



# Inspection Report

**Herb Hovey**

**Property Address:**  
11670 Mandarin Rd  
Jacksonville FL 32223



**904Pro, LLC**

**Charlie Hovey Florida - HI-422**  
13720 Old St Augustine Rd  
Suite 8, #146  
Jacksonville, FL 32258

**904-703-6847**

# Table of Contents

[Cover Page.....1](#)  
[Table of Contents.....2](#)  
[Intro Page .....3](#)  
[1 Roofing.....4](#)  
[2 Exterior.....5](#)  
[3 Structural Components .....6](#)  
[4 Heating / Central Air Conditioning.....7](#)  
[5 Plumbing System .....9](#)  
[6 Electrical System .....13](#)  
[7 Insulation and Ventilation .....15](#)  
[8 Interiors .....15](#)  
[9 Garage .....17](#)  
[10 Kitchen Appliances .....17](#)  
[11 Lawn Sprinklers.....18](#)  
[12 Swimming Pools, Equipment and Safety.....18](#)  
[Summary.....20](#)  
[Agreement .....28](#)

<b>Date:</b> 1/1/2022	<b>Time:</b>	<b>Report ID:</b> 11670 Mandarin Rd
<b>Property:</b> 11670 Mandarin Rd Jacksonville FL 32223	<b>Customer:</b> Herb Hovey	<b>Real Estate Professional:</b> Your Realtor Realtors Company

**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.

**Functional (F)** = The inspector found the item to be functional at the time of the inspection.

**Needs Service (NS)** = The item, component or unit needs to be serviced, if it is not repaired or replaced it does not appear that it will worsen or cause additional damage.

**Action Required (AR)** = This item, component or unit is damaged, broken or is not functioning properly and if not repaired or replaced, it could get worse or cause additional damage or problems.

**Safety concern (S)** = The item, component or unit is a safety concern and is unsafe, the item could cause injury if not repaired or replaced.

**In Attendance:**

Customer and Seller and both agents

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

2008

**Temperature:**

68

**Weather:**

Overcast

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Furnished residence:**

Yes, limited visual inspection due to furnishings and personal items being stored.

# 1. Roofing

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

## Styles & Materials

**Roof Covering:**

Asbestos

**Viewed roof covering from:**

Ground  
High powered camera lens  
Second floor window

**Chimney (exterior):**

Stone

**Roof Age - estimated:**

2008  
Estimated to be original

## Items

### 1.0 Roof Coverings

**Comments:** Action Required

There is a slope or dip in the roof behind the chimney.



1.0 Item 1(Picture)

### 1.1 Flashings

**Comments:** Functional

### 1.2 Roof Penetration

**Comments:** Functional

### 1.3 Skylights, Chimneys and Roof Penetrations

**Comments:** Functional

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 inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

### Styles & Materials

**Siding Material:**

- Brick
- Stucco

**Exterior Entry Doors:**

- Glass slider(s)
- Solid core

**Appurtenance:**

- Balcony
- Covered patio
- Patio
- Porch

**Driveway:**

- Concrete

**Walkway:**

- Stone

### Items

#### 2.0 Wall Cladding Flashing and Trim

Comments: Functional

#### 2.1 Doors (Exterior)

Comments: Needs Service

The card room exterior door rubs along the bottom as well as deadbolt does not easily engage.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

#### 2.2 Windows

Comments: Functional

#### 2.3 Attached Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Functional

**2.4 Fences**

Comments: Functional

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

Comments: Functional

**2.6 Eaves, Soffits and Fascias**

Comments: Functional

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. Structural Components**

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

*Styles & Materials*

<b>Foundation:</b> Poured concrete	<b>Floor Structure:</b> Wood joists	<b>Wall Structure:</b> Wood frame
<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> From within attic Limited access	<b>Attic info:</b> Pull Down stairs

