

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between

Marcia M. McGhee (SELLER) and _____ (BUYER) concerning the Property described as 7359 14th St S St Petersburg FL 33705-6132

Buyer's Initials _____ Seller's Initials [M.M.G.] _____

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For _____ Pinellas Point (Name of Community)

- (a) AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
(b) THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
(c) YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ N/A PER ... YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ PER ...
(d) YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
(e) YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
(f) THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ PER ...
(g) THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
(h) THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
(i) THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE _____ BUYER _____

DATE _____ BUYER _____

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between Marcia M. McGhee (SELLER) and _____ (BUYER) concerning the Property described as 7359 14th St S St Petersburg FL 33705-6132

Buyer's Initials _____ Seller's Initials M.M.H

P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

- M.M.H (a) Presence of lead-based paint or lead-based paint hazards (CHECK ONE BELOW):
 - Known lead-based paint or lead-based paint hazards are present in the housing.
 - Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.
- M.M.H (b) Records and reports available to the Seller (CHECK ONE BELOW):
 - Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____
 - Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

- _____ (c) Buyer has received copies of all information listed above.
- _____ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- _____ (e) Buyer has (CHECK ONE BELOW):
 - Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

- _____ (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Marcia M. McGhee</u> SELLER 06/04/2015 6:35:53 PM	06/04/2015 Date	_____	BUYER	_____	Date
<u>Sharon Simms</u> Selling Licensee 06/04/2015 11:37:33 AM	06/04/2015 Date	_____	BUYER	_____	Date
_____	_____	_____	Selling Licensee	_____	Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.





Seller's Property Disclosure – Residential

Notice to Licensee: The Seller should fill out this form.

Notice to Seller: Florida law¹ requires a seller of a home to disclose to the buyer all known facts that materially affect the value of the property being sold and that are not readily observable or known by the buyer. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 10 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by Seller and not by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon Seller's actual knowledge of the Property's condition. Sellers can disclose only what they actually know. Seller may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: 7359 14th Street S., St. Petersburg, FL 33705
(the "Property")

The Property is owner occupied tenant occupied unoccupied (if unoccupied, how long has it been since Seller occupied the Property? Early 2015)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. Structures; Systems; Appliances:			
(a) Are the structures, including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound? <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
2. Termites; Other Wood-Destroying Organisms; Pests:			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
3. Water Intrusion; Drainage; Flooding:			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does your lender require flood insurance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Buyer () () and Seller M.H.H. acknowledge receipt of a copy of this page, which is Page 1 of 4.
SPDR-1

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	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
4. Plumbing:			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other			
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water treatment system? If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Do you have a <input checked="" type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system: _____			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain: _____			
5. Pools; Hot Tubs; Spas:			
Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): <input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input type="checkbox"/> none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Sinkholes:			
Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has any insurance claim for sinkhole damage been made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any insurance claim for sinkhole damage was made, was the claim paid?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) If any insurance claim for sinkhole damage was paid, were all the proceeds used to repair the damage? <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 6(a) - 6(c) is yes or the answer to question 6(d) is no, please explain: _____			
7. Deed/Homeowners' Association Restrictions; Boundaries; Access Roads:			
(a) Are there any deed or homeowners' restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are there any resale or leasing restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is membership mandatory in a homeowners' association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are fees charged by the homeowners' association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Are access roads <input type="checkbox"/> private <input checked="" type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____			
(j) If any answer to questions 7(a) - 7(h) is yes, please explain: <u>Fencing shared with North & West neighbors</u>			

Buyer () () and Seller [J.M.H.] () acknowledge receipt of a copy of this page, which is Page 2 of 4.
SPDR-1

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
8. Environmental:			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 8(b) - 8(d) is yes, please explain: _____			

9. Governmental:			
(a) Are there any zoning violations or nonconforming uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are there any zoning restrictions affecting additions, improvements, or replacement of the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Do any zoning, land use, or administrative regulations conflict with the existing or intended use of the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Do any restrictions, other than association and flood area requirements, affect improvements or replacement of the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are any improvements, including additions, located below the base flood elevation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Have any improvements been constructed in violation of applicable local flood guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Have any improvements or additions to the Property, whether by you or by others, been constructed in violation of building codes or without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are there any active permits on the Property that have not been closed by a final inspection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental, and safety codes, restrictions, or requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) If any answer to questions 9(a) - 9(i) is yes, please explain: _____			

10. (If checked) Other Matters; Additional Comments: The attached addendum contains additional information, explanation, or comments. See attached inspection report

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of Seller's knowledge on the date signed by Seller. Seller authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. Seller understands and agrees that Seller will promptly notify Buyer in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: Marcia M. McGhee / Marcia M. McGhee Date: 5-8-15
 (signature) (print)

Seller: _____ / _____ Date: _____
 (signature) (print)

Buyer acknowledges that Buyer has read, understands, and has received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
 (signature) (print)

Buyer: _____ / _____ Date: _____
 (signature) (print)

Buyer () () and Seller MMH () acknowledge receipt of a copy of this page, which is Page 3 of 4.
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Seller's Update

Instructions to Seller: If the information set forth in this disclosure statement becomes inaccurate or incorrect, you must promptly notify **Buyer**. Please review the questions and your answers. Use the space below to make corrections and provide additional information, if necessary. Then acknowledge that the information is accurate as of date signed below.

