

**American Home Services**

8933 Reynolds Rd.  
Clermont, FL 34711

office: 352 429-7062

fax 352 429-4648

[tom@AmericanHomeServicesFL.com](mailto:tom@AmericanHomeServicesFL.com)

Report # 11-6025

Date: 6/2/2011

**BUILDING INSPECTION REPORT**  
**(Residential)**

Client: A Great Client  
Inspection Address: Some where in Central Florida  
City, FL

Phone: 352.429.7062

Realtor: The Best Realtor  
Phone: 352.429.7062

Time of Inspection: 4:00 PM

Description: Single Family Residence  
Building faces: East

Approximate Age: 1995  
Approximate Temperature: 90 degrees



Inspection Engineer: Thomas G. Kleinschnitz

## **American Home Services**

8933 Reynolds Road, Clermont FL 34711, Office 352.429.7062, fax 352.429.4648

The report summary is a cut and paste of the verbiage on each individual sheets of the inspection report. For further details and pictures related to defects, **read the entire report**. The summary is NOT intended to be all-inclusive. If you wish to review the entire report, please contact FAABI at number listed above.

This report complies with the standards of the American Society of Home Inspectors

For a detailed list of the Standards of ASHI, please visit [www.ashi.org](http://www.ashi.org)

### **Summary for:**

#### **Address of Inspection**

**Client and Date of Inspection**

#### **Exterior:**

**Crack is present at rear requires sealing.**

**Crack at upper area of chimney exhibits loose stucco. Requires stucco repair.**

**Rear porch has torn screen and window panels, requires repair.**

**Front porch ceiling has unfinished repair patches from roof leakage. Requires drywall repair.**

**Gutter at rear is not installed. Requires repair.**

#### **Roofing:**

**Roof is in serviceable condition, with wear indicative of its age. Roof appears to be original. Life expectancy is approximately 10 years.**

**Evidence of prior leakage is present in the form of tarred in flashing around front and right side of porch roof. Water damaged ceiling is below.**

**Recommend water testing to ensure leak is not active and repair appropriately.**

#### **Cooling/Heating System:**

**Three split systems are present, all where installed in 1995.**

**Upper system did exhibit a minimum 15 degree temperature differential in both heat and cool mode.**

**Lower system did exhibit a minimum 15 degree temperature differential in heat mode but did NOT in cool mode. Requires further investigation/repair.**

**Right/rear system did not respond to control. Compressor did not operate.**

**Requires further investigation and repair.**

**Freon lines are not insulated, requires repair.**

**Supply grill is missing in utility room. Requires installation.**

#### **Electrical:**

**Electrical system is in serviceable condition, with repairs required.**

**Gfci receptacle in garage will not reset. Requires further investigation/repair.**

#### **Plumbing:**

**Plumbing is in serviceable condition.**

#### **Interior:**

**Interior is in serviceable condition, with typical wear and tear present.**

**Wall intrusion is present at corner in guest room. Moisture meter did indicate moisture in wall. Mold is present at wall. Requires further investigation to find source of leakage and mold remediation in this area.**

**Baseboards are missing at right side of garage.**

**Storm door at garage is damaged.**

**Door opener at right overhead door did not operate. Requires repair/replacement.**

#### **Kitchen:**

**Kitchen is in serviceable condition.**

**Microwave door is damaged. Requires replacement.**

**Bathrooms:**

Bathrooms are in serviceable condition, with repair required.

**Water closet has broken lid / missing lid. Requires repair.**

**Access door is missing at jecuzzi in master bath. Requires installation.**

**Lots and Landscaping:**

Lawn and landscaping are in serviceable condition, with maintenance required.

**Irrigation system could not be operated due to dead receptacle at control panel.**

**Covers are required at brine tank and chlorinator tank.**

**Soil is above grade at right side and rear perimeter. Recommend removal of soil above grade exposing foundation. Soil above grade is a conducive climate subterranean termite intrusion.**

**Structure:**

Framing is in good condition.

**Insulation:**

Insulation is adequate with estimated R-30.

**Foundation:**

Foundation is in serviceable condition.

Settling cracks are present in walk way or garage. These cracks are due to thermal expansion and shrinkage and are considered non structural. Cracks require monitoring the width of the crack and if it grows larger than 1/8", then a settling issue may be present. If settling is suspected, contact a licensed structural engineer for further investigation and repair options.