*Items***3.0 Foundations, Basement and Crawlspace**

Comments: Functional

**3.1 Walls (Structural)**

Comments: Functional

**3.2 Floors (Structural)**

Comments: Functional

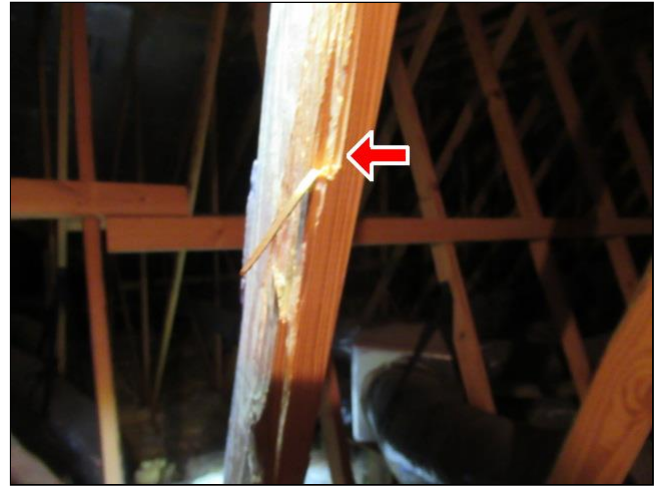
**3.3 Roof Structure and Attic**

Comments: Needs Service

There is a splintered truss cord over the laundry room which might need additional support.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

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.

## 4. Heating / Central Air Conditioning

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

### Styles & Materials

<b>HVAC Type:</b> Heat Pump Forced Air (also provides cool air)	<b>HVAC Energy Source:</b> Electric	<b>Number of HVAC Systems:</b> Three
<b>HVAC System Brand:</b> CARRIER	<b>HVAC System Age:</b> 2007	<b>HVAC Refrigerant:</b> R-410 Puron
<b>Ductwork:</b> Flex ducting	<b>Types of Fireplaces:</b> Vented gas logs	

### Items



**4.0 HVAC Equipment**

Comments: Functional

**4.1 Normal Operating Controls**

Comments: Functional

**4.2 Presence of Installed HVAC Source in Each Room**

Comments: Functional

**4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Comments: Needs Service

The HVAC systems are functional, however, there is a build up of sludge in the condensate drain lines.



4.3 Item 1(Picture)

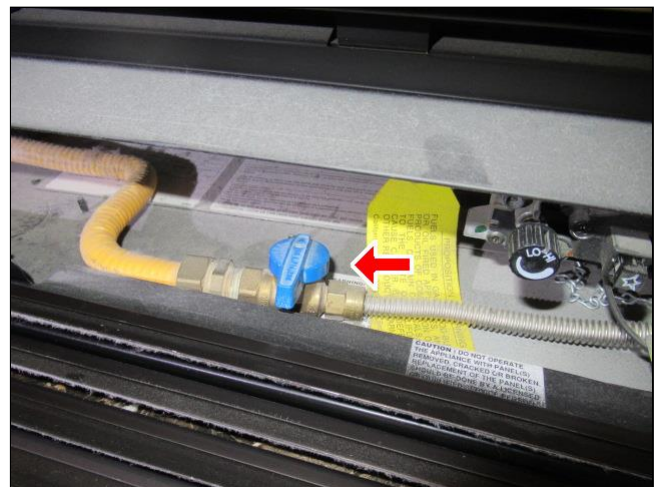
**4.4 Electric / Gas/ LP Firelogs and Fireplaces**

Comments: Needs Service

Some gas fireplaces pilot lights are not on.



4.4 Item 1(Picture)



4.4 Item 2(Picture)



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.

## 5. Plumbing System

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

### Styles & Materials

#### Water Source:

Public

#### Sewer Source:

Public

#### Plumbing Water Supply (into home):

Not visible

#### Plumbing Water Distribution (inside home):

CPVC

#### Plumbing Waste:

Unknown - not visible

#### Water Heater Power Source:

Electric

Gas (quick recovery)

#### Water Heater Capacity:

50 Gallon (2-3 people)

Tankless

Two units

#### Water Heater Location:

Exterior side of residence

Utility Room

#### WH Manufacturer:

RINNAI

WHIRLPOOL

#### Water Heater Age:

2005

2006

2007

### Items

#### 5.0 Plumbing Drain, Waste and Vent Systems

Comments: Functional

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

Comments: Needs Service

(1) Several master bathroom shower stall have a build up of calcium.



5.1 Item 1(Picture)

(2) The card room bathroom shower diverter does not respond .



5.1 Item 2(Picture)



5.1 Item 3(Picture)

(3) The guest hall bathroom hydro spa does not turn off and has to be turned off at the breaker.



5.1 Item 4(Picture)

**5.2 Tub / Shower Enclosure**

Comments: Functional

**5.3 Shut off Valves**

Comments: Needs Service

A hot water sink shut off valve is frozen and does not turn.