(This section contains horizontal lines for text entry, which have been crossed out with a diagonal line from the bottom left to the top right.)

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of Seller's knowledge on the date signed by Seller.

Seller: Marcia M. McGhee / Marcia M. McGhee Date: 5-21-2014
(signature) (print)

Seller: _____ / _____ Date: _____
(signature) (print)

Buyer acknowledges that Buyer has read, understands, and has received a copy of this revised disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer () () and Seller (M/MCG) acknowledge receipt of a copy of this page, which is Page 4 of 4.

SPDR-1

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Pelican Property Inspections

727.556.0542

PelicanInspections.com

Pelican Property Inspections, Inc.

Commercial, Residential & Condominium Inspections

Mark Orso
Home Inspector

State Certified Home Inspector #HI489
Certified ASHI Inspector # 250222
Registered Professional Inspector FABI #760
American Society of Home Inspectors – Member
Florida Association of Building Inspectors - Member

727.556.0542

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PelicanInspections.com

** Please Read the Entire Report Carefully **

PROPERTY LOCATION:

7359 14th Street South

CLIENT:

Present

- *Pelican Property Inspections, Inc. (The Company) requires Inspection Agreement to be signed/reviewed by the Client prior to the Company performing an inspection and promulgating a Home Inspection Report. If the Client is not present at the beginning of the inspection, or, for whatever reason, did not sign/review the Inspection Agreement, the Client by accepting, paying for, or using in any way, this Home Inspection Report, explicitly acknowledge and agree to be bound by all of the terms and conditions of the Inspection Agreement. To read the Agreement go to www.pelicaninspections.com.*

INSPECTION DATE/TIME:

12 May 2015 - 9:00 am

WEATHER CONDITION:

Not Raining – F° - 85

- *We did not have the opportunity to inspect the house when it was raining. While exhaustive efforts were made to detect moisture penetration, leakage or water seepage may occur during periods of rain.*

STRUCTURE STATUS:

unoccupied, unfurnished.

- *The presence of furniture and the occupant's belongings restricts the inspection to only those areas that are visible and/or accessible. No furniture or personal items are moved during the course of the inspection.*

TYPE OF STRUCTURE:

Residential

INSPECTION AGREEMENT

PLEASE READ IT CAREFULLY

1. Client requests a visual inspection of the structure identified at the above address by Pelican Property Inspections, Inc., hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.
2. Client warrants that: (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report when received and promptly call the Company with any questions the Client may have.
3. Client understands that the inspection and Inspection Report are performed and prepared for Client's sole, confidential and exclusive use. In the event that anyone or any entity claims damages as a result of the reliance upon the inspection report, and seeks recompense for said damages from the company, the client agrees to indemnify, defend and hold harmless company from any claim from any third party relating to this inspection report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.
4. Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the State of Florida Standards of Practice for Home Inspectors. A copy of these standards is provided to the Client online at www.pelicaninspections.com
5. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas/items which have been excluded by the State of Florida Standards of Practice for Home Inspectors and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those not included in the inspection:

mold/mildew/fungus and/or the structural, physical or health related issues associated with and/or resulting from mold, mildew and fungus, sick building syndrome or other environmental or health hazards/ code or zoning violations/ permit research/ building value appraisal/ada compliance/ repair cost estimates/ system or component installation/ adequacy/ efficiency and/or life expectancy/ latent or concealed defects/ structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ termites or other wood destroying organisms, rodents or other pests, dry rot or fungus or the damage from or relating to the preceding/ asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, pcb's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites, saunas/ steam baths/ fountains or other types of/or related systems or components/ water softeners or purifiers/ private water/well or sewage systems/ seawalls, radio controlled devices/ telephone and cable television wiring and service/ automatic gates/ elevators/lifts/dumbwaiters/ thermostatic or time clock controls/ radiant heat systems/ furnace heat exchangers/ solar heating systems/ heat pump recovery units/ gas appliances such as fire pits, barbeques, heaters, lamps/ main gas shut off valve/ gas leaks/. seismic or hurricane safety/ flood zone determination/ previous flood history/ boundaries/ easements or right of way/ freestanding appliances and buildings and sheds/ security/ fire safety/ sprinkler/ low voltage and landscape lighting systems/ personal property/ items specifically noted as excluded in the inspection report/ odors and noise or any adverse condition that may affect the desirability of the property/ proximity of railroad tracks or airplane routes/ unique or technically complex systems or components.

If inspection is desired of any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals.

6. **CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT ARE SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES WHICH MAY BE REQUIRED BY LAW.**
7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.
8. It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established.

If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**
9. It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed thereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**
10. Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.
11. **Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign this Agreement that this Agreement will form a part of the Inspection Report and acceptance of the Inspection Report by the Client shall and payment therefore constitute acceptance of the terms and conditions of this Agreement.**
12. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.
13. This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

If you have any questions regarding the Inspection Agreement, please contact our office immediately at 727.556.0542.

End of Inspection Agreement

This visual inspection is not a past or present building code compliance inspection. This Home Inspection does not equate to a certificate of codes compliance or lack thereof as we are not the codes authority and that certification can only come from the jurisdiction which oversees the enforcement of the building code. Housing components are evaluated on the general time period in which they were built, installed and/or manufactured. It is recommended that areas of concern noted in the report and Summary be addressed/evaluated by licensed professionals or contractors prior to closing. Further evaluation prior to the closing/purchasing the property is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the Scope of our inspection. Failure to have the issues noted in the report further evaluated prior to purchasing the property could result in the discovery of additional discrepancies and substantial expenses incurred by the home buyer/purchaser.