**Several areas of driveway requires repouring.**

**Pool:**

Pool and its systems are in serviceable condition, with repair required

**Heater did not operate. Requires further investigation/repair.**

**Sill plate on jecuzzi is broken leaving sharp edges. Requires repair.**

**Seal around basket strainer of pump is leaky. Requires new O ring.**

**French drain at left front did not perform well. Requires further investigation/repair.**

**Heater does not have its own breaker. Requires repair.**

**Several areas of brick pavers have settled. Requires repair.**

**Wdo:**

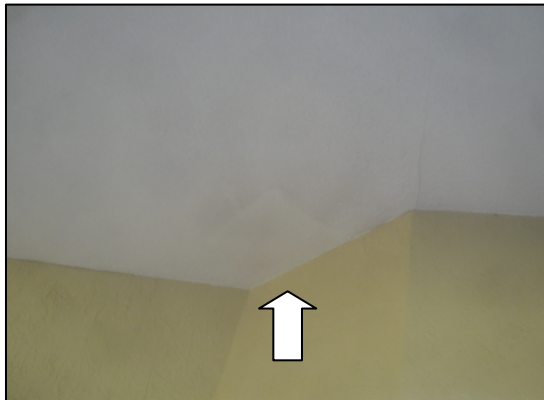
Refer to wood Destroying Organism Inspection report.

***Note: If residence is not under a current subterranean termite warranty, it is recommended that you have the residence treated for subterranean termites as a preventative measure and maintain that warranty. American Home Services will provide you with this service and general Pest Control upon your request. Please call our office at 352-429-7062.***

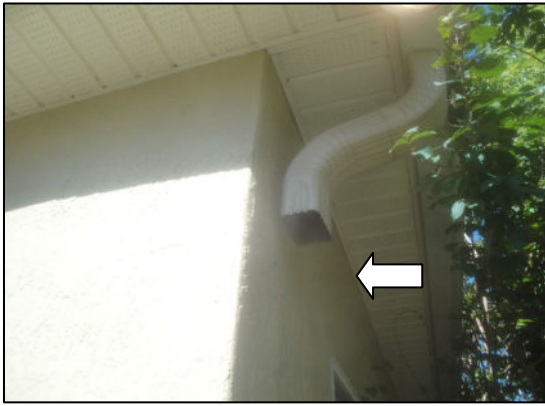
I T E M	<b><u>EXTERIOR</u></b>	GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000)
1	Siding condition (stucco)		X		
2	Exterior Doors	X			
3	Exterior trim condition	X			
4	Adequate caulking	X			
5	Stucco below grade of sod	X			
6	Mildew present	X			
7	Condition of windows	X			
8	Porch condition		X		
9	Deck/patio condition	X			
10	Exterior steps condition	X			
11	Window screens	X			
12	Facia and eaves condition	X			
13	Rain Gutters and downspouts		X		
14	Walk ways, patios & driveways	X			
15	Misc.	X			

Comments:

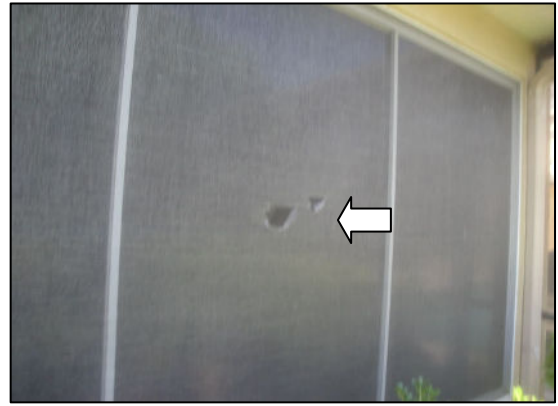
- 1 Crack is present at rear requires sealing.  
Crack at upper area of chimney exhibits loose stucco. Requires stucco repair.
- 8 Rear porch has torn screen and window panels, requires repair.  
Front porch ceiling has unfinished repair patches from roof leakage. Requires drywall repair.
- 13 Gutter at rear is not installed. Requires repair.