5.3 Item 1(Picture)

**5.4 Hot Water Systems, Controls, Chimneys, Flues and Vents**

Comments: Needs Service

Hot water takes a long time to reach the Jack and Jill bathroom sinks.



5.4 Item 1(Picture)

**5.5 Main Water Shut-off**

Comments: Functional

The main water shut off is located at the JEA meter near the street / sidewalk.

**5.6 Main Fuel Shut-off**

Comments: Functional

The fuel shut off is located on the right side of the residence / garage.



5.6 Item 1(Picture)



5.6 Item 2(Picture)

**5.7 Mirror(s)**

Comments: Needs Service



Some bathrooms do not have mirrors.



5.7 Item 1(Picture)

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.

## 6. Electrical System

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

### Styles & Materials

<b>Electrical Service Conductors:</b> Below ground	<b>Panel Capacity:</b> (2) 200 AMP	<b>Panel Type:</b> Circuit breakers
<b>Electric Panel Manufacturer:</b> SQUARE D	<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Romex

### Items

**6.0 Electrical Service**  
Comments: Functional

**6.1 Service Entrance Conductors**  
Comments: Functional

**6.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

Comments: Functional

**6.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

Comments: Functional

**6.4 Main Breaker Disconnect**

Comments: Functional

The main breakers are located next to the electric meter on the right side of the single car garage.



6.4 Item 1(Picture)

**6.5 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Comments: Functional

**6.6 Ground Fault Protected Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

Comments: Functional

**6.7 Operation of GFCI (Ground Fault Circuit Interrupters)**

Comments: Functional

**6.8 Operation of AFCI (ARC Fault Circuit Interrupters)**

Comments: Functional

**6.9 Smoke / Carbon Monoxide Detectors / Fire Extinguishers**

Comments: Functional

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.



## 7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

#### Attic Insulation:

Fiberglass

#### Attic Ventilation:

Off ridge vents

#### Exhaust Fans:

Fan

#### Dryer Power Source:

Unable to see connection

#### Dryer Vent:

Metal

### Items

#### 7.0 Insulation in Attic

**Comments:** Functional

#### 7.1 Ventilation of Attic and Foundation Areas

**Comments:** Functional

#### 7.2 Venting Systems (Baths and Laundry)

**Comments:** Functional

#### 7.3 Ventilation Fans and Thermostatic Controls in Attic

**Comments:** Functional

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

## 8. Interiors

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.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Interior Doors:**

Solid

Wood

**Window Types:**

Double pane

Double-hung

**Cabinetry:**

Wood

**Countertop:**

Granite

*Items*

**8.0 Counters and Cabinets (representative number)**

Comments: Functional

**8.1 Doors**

Comments: Needs Service

(1) The Jack and Jill bathroom pocket doors are hard to open and close.



8.1 Item 1(Picture)

(2) Some guest bedrooms doors do not latch.



8.1 Item 2(Picture)



8.1 Item 3(Picture)

**8.2 Closet**

Comments: Functional

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. Garage

### *Styles & Materials*

#### **Garage Door Type:**

Three automatic

#### **Garage Door Material:**

Aluminum  
Insulated

### *Items*

#### **9.0 Garage Door (s)**

Comments: Functional

#### **9.1 House Entry Door**

Comments: Functional

#### **9.2 Garage Door Auto Openers**

Comments: Functional

#### **9.3 Garage Exterior Door**

Comments: Functional

## 10. Kitchen Appliances

### *Styles & Materials*

#### **Exhaust/ Range hood:**

VENTED

#### **Range/ Oven/ Cooktop:**

Free standing  
Gas  
Range

### *Items*

#### **10.0 Dishwasher**

Comments: Functional

#### **10.1 Ranges/Ovens/Cooktops**

Comments: Functional

#### **10.2 Range Hood (s)**

Comments: Functional

#### **10.3 Food Waste Disposer**

Comments: Functional

#### **10.4 Microwave Cooking Equipment**

Comments: Functional

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.