The terms "adequate" and "functional" as contained in the inspection report mean that in the opinion of the Inspector, based solely on the visual inspection of the conditions at the time of the inspection, that the item is still performing its intended function (i.e. the refrigerator keeps food cold, the water heater heats water.) These terms should not be taken to mean that the item is in "like new" condition. The CLIENT is to understand that certain components of the house may function in a manner consistent with their purpose at the time of the inspection, but may cease to function or change or deteriorate abruptly and without notice.

1-0

GROUNDS AND APPURTENANCES

LANDSCAPING:

Ground cover is established and vegetation does not appear to adversely affect the structure.

GRADING & DRAINAGE:

Grading and drainage is functional.

DRIVEWAY:

The driveway is functional except as noted.

WALKWAYS:

The sidewalk is functional.

IRRIGATION SYSTEM:

Functional: NO

- *The irrigation system was operated. The inspection of this system is limited to the operation of the sprinkler zones. The timer/control system is operated on manual mode only. The evaluation of individual head performance and proper coverage is excluded from this inspection.*

PORCHES/FLORIDA ROOM/DECK:

The porch is functional.

2-0

ROOF SYSTEM

ROOFING COVERING MATERIAL(S):

Pitched roof:

Concrete tile

Low sloped/flat roof:

Modified Bitumen

CONDITION OF ROOF COVERING:

Refer to summary

HOW OBSERVED:

- *Observed from ground level, inside the attic and on the roof.*

IMPORTANT NOTE:

- *The determination of leakage is based upon the visible inspection of the roof system on today's inspection. Conditions change from day to day and the absence of visible leakage is not an indication that the roof will remain watertight in the future. The life expectancy of the roof is not within the scope of this inspection. The roof inspection is not a guarantee or warranty. Metal roofs over Florida rooms/porches, carports, etc. are not considered watertight structures and often experience leakage.*

EXTERIOR WALL COVERING MATERIAL(S):

Stucco

EXTERIOR WALL CONDITION:

The wall covering is functional except as noted.

TRIM:

The trim material is in serviceable condition except as noted.

EAVES:

The eave material is in serviceable condition except as noted.

PAINT/WEATHERPROOFING:

The exterior walls and trim have been painted.

- *Testing for lead based paint is not within the scope of this inspection.*

WINDOWS:

The windows are in serviceable condition from the exterior view.

STEPS/STAIRS:

The exterior steps and stairs are functional.

EXTERIOR DOORS:

A representative number of exterior doors were operated and are functional.

SWIMMING POOL:

TYPE: In Ground

The swimming pool and equipment, as evaluated within the scope of the inspection, is functional except as noted.

SCOPE OF POOL INSPECTION:

- *The pool timer is operated in the manual mode only. The operation of the timer is not within the scope of this inspection. The equipment is viewed from the exterior only. The interior of the filter and pump are not viewed or evaluated. The efficiency of the filter system is not within the scope of this inspection. Potential underground shell and plumbing/skimmer leaks are not detectable by visual inspection and are excluded from this inspection. Sweeps, fountains and other ancillary equipment are not evaluated and are excluded. The inspection of the swimming pool is limited in scope. Testing for the adequacy of the pool pump, water quality/chemistry or pressure testing the piping is not within the scope of this inspection. A comprehensive inspection can be provided by a licensed pool contractor.*
- *New Standards regarding pool barriers have been recently adopted by the State. Upgrading your pool barrier to meet these new standards is recommended. These barriers limit access to the pool to prevent drowning. These barriers include window and door alarms, screen barriers and pool covers. Antivortex drain covers are also a new requirement. These prevent entrapment and are a recommended upgrade on any age pool.*

4-0

GARAGE/CARPORT

INTERIOR:

The interior walls/ceiling are functional except as noted.
The flooring appears functional.

VEHICLE DOORS:

The vehicle door was operated and is functional.

AUTOMATIC OPENER:

Opener was tested for operation and is functional.

5-0

ATTIC

ACCESS TO ATTIC:

Via scuttle hole and was viewed from inside the attic.

FRAMING:

Structural Framing Type: Engineered Trusses
Roof Sheathing Type: Plywood

THERMAL INSULATION:

Loose fill.

VENTILATION PROVIDED BY:

Soffit

INACCESSIBLE AREAS:

The inspection of the attic indicated areas that were inaccessible due to inadequate clearance or are obstructed by structural members and/or mechanical apparatus. The presence of insulation in the attic restricts a full view of the condition of the ceiling framing members. Most attics cannot be fully viewed for these reasons.

Stored personal items were noted in this attic and restricted viewing of several areas.

SIGNS OF MOISTURE PENETRATION:

Signs of prior moisture penetration were observed today in the visible, unobstructed portions of the attic.

- *The determination of leakage is based upon the visible inspection of the roof system on today's inspection. Conditions change from day to day and the absence of visible leakage is not an indication that the roof will remain watertight in the future.*

6-0

FOUNDATION

TYPE:

Concrete slab on grade. The presence of floor covering prohibits viewing of the slab.

