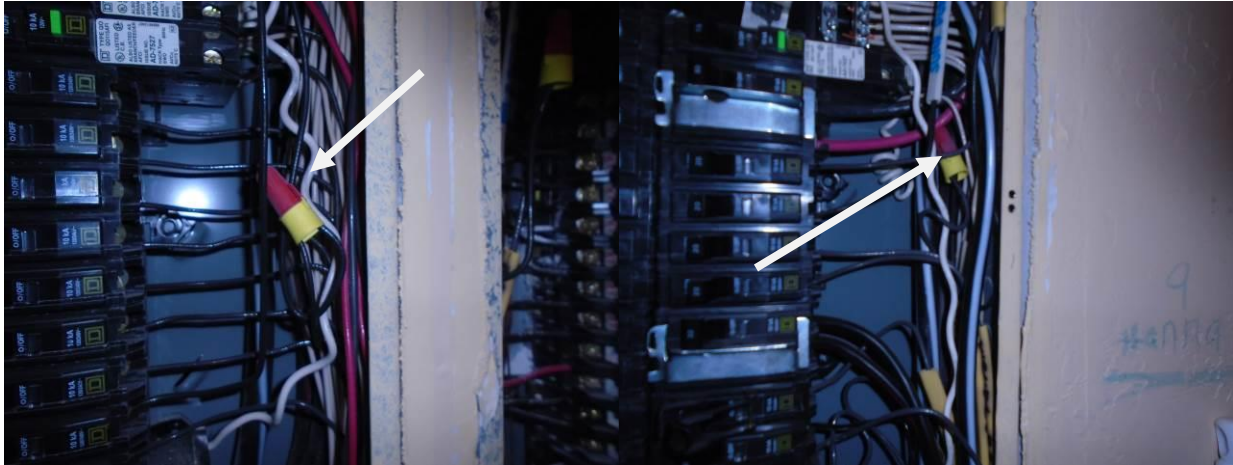
- All of the electrical boxes for the generator do not have dead front panels installed.



- One or more neutral wires are incorrectly connected under a single screw on the grounding or neutral bus bar at the interior sub panels and should be serviced. Unless the manufacturer states otherwise, bus bars are only designed for one conductor per terminating screw.



- Various circuits within all of the sub panels in the upstairs laundry room were mis-identified, or the labels were illegible. Several areas of the legend have been covered over and re-labeled. They should be properly labeled for safety reasons, and so that the appropriate load calculations and breaker sizes can be determined.



- Several wire nut connections in the sub panels.



- There appears to be several electrical lines run through the attic after the house was constructed.
- The tripping mechanism for the GFCI outlet in the laundry room does not operate.
- There are two 200 amp shut offs on the left side of the house. There are four sub panels in the upstairs laundry room. There was no access to the locked panel on the right side of the house, we could not determine if there are additional main shut offs and if the amperage capacity for this home is adequate.
- Due to the number of electrical issues we recommend that a licensed electrician evaluate the entire electrical system in this home.



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Homeowner's Information







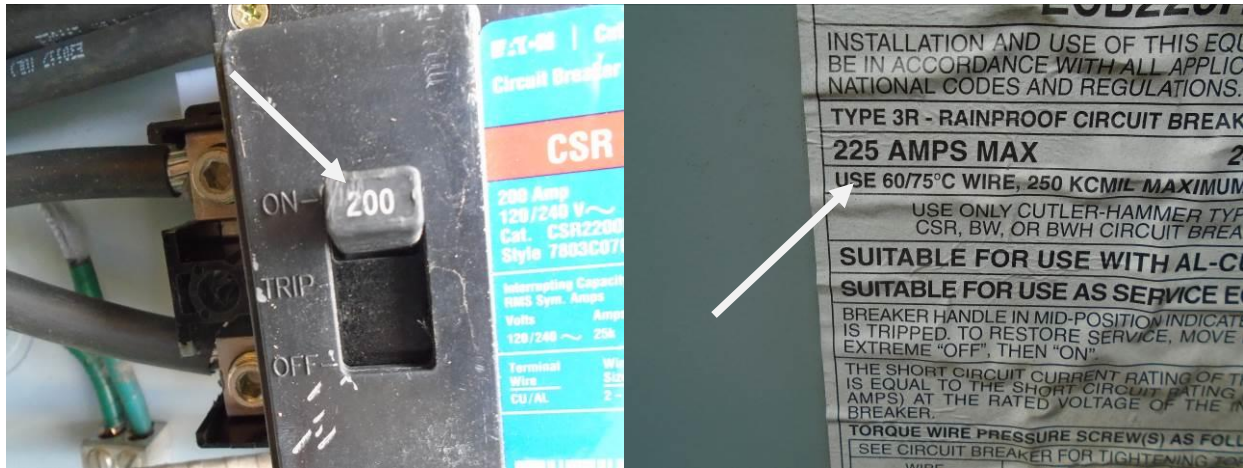
- **Appliances present:** two main dishwashers, several half dishwashers, two microwaves, two main refrigerators, gas oven, small cook top, 4 washing machines, 2 dryers, ice maker, wine refrigerator, several small refrigerators, and two disposals. Except for two half dishwashers all appliances were operating at the time of inspection. Downstairs half dishwasher and half dishwasher in the studio apartment do not operate.
- **Range hood present:** Yes both the fan and lights are operable.
- **Exterior grill:** Yes grill is operating.
- **Electric garage door openers installed:** Yes three
- **Remotes Available :** No
- **Ceiling fans inspected If present:** Yes
- **Representative numbers of windows operated :** Yes