## 11. Lawn Sprinklers

---

### Items

---

#### 11.0 Sprinkler Operation

Comments: Functional

#### 11.1 Controllers

Comments: Functional

#### 11.2 Spray Heads

Comments: Functional

## 12. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: [http://www.ihf.org/forourhealth/article\\_children.html](http://www.ihf.org/forourhealth/article_children.html)

---

### Styles & Materials

---

#### Style:

In ground

#### Shape:

Freeform

#### Wall Material:

Gunite (concrete)

---

### Items

---

#### 12.0 Operational Condition of Pool

Comments: Functional

#### 12.1 Surface Walls and Floor of Pool

Comments: Functional

#### 12.2 Pumps for Circulation of Water

Comments: Functional

#### 12.3 Pool Decking

Comments: Functional

#### 12.4 Pool Heaters

Comments: Needs Service

We do not have the ability to inspect pool heaters. It is recommended to have a pool contractor conduct a inspection to test the pool heater.



12.4 Item 1(Picture)

### 12.5 Electrical

Comments: Functional

### 12.6 Overflow Skimmers and Drains

Comments: Functional

### 12.7 Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?

Comments: No

### 12.8 Is the pool fenced or screened?

Comments: Yes

### 12.9 Does the fence/ screen have a self closing latch and a lock on door?

Comments: No

### 12.10 Can someone climb the fence by the use of personal items or structures against fence?

Comments: No

### 12.11 Does the door latch height and location attempt to make difficult for young children to reach?

Comments: Yes

### 12.12 Water Level should be within inches from Rim to allow an easier climb out.

Comments: Yes

### 12.13 Does the surface around pool encourage drainage away from pool?

Comments: Yes

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool 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



**904Pro, LLC**

**13720 Old St Augustine Rd  
Suite 8, #146  
Jacksonville, FL 32258**

**904-703-6847**

**Customer**  
Herb Hovey

**Address**  
11670 Mandarin Rd  
Jacksonville FL 32223

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.

---

### 1. Roofing

---

#### Summary

##### 1.0 Roof Coverings

###### Action Required

There is a slope or dip in the roof behind the chimney.





1.0 Item 1(Picture)

---

## 2. Exterior

---

### Summary

#### 2.1 Doors (Exterior)

##### Needs Service

The card room exterior door rubs along the bottom as well as deadbolt does not easily engage.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

---

## 3. Structural Components

---

### Summary

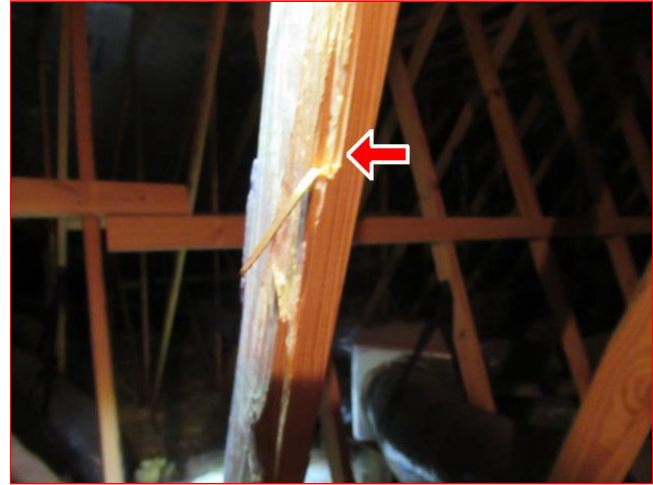
#### 3.3 Roof Structure and Attic

##### Needs Service

There is a splintered truss cord over the laundry room which might need additional support.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

---

## 4. Heating / Central Air Conditioning

---

### Summary

#### 4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

##### Needs Service

The HVAC systems are functional, however, there is a build up of sludge in the condensate drain lines.



4.3 Item 1(Picture)

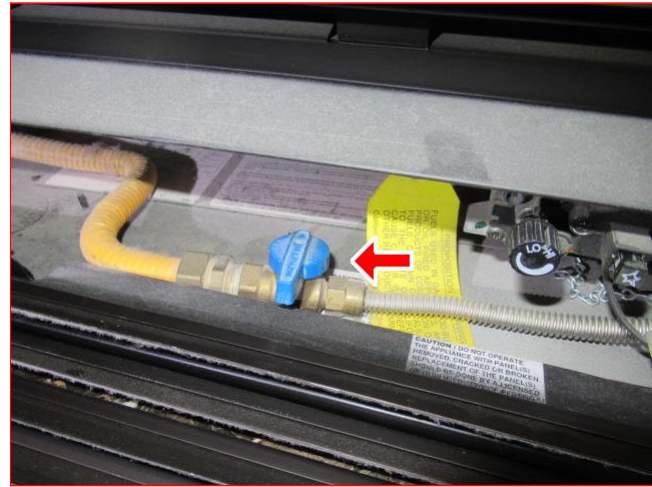
#### 4.4 Electric / Gas/ LP Firelogs and Fireplaces

##### Needs Service

Some gas fireplaces pilot lights are not on.