EXTERIOR WALLS/ROOF:

Exterior walls are constructed of concrete masonry units and wood.

The roof framing is constructed of wood.

INTERIOR WALLS & CEILINGS:

Interior walls are constructed of wood.

SCOPE OF INSPECTION:

- *The condition of wood framing members that are not visible due to exterior or interior wall and ceiling coverings is not within the scope of this inspection. No wall/ceiling coverings are removed. This inspection and report does not address wood destroying organisms, insects or pests and is not a WDO Inspection Report pertaining to Florida Statutes. A Wood Destroying Organism, insect and pest inspection by a licensed termite/Pest inspector is recommended. WDO, insect or pest damage which may be concealed or which may exist at areas other than those selected for close examination cannot be discovered within the scope of this inspection. The possibility of undetected damage is a risk.*

IMPORTANT NOTE:

- The notation of cosmetic discrepancies is not within the scope of this inspection.

MOLD INSPECTION:

- We do not perform mold inspections. A mold inspection is not within the scope of this inspection. If you want this property evaluated for the presence of mold, a separate inspection by a qualified mold inspector is advised.

CHINESE DRYWALL:

- Inspection for the presence of Chinese drywall is not within the scope of this inspection. The presence or lack of is specifically excluded from the scope of this home inspection.

CEILINGS/WALLS:

Ceilings/walls are functional except as noted.

Signs of moisture penetration were noted in the following areas:

Several areas of the ceilings.

FLOORS:

Flooring material is functional.

DOORS:

A representative number of doors were opened and closed and found to be functional except as noted.

WINDOWS:

A representative number of windows were operated and found to be functional.

SMOKE DETECTORS:

A smoke detector is present.

- The operation of the smoke detector is not within the scope of this inspection

BATHROOM WATER CLOSET:

All water closets (toilets) were operated and are functional.

BATHROOM LAVATORY:

All lavatories (sinks), faucets, and drains are functional except as noted.

BATHTUB(S):

All tubs, faucets and drains were operated and are functional except as noted.

BATHROOM SHOWERS:

All showers and shower enclosures are functional.

BATHROOM CABINETS & COUNTERS:

All cabinets and counters are functional.

BATHROOM VENTILATION:

All bathrooms were ventilated with either windows or exhaust fans.

KITCHEN COUNTERS/CABINETS:

The counter/cabinets are functional.

KITCHEN SINK:

The sink, faucet, supply and drain lines are functional.

OVEN/COOKTOP:

This unit was operated and is functional.

- *Temperatures are not calibrated. The operation of the self-cleaning feature, timer, and convection (if applicable) are not within the scope of this inspection.*

KITCHEN VENTILATION:

The fan was operated and is functional.

REFRIGERATOR:

This unit was operated and is functional.

DISPOSAL UNIT:

The disposal unit was operated and is functional.

DISHWASHER:

This unit was operated and is not functional.

APPLIANCE GENERAL COMMENTS: the appliances are advancing in age

PLUMBING FIXTURE (toilets, sinks, tubs, showers) GENERAL COMMENTS: None

LOW VOLTAGE SYSTEMS:

- *The operation of low voltage systems is not within the scope of this inspection. Low voltage systems include but are not limited to: alarm systems, intercom systems, cable television/satellite wiring and equipment, close circuit television systems, telephone wiring and equipment, Internet cable and speaker systems.*

SCOPE OF APPLIANCE INSPECTION:

The appliance inspection is limited in scope.

- *The determination of the age and life expectancy of the appliances is not within the scope of the inspection. Each appliance is operated to ensure that it is currently functioning on the day of the inspection. Conditions change from day to day. The current operation of the appliances does not warrant or guarantee future serviceability. Temperatures are not calibrated. Digital/electronic controls and/or timer on appliances are not inspected. No installation manuals specific to these appliances are reviewed. These manuals may contain approvals, listings and labels specific to the proper installation and operation of the appliances. It is recommended that the seller provide to the buyer the manuals for all appliances. Ice makers in refrigerators are not inspected.*

WATER SUPPLY PIPING:

Visible pipe material is primarily copper

WASTE PIPING:

Visible pipe material is primarily PVC/metal.

VENT PIPING:

Visible vent piping is primarily PVC/Cast iron

WATER FLOW:

Water flow was found to be functional when three or more fixtures were operated simultaneously.

DRAINS AND TRAPS:

Drains and traps appear to be normal. No blockage of waste system was noted on today's inspection when three or more fixtures were operated simultaneously.

- *The condition and type of material (cast iron, orangeburg, plastic, clay) used for the underground sewer/drain cannot be determined during the course of this Home Inspection. We make efforts to determine if signs of a blockage in the system are present. However, determination of the condition and serviceability of the underground drainage system is not within the scope of this inspection.*

SHUT OFF VALVES/ANGLE STOPS:

- *Shut off valves (both for mains and individual fixtures) are inspected for leakage. However, shut off valves are not operated. These valves are prone to leakage if turned on and off and are not tested for operation during the inspection.*

SOURCE OF WATER:

Public Utility

WATER HEATER:

Size in U.S. Gallons:	50/gal
Unit Age:	2003
Type of energy source:	Electric
FUNCTIONAL:	YES, except as noted

SCOPE OF INSPECTION:

- *The majority of the piping for the plumbing system is concealed by walls, occupant's belongings, sub floor or slab and the attic. As a result, only a small fraction of the plumbing system can be viewed. The interior condition and future serviceability of supply, drain and waste piping is not within the scope of this inspection. The condition of piping under the slab or hidden from view is not with the scope of this inspection. The condition of solar heating units and heat recovery units is not within the scope of this inspection. Water softeners are not inspected.*

10-0

ELECTRICAL SYSTEM

MAIN PANEL LOCATION: Garage
SUB PANEL LOCATION(s): N/A

TYPE OF OVER-CURRENT PROTECTION: Circuit breakers

INCOMING SERVICE & VOLTAGE: Approximate amperage: 200/ite
120/240 volts

COPPER WIRING: Visible: YES
MULTISTRAND ALUMINUM: Visible: YES
ALUMINUM BRANCH CIRCUITS: Visible: NO
KNOB & TUBE: Visible: NO

ADEQUACY:

The incoming electrical service appears to be adequate for the current usage.

GROUNDING ELECTRODE CONDUCTOR: Visible/Noted

FIXTURES AND OUTLETS:

A representative number of wall outlets, wall switches and light fixtures were operated.

GFCI RECEPTACLES/BREAKERS: None

ARC FAULT CIRCUIT INTERRUPTERS: None

SCOPE OF INSPECTION:

- *The electrical inspection is limited in scope. The majority of the electrical wiring is concealed in or by wall cavities, occupant's belongings, subfloor or slab and attic. As a result, only a small fraction of the wiring can be visibly inspected. Regarding overhead lighting, attempts will made to determine if no illumination is due to failure of the lighting fixture or an expired bulb. However, in many cases this may be impossible due to height or inaccessibility.*

11-0 AIR CONDITIONING & HEATING SYSTEM (HVAC):

TYPE OF AIR CONDITONING SYSTEM:

Electrical split system

APPROXIMATE/ESTIMATED AGE OF SYSTEM:

Compressor/condenser (exterior unit): 1999
Air Handler: unknown
Approximate Size in tons: 4
Comments: refer to summary

DISTRIBUTION SYSTEM:

Supply and return air via duct work.

SUPPLY & RETURN TEMPERATURES:

Supply registers: 72°
Return air temperature: 81°
Difference: 9°

A temperature difference between 14-20 degrees is within an acceptable range.

COOLING CAPABILITIES:

Functional: No

- *The ability of the unit to produce conditioned air on the day of the inspection does not warrant or guarantee future serviceability.*

HEATING TYPE:

Electric heat pump.

HEATING CAPABILITIES:

The heat pump was not operated in the heating cycle since the ambient temperature was above 60° at the time of the inspection. Operation of the heating cycle when the temperature is above 60° could damage the unit. The heat pump was operated in the cooling mode.

SCOPE OF INSPECTION:

- *Evaluation of the refrigerant charge is not within the scope of this inspection. The life expectancy of the air conditioning system is not within the scope of this inspection. The air conditioning inspection is limited in scope. This inspection is limited to the determination of if the unit is producing conditioned air on the date of the inspection. The dismantling or opening of access panels of the HVAC equipment is not within the scope of this inspection. Digital/programmable thermostats are not tested for operation and not included in the inspection. Auxiliary/emergency heat strips are not operated.*

Please read carefully:

- 1) Uncertainty regarding the condition of the house cannot be wholly eliminated by a home inspection. Our inspection findings do not represent every deficiency in the structure. The preparation of this home inspection within the State of Florida Standards of Practice for Home Inspectors is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This Home Inspection is not a guarantee or warranty, expressed or implied. Every effort is made to identify the major deficiencies in this house. Several factors influence our ability to locate these major issues. These factors include the age of the house, occupancy status at the time of the inspection, amount of personal belongings in the house, complexity of the design of the house and system components, changes and additions to the original structure, deferred maintenance and homeowner/amateur work/repair. As a result, it is recommended that you budget between 1% - 3 % of the purchase price for annual maintenance and repair.
- 2) This Home Inspection Report was NOT compiled for the purpose of obtaining homeowners insurance. This report was not performed to comply with an insurance company's guidelines. The insurability of this property is NOT within the scope of this inspection. Questions regarding the insurability of this property due to its condition should be directed to your homeowner's insurance carrier. The fee for this Home Inspection does not include the cost of a four point inspection, insurance roof certification or wind mitigation inspection. Your Insurance Agent may require additional inspections at your expense. We can perform these inspections at an additional cost.
- 3) We will NOT advise you as to whether you should or should not purchase the subject property as that is a decision that ONLY you can make. We will provide you a general overview of the condition of the house that will assist you in determining whether you want to purchase the property in question.
- 4) It is recommended that the permit history for this property be obtained prior to closing. The permit history for house in most municipalities can be obtained from the building code enforcement department of jurisdiction.
- 5) An infrared camera may be used during the course of this inspection. The use of this camera is limited. A comprehensive infrared inspection/evaluation of the entire structure was not performed. A comprehensive infrared inspection of the property can be performed at a later date for an additional fee.

Pelican Property Inspections, Inc.