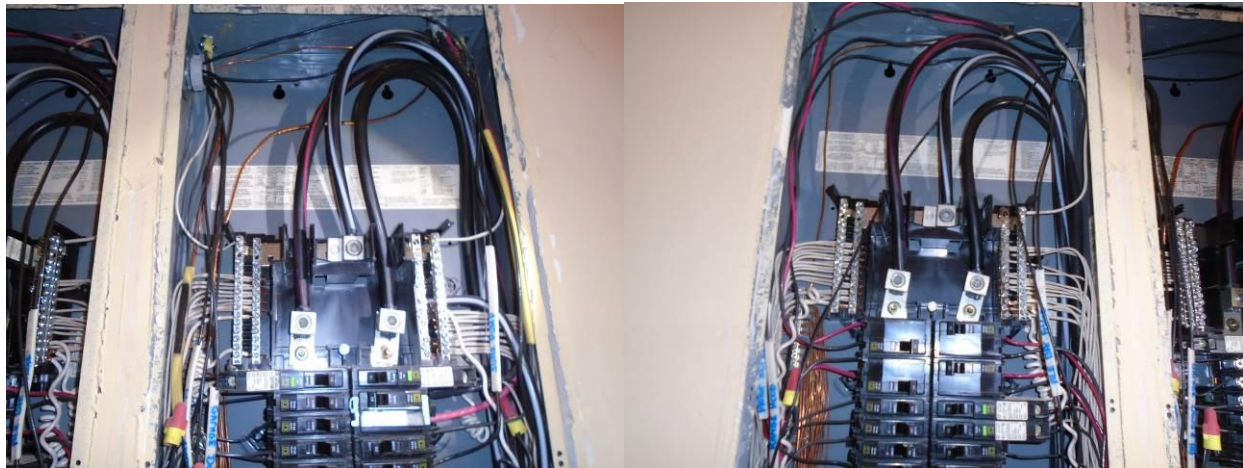
- Four retractable patio screens are operable.
- Two of the three Jet Ski lifts are operable. See page 21.
- Elevator is operable.
- Lawn sprinkler pump, control panel, and all zones were operating at the time of inspection.



- This home is equipped with 4 electric powered A.O. Smith/Rheem hot water heaters three manufactured in 2007 one in 2016. The heaters are in satisfactory physical and operating condition.
- **Hot Water Heater location:** Front hall closet, garage closet, laundry room area.
- **Installed in pans:** Yes three interior heaters are installed in pans. Heater in garage is not.
- **Tpr valves present :** Yes
- **Extension proper :** Yes
- **Water softener present:** Yes. Does not operate. See page 17.
- **Main water shut off:** At meter
- **Visible Plumbing pipes:** Plastic/Copper
- **Shut off valves at all sinks and toilets :** Yes
- **Toilets all operable:** Yes
- **Overall drainage:** Satisfactory
- **Water Pressure:** Satisfactory
- **Visible Polybutylene piping present :** No
- **Overall plumbing condition:** See all comments.
- **Gas shut off/meter:** Two meters. One on left and right side of the house. Portions of the meter on the right side are rusted. Recommend further evaluation.
- **Gas appliances:** Oven, exterior gas light fixtures, and exterior grill.