4.4 Item 1(Picture)



4.4 Item 2(Picture)

---

## 5. Plumbing System

---

### Summary

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

##### Needs Service

(1) Several master bathroom shower stall have a build up of calcium.



5.1 Item 1(Picture)

(2) The card room bathroom shower diverter does not respond .

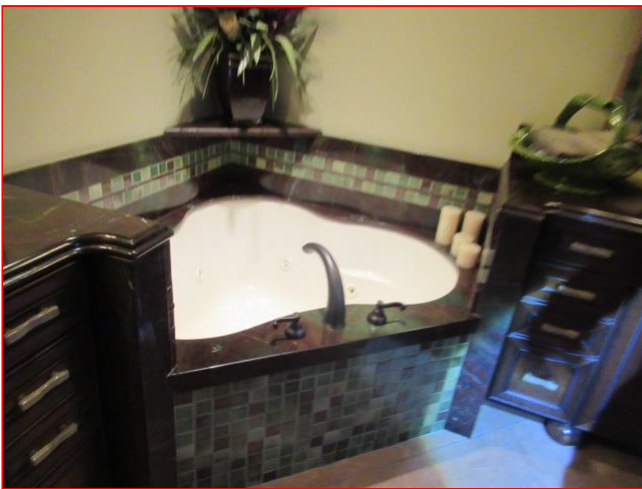




5.1 Item 2(Picture)

5.1 Item 3(Picture)

(3) The guest hall bathroom hydro spa does not turn off and has to be turned off at the breaker.



5.1 Item 4(Picture)

### 5.3 Shut off Valves

**Needs Service**

A hot water sink shut off valve is frozen and does not turn.



5.3 Item 1(Picture)

### 5.4 Hot Water Systems, Controls, Chimneys, Flues and Vents

**Needs Service**

Hot water takes a long time to reach the Jack and Jill bathroom sinks.

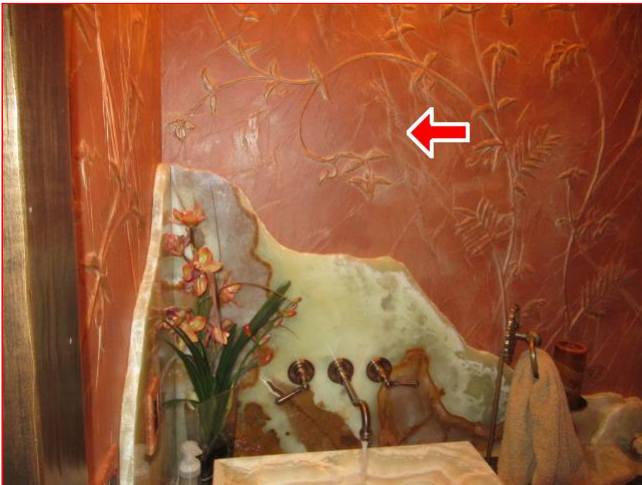


5.4 Item 1(Picture)

### 5.7 Mirror(s)

#### Needs Service

Some bathrooms do not have mirrors.



5.7 Item 1(Picture)

---

## 8. Interiors

---

### Summary

#### 8.1 Doors

#### Needs Service

(1) The Jack and Jill bathroom pocket doors are hard to open and close.



8.1 Item 1(Picture)  
(2) Some guest bedrooms doors do not latch.



8.1 Item 2(Picture)



8.1 Item 3(Picture)

---

## 12. Swimming Pools, Equipment and Safety

---

### Summary

#### 12.4 Pool Heaters

##### Needs Service

We do not have the ability to inspect pool heaters. It is recommended to have a pool contractor conduct a inspection to test the pool heater.