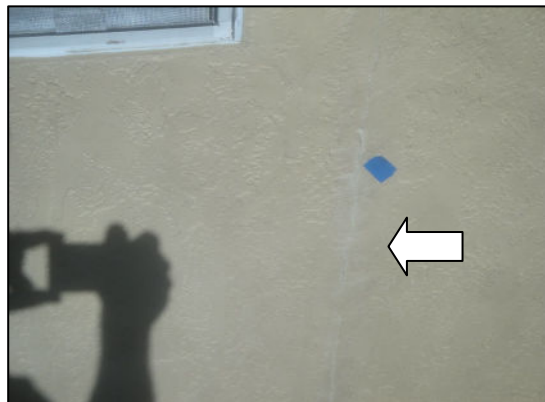
ceiling damage on front porch requiring repair/finish work



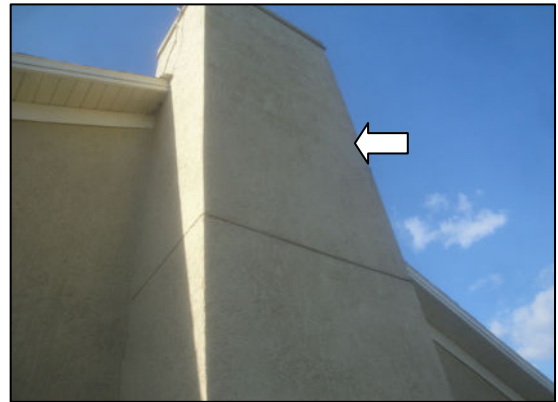
gutter not installed



torn panels



crack requiring sealing



loose stucco requiring repair

I T E M	<b><u>ROOFING</u></b>	GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000)
1	Roofing material condition (composite shingles)		x		
2	Roofing properly installed	x			
3	Missing shingles	x			
4	shingle blisters/curled edges/nail pop up	x			
5	Roof moss/mildew	x			
6	Flashing condition	x			
7	Cracks/gaps in roofing	x			
8	Evidence of leaks			x	
9	Skylights, chimneys, roof penetrations	x			
10	Gutter/downspout condition	x			
11	Design flaws	x			
12	Structures and overhangs.	x			
13	Roofing clean and free of debris	x			

Comments:

- 1 Roof is in serviceable condition, with wear indicative of its age. Roof appears to be original. Life expectancy is approximately 10 years.
- 8 Evidence of prior leakage is present in the form of tarred in flashing around front and right side of porch roof. Water damaged ceiling is below. Recommend water testing to ensure leak is not active and repair appropriately.