Commercial, Residential & Condominium Inspections



Mark Orso
Home Inspector

State Certified Home Inspector #HI489

*** EXECUTIVE SUMMARY ***

IMPORTANT NOTE - PLEASE READ: The Summary page(s) is provided to allow the reader a brief overview of the report. This page is NOT encompassing. Reading this page alone is NOT a substitute for reading the report in entirety. The entire Inspection Report, including the State of the Florida Standard of Practice for Home Inspectors, inspection limitations noted in the Home Inspection Report, and Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is NOT intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/ inspected and repaired as needed by licensed contractors/professionals PRIOR TO CLOSING/Purchasing the Property. Further evaluation PRIOR to the closing/purchasing the property is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the Scope of our inspection. Failure to have the issues noted below further evaluated prior to purchasing the property could result in the discovery of additional discrepancies and substantial expenses incurred by the home buyer/purchaser. Please call our office for any clarifications or further questions.

Date: **May 12, 2015**

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ELECTRICAL: It is recommended the following issues and related systems be further evaluated and addressed as needed by a **Licensed Electrical Contractor**.

- 1) 1 Double tapped/lugged breaker(s) was/were noted. Double tapping refers to the practice of using one breaker to serve more than one electrical circuit. Each breaker is designed to serve only one circuit. Multiple circuits on the same overcurrent device may cause the breaker to trip frequently.
 - 2) Unprotected wiring (not in conduit) was noted at the rear exterior walls.
 - 3) Rust was noted at several of the exterior flood light fixtures.
 - 4) The internal cover/thermal shield is missing over the wiring on the pool timer control.
 - 5) A detached receptacle was noted at the pool equipment.
 - 6) Rust was noted at the pool equipment boxes.
 - 7) A damaged receptacle was note at the front exterior yard.
 - 8) The laundry light could not be made to function.
 - 9) A damaged receptacle was noted at the front wall of the front right side bedroom.
 - 10) A couple of loose receptacles were noted in the family room.
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ROOF: It is recommended the following issues and the roof system be further evaluated and addressed as needed by a **Licensed Roofing Contractor**.

- 1) Broken, sliding, replaced and loose tiles were noted and exposed areas of the underlayment were noted throughout the roof covering. Moisture penetration was noted at a couple of areas of the roof decking in the attic. Further evaluation and replacement of the tile roof covering is advised.
 - 2) The rear low sloped roof covering is deteriorated and is at the end of its service life, replacement is advised.
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PLUMBING: It is recommended the following issues and related systems be further evaluated and addressed as needed by a **Licensed Plumbing Contractor**.

- 1) Prior leakage and mildew were noted below the bar sink.
- 2) The dishwasher could not be made to function properly.
- 3) When the fixture is operated, water flows from the control handles of the right side bathroom sink.
- 4) The water heater is 12 years old and is advancing in age.

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A/C & HEAT: It is recommended that the following issues and the HVAC system be further evaluated by a **Licensed A/C Contractor:**

- 1) The air conditioning system was producing conditioned air to 72 degrees with a return temperature of 81 degrees. The differential is 9 degrees. A system that is functioning properly should have a differential between 14 and 20 degrees. The HVAC system is 16 years old and is at the end of its service life, replacement is advised.
- 2) The casing of the air handler and the drain pan is rusted and deteriorated.

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OTHER: It is recommended the following issues and related systems be further evaluated and repaired as needed by a **Building Contractor and/or Professional licensed in the appropriate field.**

- 1) Wood decay was noted in several areas of the eaves.
- 2) The left side addition is wood frame with a stucco exterior at grade level, this stucco exterior should be 6" above grade level. Wood decay was noted at the window framing in this area, cracking was noted at the exterior walls and cracking and settling was noted at the interior flooring. The condition of the interior wall framing is unknown. Further evaluation and repair as needed is advised.
- 3) Open and damaged eaves were noted at several areas of the perimeter.
- 4) Cracking was noted at the pool decking.
- 5) Rust was noted at the rear metal railings.
- 6) Detached stucco was noted at the front exterior curtail walls.
- 7) Cracking was noted at the interior walls and the ceiling of the garage.
- 8) Damage was noted at the flooring of the garage next to the side door.
- 9) The laundry and the kitchen cabinet doors are in need of adjustment.
- 10) The microwave handle is damaged.
- 11) The oven racks have been removed.
- 12) The window at the right side bathroom could not be made to function.
- 13) The right front bedroom door handle is loose.
- 14) A top cord of a truss web in the attic above the family room has been improperly repaired. Repair to trusses should be of similar lumber on both sides of the damaged web and bolted together.
- 15) Cracking and settling was noted at the driveway.
- 16) The irrigation system is not functional.

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SWIMMING POOL/SPA: It is recommended the following issues and related systems be further evaluated and addressed as needed by a **Licensed Swimming Pool Contractor.**

- 1) Air bubbles are present in the pool water inlets. It is recommended this be evaluated further to determine the possible source of leakage.
- 2) The cosmetic pool finish is stained and is deteriorating.
- 3) Cracking was noted in the pool below the skimmer and at the front near the steps also cracking was noted in the spa, however no water was present in the spa.
- 4) The light is detached and could not be made to illuminate.
- 5) Missing drain cover was noted at the bottom of the pool.
- 6) The skimmer cover is damaged.
- 7) The deep end ladder is loose.
- 8) The hand rail at the shallow end is loose.
- 9) The swimming pool equipment is advancing in age. Budget to replace.