12.4 Item 1(Picture)

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Charlie Hovey

## INSPECTION AGREEMENT

**By using the attached home inspection report, you agree and accept the following agreement. Please read the Agreement and Disclosure carefully and fully. Please advise the inspector if you have any questions:**

THIS AGREEMENT made the day of the inspection, by and between Charlie Hovey, (hereinafter "INSPECTOR") and the person(s) named on the attached report ("CLIENT"), collectively referred to herein as "the parties". The Parties understand and voluntarily agree as follows:

**1. THE FOLLOWING IS AN OPINION REPORT REFLECTING THE VISUAL CONDITIONS OF THE PROPERTY AT THE DATE AND TIME OF THIS INSPECTION ONLY. THIS REPORT IS MADE BASED ON WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE. MANY ITEMS WITHIN THE RESIDENCE ARE MECHANICAL AND NOTE THAT THE FUNCTIONALITY OF AN ITEM DOES NOT CONSTITUTE THAT THE ITEM WILL CONTINUE TO FUNCTION AS IT IS DESIGNED. IT IS THE RECOMMENDATION OF THE INSPECTOR AND INSPECTION COMPANY TO OBTAIN A HOME WARRANTY ON THE RESIDENCE LISTED WITHIN THIS REPORT. NO WARRANTY, GUARANTEE, OR INSURANCE BY 904PRO, LLC OR ITS INSPECTORS IS EXPRESSED OR IMPLIED EITHER WRITTEN OR VERBAL. AN EARNEST EFFORT WAS MADE ON YOUR BEHALF TO DISCOVER ALL VISIBLE DEFECTS, AND DOES NOT INCLUDE COSMETIC ITEMS, NORMAL WEAR AND TEAR AND GENERAL MAINTENANCE ITEMS; PESTS CONTROL AND / OR RODENT ITEMS, ITEMS REPAIRED AFTER THE INSPECTION DATE AND NOT RE-INSPECTED BY THE INSPECTOR LISTED ON THIS REPORT. HOWEVER, IN THE EVENT OF AN OVERSIGHT, THE MAXIMUM LIABILITY TO THE INSPECTION COMPANY AND INSPECTOR IS LIMITED TO THE FEE PAID AND YOUR FORFEITURE OF ANY USE OR RIGHTS OF THE INSPECTION REPORT. NOT ALL DEFECTS WILL BE IDENTIFIED DURING THIS INSPECTION. UNEXPECTED REPAIRS SHOULD BE ANTICIPATED. BY USING THIS INSPECTION REPORT, THE NAMED CLIENT RELEASES AND HOLDS HARMLESS, THE INSPECTOR AND INSPECTION COMPANY, FROM ANY LIABILITY AFTER THE DATE OF THE INSPECTION.**

2. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

3. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at <https://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or violations and are not to establish code-compliance. It is important that you understand this, and particularly if the residence that you are buying happens to be older than fifteen years, because it will not conform too many current

codes. Codes vary from year to year and the clear majority of them are not retroactive. For example, the National Electric Code (NEC) is not retroactive, but inspectors will commonly recommend electrical upgrades in the interest of safety, and that is how it should be. Many times, the functionality of items can deteriorate or change in performance after the home inspection because of this, our inspection provides no warranties or guarantees. All items reported as functioning within this report are as of the date and time of the inspection only and does not extend to any time after the inspection date. If there is a lengthy time delay between the inspection and your closing, we would suggest contacting us for a re-inspection.

4. INSPECTOR is considered a property inspector. Property inspectors are defined as "Generalists," whereas specialists, such as plumbers and electricians, are not only required to be licensed but to have a greater knowledge of codes and practices related to their trades. Generalists are like general practitioners who have learned a great deal about medicine and the human body but have not specialized in one particularly field and defer to specialists when the need arises. To summarize, a generalist inspection is essentially visual and does not include the use of sophisticated instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be. In fact, the purpose of a generalist inspection is to identify significant defects or adverse conditions that warrant an evaluation by specialists. Therefore, please be aware of the limitations of this type of inspection. As generalists, we are prohibited by state law from commenting, on this report, about damage caused by termites and other wood-destroying organisms, such as wood decay or wood rot to mention a few, which is the responsibility of a state-licensed pest control expert and commonly mandated as a condition of sale. As generalists, we do not take air samples and do not have the authority to test for and/or identify environmental contaminants, such as radon, asbestos, formaldehyde, lead-based paint, mold, soil contamination, and/or other environmental hazards or violations. Therefore, you may wish to have it tested for environmental contaminants by an environmental hygienist, and certainly tested for mold if you or any member of your family suffers from asthma or allergies. We also do not have the ability to inspect or to comment on water quality, well and septic systems and no opinion on health-related effects or indoor air quality is provided or rendered by this report. Persons concerned about these issues should consult a licensed and qualified environmental specialist in these areas to render such opinions. For these reasons, it is important that you read the entire report and schedule the appropriate specialist inspections when we indicate the need for service or a second opinion, or as you feel necessary.