- **Electrical service:** Underground
- **Main breaker size:** Could not determine see page 26.
- **Panel manufacturer:** Eaton/Square D
- **Branch wiring:** Copper 15 and 20 amp breakers



- **Main lines:** Stranded aluminum
- **Single strand aluminum branch wiring present :** No
- **Appears grounded :** Yes
- **Representative numbers of outlets inspected :** Yes
- **Arc fault (AFCI) breakers present in appropriate rooms:** Yes. The home was occupied at the time of inspection. The tripping mechanisms for the arc fault breakers were not operated.
- **Ground fault (GFCI) protection present on all appropriate outlets:** No see page 27.
- **Main electrical shut off:** See page 26.
- **Overall electrical condition:** Due to the number of electrical issues we recommend that a licensed electrician evaluate the entire electrical system in this home.



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Orlando, FL 32837

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Florida License #H1231





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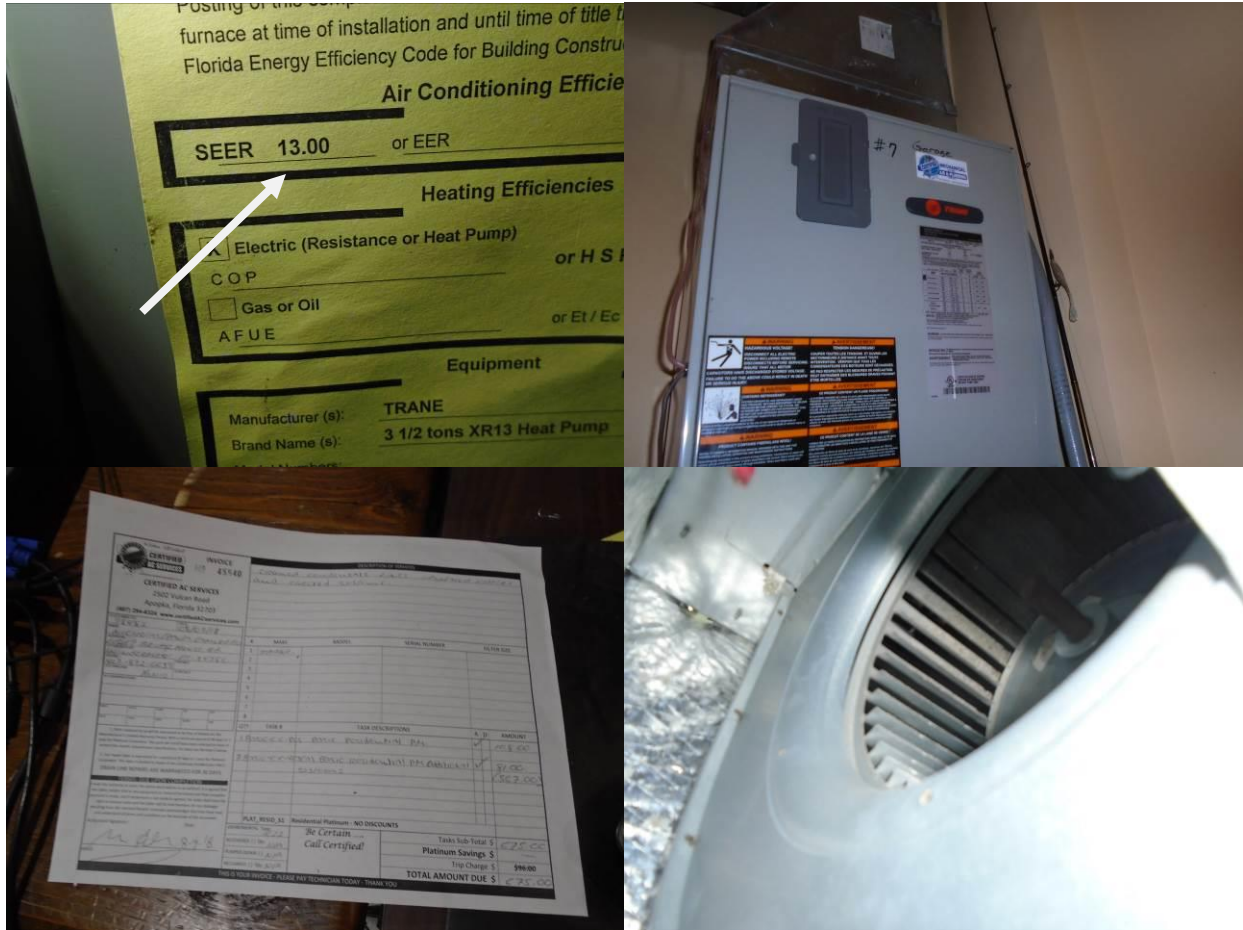