Important Information Regarding Insurance Inspections:

The information needed to complete several types of insurance inspections was compiled during today's inspection. Extra time and effort was taken during the inspection to obtain the photos and the necessary information to complete these forms. Please contact our office regarding the fees associated with the completion of a Wind Mitigation Inspection (Uniform Mitigation Verification Inspection Form OIR-B1-1802), Citizens 4-Point Inspection and Citizen's Roof Condition Certification Form.

I certify that I have no material interest, present or contemplated in the subject property or the improvement thereof. I have no association with any contractor, Realtor or with any other party who may benefit from the sale and/or improvement of the subject property. The information noted above is a professional opinion and not meant to be a guarantee or warranty, expressed or implied. Please refer to the Inspection Agreement noted in the report and available at www.pelicaninspection.com for details.

For PELICAN PROPERTY INSPECTIONS, Incorporated:

Mark Orso

State Certified Home Inspector #HI489

Digital/Thermal Exhibits:



Soffit



Rust



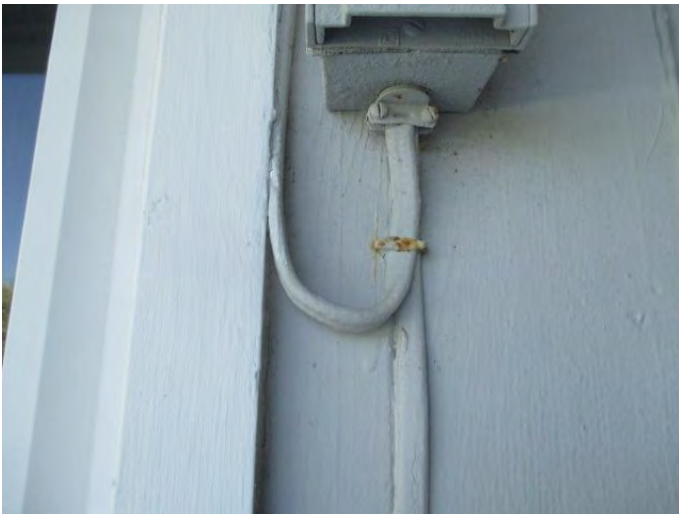
Exterior A/C



Pool equipment



Rust



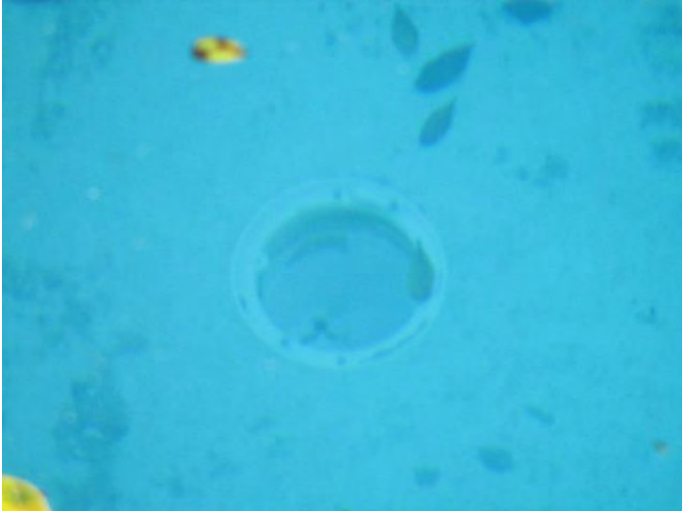
Unprotected wiring



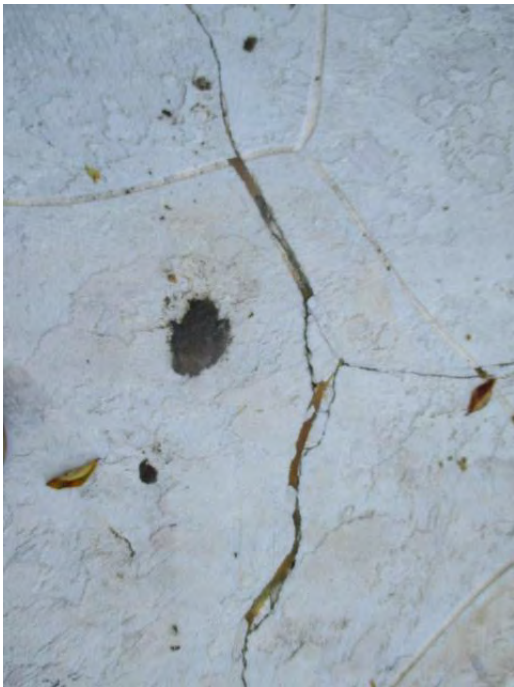
Railing



Detached pool light



Missing drain cover



Cracked deck



Detached stucco



Damaged garage floor



Water heater



Roof



Roof



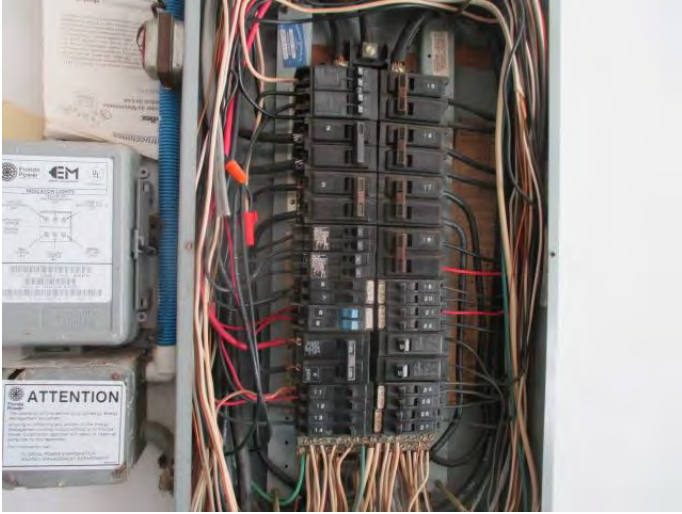
Roof



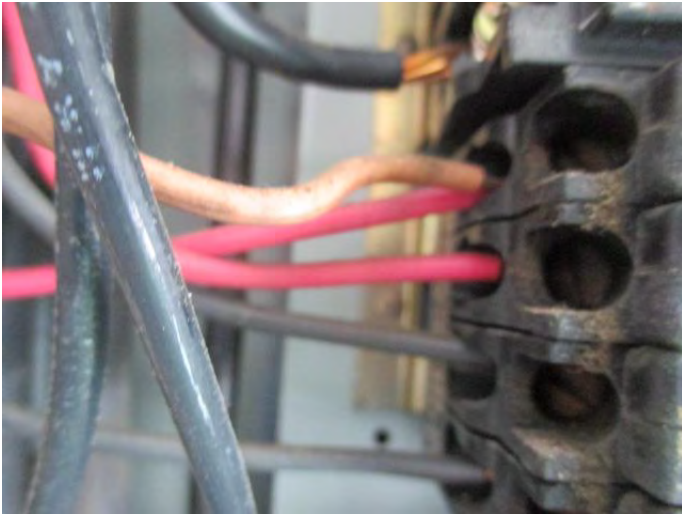
Roof



Roof



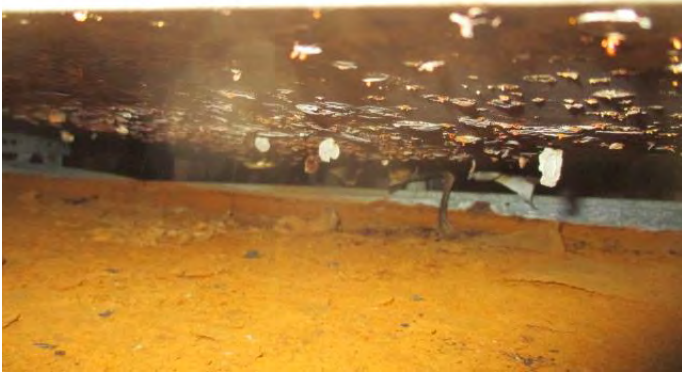