5. This report includes a representative sampling of the building components viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. This report does not cover items or areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by interior or exterior wall coverings, floor coverings, areas located behind or beneath furniture, equipment, stored articles, insulation, or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure. Areas that would be unsafe to the inspector or areas that are not readily accessible as determined by the inspector at the time of inspection. While every attempt will be made to locate, and determine if all windows have functional hermetic seals, window seals are excluded from this report due to window fogging which may not have been visible at the time of inspection, however, if seals are visible at the time of inspection, we may include those. We do not inspect; cosmetic damage, cable wiring, telephone wiring, alarms systems, central vacuums, water softeners systems, pool heaters, hot tubs, nonprofessionally installed irrigation systems, gas (natural or propane) & fuel lines, boat lifts, fire pits, fencing, washer and dryers as well as refrigerators, hydro spas or jacuzzi tubs, to name a few, other items may be excluded so it is best to ask your inspector before or at the time of inspection if an item is included in their inspection.

6. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by

third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by

law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

7. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

8. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

9. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 14 days of discovery; and (2) access to the premises within a reasonable time prior to any repairs. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

10. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims and lost revenue. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days' written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.

11. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding

upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

12. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

13. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

14. This Agreement is not transferable or assignable.

15. Should any provision of this Agreement require judicial interpretation; the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

16. Condominium Inspection Disclaimer: Please note that on condominium inspections we do not evaluate the roof, attic, the foundation, grading and drainage, or anything outside the unit, interior walls, which are commonly referred to as "common areas". These areas are typically the sole responsibility of the Homeowners' Association. However, moisture intrusion remains a potential concern with any structure, and unless we happen to perform an inspection during the rain or can identify moisture damage within a condominium, we cannot predict the future performance of moisture barriers within the exterior walls of the unit. Regardless, you should request documentation from the HOA, which also may include copies of the pro-forma operating budget, reserve studies, and other relevant information, such as current or threatened lawsuits, which could affect your evaluation of the property.

### **General Inspection Disclaimer and Exclusions**

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements, or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. We encourage the hiring of other licensed professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

TO BE CONCISE, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property: **NEEDS SERVICE:** Denotes a system or component needing further evaluation and/or observation to determine if correction is needed, or receive normal maintenance, repair, or adjustment to function properly. **ACTION REQUIRED:** Denotes a system or component that is significantly deficient or at the end of its service life and needs corrective action by a professional. **SAFETY:** Denotes a system that is dangerous and could cause harm to a person if not corrected. All repairs are recommended to be performed by a licensed specialty, residential or general contractor, so that repairs are made in accordance with the current building and safety codes.

By using the home inspection report, you agree and accept the agreement in its entirety and to the following: A visual inspection of the listed referenced property was conducted on the behalf of the person(s) listed in this report in accordance with the standards of practice of ASHI (American Society of Home Inspectors) and InterNACHI (International Association of Certified Home Inspectors). Some items, such as, but not limited to, hidden or concealed defects cannot be included in this report. Photos used in the report are to be used as a reference and not the exact number or location of the deficient item.Â This report is not an insurance policy, a guarantee or warranty service.

Thermal imaging is used solely as a tool to help us with our inspection. As such, this tool is of limited use during a home inspection, and its use is not expected to be a guarantee that no moisture is located behind walls. The only way to confirm a leak is to preform invasive moisture testing, which is not a service we provide, and is beyond the scope of a home inspector.

In my professional opinion, based on my knowledge, information, and belief, I certify the reported information is true and correct on the date of the inspection.

*Charlie Hovey*

Charlie Hovey  
Licensed Florida Home Inspector â€“ HI-422

904Pro, LLC  
13720 Old St Augustine Rd, Suite 8 #146  
Jacksonville, FL 32258  
904-703-6847