shingles in fair conditin

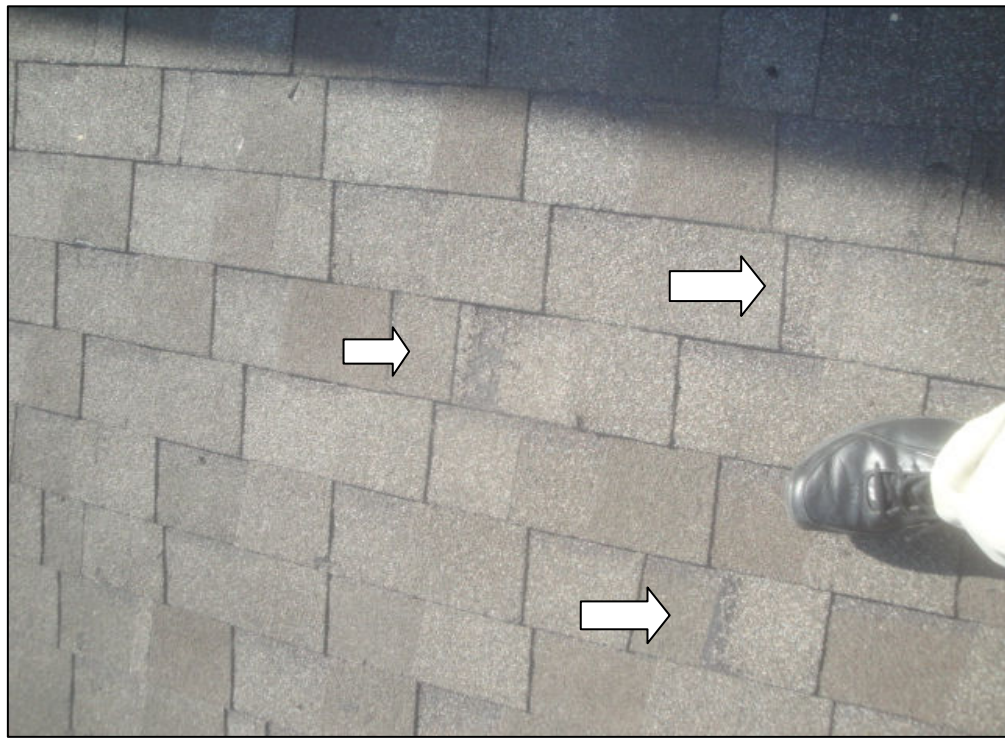


tarred in flashing





tarred in flashig



example of wear on shingles

I T E M	<b><u>HEATING/COOLING</u></b>	GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000)
1	System type: Central heat/air-electric		X		X
2	Compressor unit condition		X		X
3	Compressed Freon line insulated		X		
4	Compressor unit level and ventilated	X			
5	Air Handler	X			
6	Condensate drain present	X			
7	Air filter maintenance	X			
8	Thermostat condition	X			
9	Gas service line	X			
10	Ductwork size/material		X		
11	Ductwork condition	X			
12	Condensation drain clean out present	X			
13	Misc.	X			
14	Through wall cooling equipment (n/a)	X			
15	Distinguishing Characteristics (split system)	X			
16	Vent systems, flues and chimney	X			
17		X			
18		X			

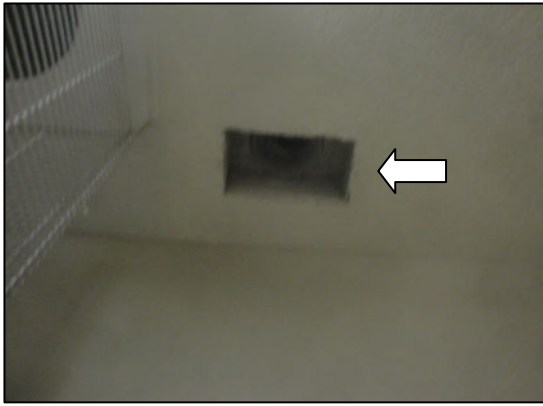
#### Comments

- 1,2 Three split systems are present, all where installed in 1995.  
 Upper system did exhibit a minimum 15 degree temperature differential in both heat and cool mode.  
 Lower system did exhibit a minimum 15 degree temperature differential in heat mode but did NOT in cool mode. Requires further investigation/repair.  
 Right/rear system did not respond to control. Compressor did not operate.  
 Requires further investigation and repair.
- 3 Freon lines are not insulated, requires repair.
- 10 Supply grill is missing in utility room. Requires installation.



temperatures recorded during heat mode





missing grill cover



missing suction line insulation

temperatures recorded during hvac testing

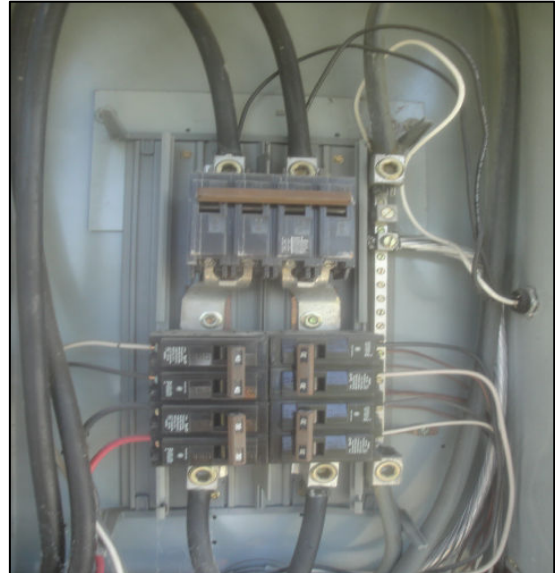
Note: The inspection of hvac system is visual only. Tempatures are taken as a method to determine operating differential of unit. The inspection of system is not as in depth as a licensed Hvac contractor. The inspector or Florida Appraisal And Building Inspection,LLC., does not warranty or quarentee continued functionality or comfortability of system at any time before, during or after inspection. All sytems should have filter changed once per month and have system professionally cleaned by a licensed Hvac contractor.