Electrical panel



Double tapped breaker



Rust



Rust air handler



Moisture penetration roof decking



Moisture penetration roof decking attic



Air handler



Rust air handler



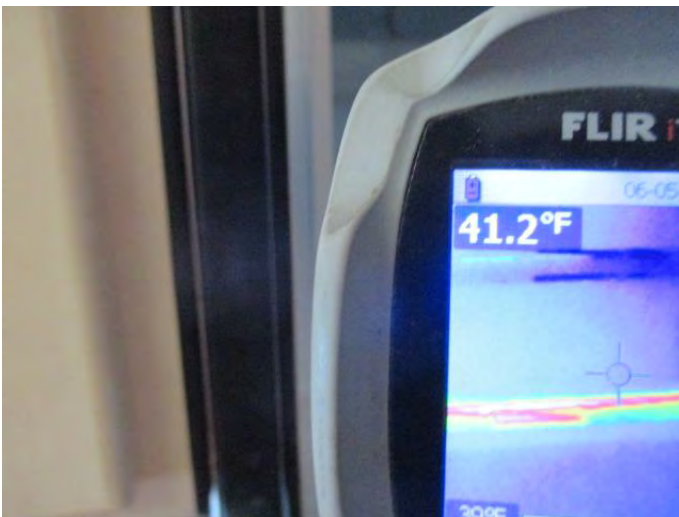
Rust drain pan



Cook top



Freezer



Fridge



Bake



Broil



Water heater



Spa



Spa



Cracking floor



Settling floor



Wood decay



Cracking floor

564 AN ASTERISK (*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO BE
565 COMPLETED.

566
567
568* Buyer: _____ Date: _____

569
570
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572
573* Buyer: _____ Date: _____

574
575
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577
578* Seller: _____ Date: _____
579 Marcia M. McGhee

580
581
582
583* Seller: _____ Date: _____

584
585 Buyer's address for purposes of notice Seller's address for purposes of notice

586* _____ 7359 14th St S
587* _____ St Petersburg FL 33705-6132
588* _____

589
590 **BROKER:** Listing and Cooperating Brokers, if any, named below (collectively, "Broker"), are the only Brokers entitled to
591 compensation in connection with this Contract. Instruction to Closing Agent: Seller and Buyer direct Closing Agent to
592 disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties
593 and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed
594 funds. This Contract shall not modify any MLS or other offer of compensation made by Seller or Listing Broker to
595 Cooperating Brokers.

596
597* _____ Sharon Simms
598 **Cooperating Sales Associate, if any** **Listing Sales Associate**

599
600* _____ Coastal Properties Group
601 **Cooperating Broker, if any** **Listing Broker**