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Florida License #H1231



- This home is equipped with eight 13 seer (seasonal energy efficiency rating) Trane air conditioning systems manufactured in 2007/2008. There is some typical dissimilar metal corrosion on the evaporator coils in all air handlers. Due to the exterior temperature at the time of inspection all eight of the systems were operated in heat mode only. The temperature splits in air conditioning mode were not taken. *In heat mode the systems are in satisfactory physical and operating condition. According to documentation provided by the homeowner all systems were serviced in August 2018. Recommend having all systems serviced annually.*
- Safety switches installed: Yes
- Please note: The temperature split is the difference in the air intake and the return air temperature. Example: If the air temperature in to the air handler is 80 degrees and the return temperature throughout the house is 66 degrees (80-66=14) the temperature split would be 14. The split has to be 14 or greater for the system to be in satisfactory operating condition.



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David Shockley
Certified Inspector

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Tel: (351) 287-6007

4219 Palm Vista Drive
Davens, FL 32817

also @ shockleyinspections.com
www.theshockleyinspections.com





- One pool pump, filter, plumbing, salt cell, interior control panel, tile, interior surface, and one light are in satisfactory physical and operating condition. Pool was operating at the time of inspection.
- One pool light does not operate.
- Two of the pumps are operating but in poor physical condition.
- There is not a pool heater installed.
- Pool door alarms do not operate.
- **There is not a child protective fence installed around the pool.**

Items Not Inspected

- ❖ Approximately 50% of the attic and attic structure is buried in insulation. These areas were not accessible and not inspected. The attic appears to be well insulated from the point of inspection.
- ❖ Landscape lighting.
- ❖ Security cameras.
- ❖ Surround sound speakers.
- ❖ Back up hose generator and all related components
- ❖ All inaccessible wiring and junction boxes.
- ❖ Inaccessible areas of the attic and roof were not inspected for leaks.
- ❖ Recessed lighting insulation requirements (manufacturer specifications were not visible).
- ❖ All inaccessible attic insulation
- ❖ Air conditioning ducts.
- ❖ Smoke detectors
- ❖ Front side and top side of chimney chase. Top of chimney chase including the cap was not inspected
- ❖ Carbon monoxide detectors
- ❖ Emergency lighting (*if present*).
- ❖ Alarm system
- ❖ Built in coffee makers
- ❖ Septic tanks, septic alarms, and drain field systems.
- ❖ Telephone and cable equipment.
- ❖ *This home was not inspected for Chinese drywall.*
- ❖ Presence of Asbestos.
- ❖ Presence of Lead paint.
- ❖ Presence of Radon.
- ❖ Backflow prevention system.
- ❖ Termites and all other wood destroying organisms.
- ❖ Water quality.
- ❖ Elevator shaft and all related elevator equipment and components.
- ❖ Dryer Ducts (recommend cleaning the ducts before hooking up the dryer).
- ❖ Fence (*if present*).
- ❖ Mold (air quality)
- ❖ Exterior walls behind the brick veneer on the front side of the house.
- ❖ Non visible cracks in the slab under carpet, tile or wood flooring.
- ❖ All inaccessible roof flashings.
- ❖ All inaccessible plumbing supply and drain connections
- ❖ All inaccessible electrical connections and wires
- ❖ Non visible drain lines including the physical and operating condition of sewer lines.
- ❖ Fire extinguishers (*if present*).
- ❖ Gas lines were not checked for leaks
- ❖ *This report contains no information regarding the wind mitigation qualifications this home may or may not have. The home was not inspected for hurricane insurance reductions.*
- ❖ Phone lines
- ❖ Cable lines
- ❖ All theatre room equipment and related components.
- ❖ Was not inspected for sinkholes.
- ❖ Was not inspected to see if this property is in a flood zone.
- ❖ Fire sprinkler system (*if present*).
- ❖ Pool was not inspected for leaks. Portions of the interior surface are not visible due to the color of the material.
- ❖ Inaccessible pool plumbing connections and light connections were not inspected for leaks
- ❖ Interior floors and walls of closets due to stored items.
- ❖ Portions of the floors and walls in all rooms including the garage due to stored items.
- ❖ Washing machines were inspected in normal cycle only. Dryers was inspected in normal cycle only.
- ❖ Dishwashers were inspected in normal cycle only.
- ❖ No water valves were operated.
- ❖ No gas valves were operated.
- ❖ Buried gas/oil tanks.

Please contact us if you have any further questions.

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. The parties agree and understand that the Inspector David Shockley assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the client. The Client further agrees that the Inspector is liable only up to the cost of the inspection.

Thank you for your business.



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