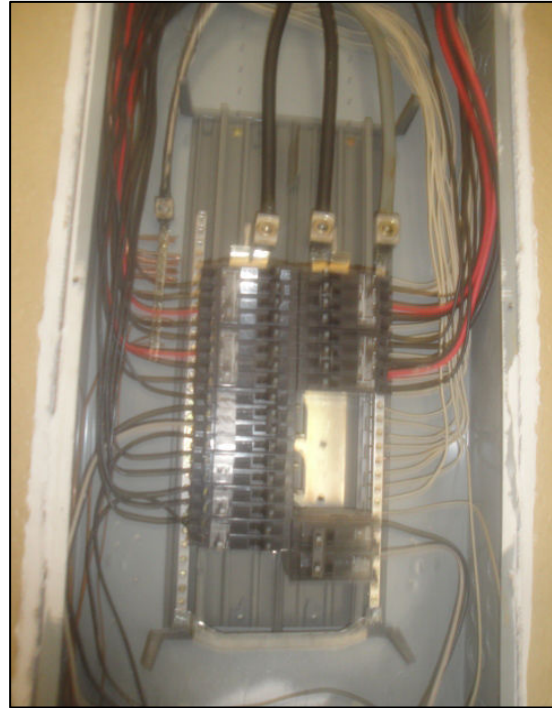
I T E M	<b><u>ELECTRICAL</u></b>	GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000)
1	Amp service adequate (2-150 A/240V service)	x			
2	Service drop	x			
3	Service entrance conductors, cables and raceways	x			
4	Main service disconnect (located: Exterior-left side)	x			
5	Main circuit panel condition (located: inside garage)	x			
6	Adequate number of circuits	x			
7	Circuits labeled	x			
8	fuses/breakers adequate	x			
9	20+ amp circuit for kitchen	x			
10	20+ amp circuit for laundry	x			
11	30+ amp circuit for heat/AC	x			
12	30+ amp circuit for hot water	x			
13	20+ amp circuit for Dish washer	x			
14	Receptacle/switch condition	x			
15	Ground Fault Circuit Interrupt		x		
16	Exterior Light condition	x			
17	Interior light condition	x			
18	Wiring defects	x			
19	Service equipment disconnects (exterior-right side)	x			
20	Service grounding	x			
21	Wiring methods (Romex)	x			
22	Solid conductor aluminum wiring	n/a			
23	Smoke detectors	x			
23	Additional Sub-panels (located: Inside Garage)	x			

#### Comments

Electrical system is in serviceable condition, with repairs required.

- 15 Gfci receptacle in garage will not reset. Requires further investigation/repair.





sub panel are in good condition.



gfcı will not reset

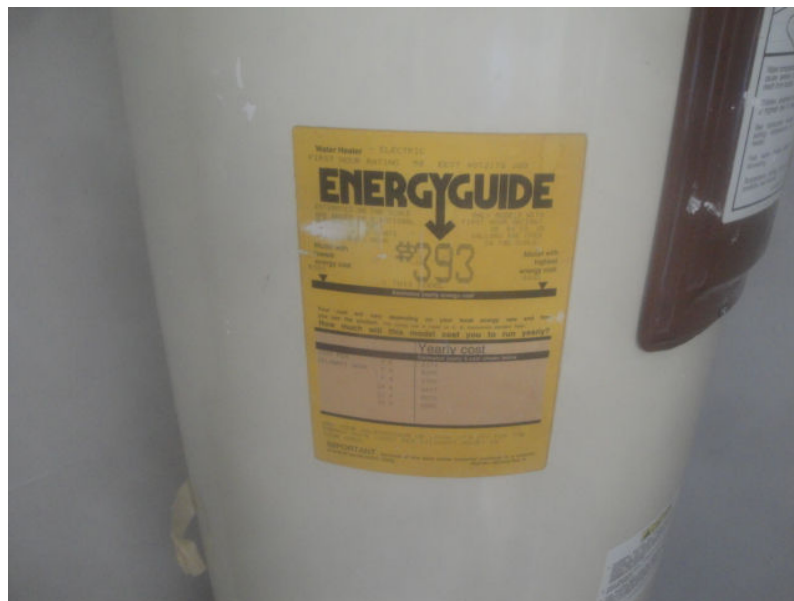
Note: Inspection is a visual inspection of all system components. This inspection does not include opening receptacles and switches. All sub panels and services disconnects must be visible and accessible. Inspector is not required to open or inspect any component that is subject to safety issues. Inspector or FAABI is not liable for any hidden or latent defects that are not readily visible. Inspector or FAABI is not responsible for wiring defects in attic that are not readily visible. Inspector or FAABI is not responsible for any hidden defects that may cause personal injury or property damage

I T E M	<b><u>PLUMBING</u></b>	GOOD CONDITIO	MINIMAL (UNDEF \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000.00)
1	Water supply pressure/flow rate	x			
2	Water supply piping size/material	x			
3	Water supply shut-off valve	x			
4	Dielectric couplings	x			
5	Water hammer problem	x			
6	Evidence of supply leaks	x			
7	Kitchen/Bath sink shut-off valves	x			
8	Drain piping size/material (3 1/2" pvc)	x			
9	Drainage rate	x			
10	Drain traps in place	x			
11	Drain venting	x			
12	Evidence of sewer backup problem	x			
13	Hot water heater capacity	x			
14	Hot water heater condition (electric)	x			
15	Polybutelene piping	n/a			
16	Exterior hose bibs	x			
17	Fuel supply shut-off valve (n/a)	x			
18	vent systems, flues and chimneys	x			
19	Water supply system (city supplied)	x			
20	Pump and water systems equipment	n/a			
21	Drainage sumps, sump pumps and related piping	x			

Comments:

Plumbing is in serviceable condition.

Note Water heaters are original and nearing the end of their serviceable life expectancy.



I T E M	<b><u>INTERIOR</u></b>	GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000)
1	Wall condition	x	x		
2	Ceiling condition	x			
3	Flooring/carpeting condition	x			
4	Molding & trim		x		
5	Doors		x		
6	Condition of windows	x			
7	Presence of odors	x			
8	Attic access	x			
9	Lighting	x			
10	Closet space	x			
11	Steps, stairways, and railings	x			
12	Chinese Drywall	NP			

NP = Not Present

Comments:

Interior is in serviceable condition, with typical wear and tear present.

- 1 Wall intrusion is present at corner in guest room. Moisture meter did indicate moisture in wall. Mold is present at wall. Requires further investigation to find source of leakage and mold remediation in this area.
- 4 Baseboards are missing at right side of garage.
- 5 Storm door at garage is damaged.  
Door opener at right overhead door did not operate. Requires repair/replacement.



missing baseboards



damaged storm door



water intrusion/mold



water intrusion at base



I T E M	<b><u>KITCHEN</u></b>	GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000)
1	Wall condition	x			
2	Ceiling condition	x			
3	Flooring condition	x			
4	Molding & trim	x			
5	Cabinets	x			
6	Counter	x			
7	Garbage disposal	x			
8	Dishwasher	x			
9	Microwave		x		
10	Refrigerator	x			
11	GFCI	x			
12		x			

Comments:

- 1 Kitchen is in serviceable condition.  
Note appliances are not present.
- 9 Microwave door is damaged. Requires replacement.



damaged microwave door

I T E M	<b><u>BATHROOMS</u></b>	GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000)
1	Bathroom Layout	X			
2	Bathroom sink condition	X			
3	Evidence of water leakage	X			
4	Bathtub/shower condition	X			
5	Water-resistant surfaces	X			
6	Water closet condition		X		
7	Bathroom ventilation	X			
8	Bathroom electrical receptacles	X			
9	Bathroom Lighting	X			
10	Sufficient heating	X			
11	Water stains	X			
12	Flooring	X			
13	Cabinet/vanity	X			
14	Misc.		X		

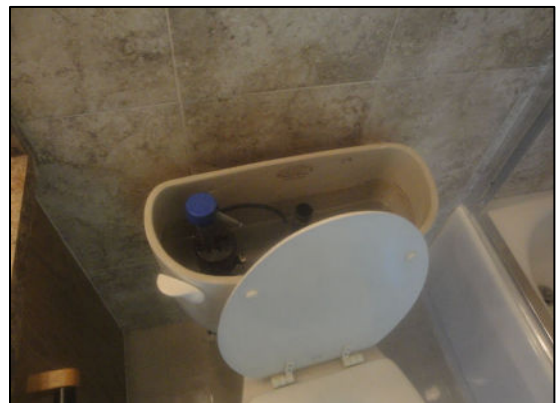
Comments:

Bathrooms are in serviceable condition, with repair required.

- 6 Water closet has broken lid / missing lid. Requires repair.  
 14 Access door is missing at jecuzzi in master bath. Requires installation.



broken lid



missing lid



missing acces cover panel

I T E M	<b><u>LOT &amp; LANDSCAPING</u></b>		GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000)
1	grading, surface draining, low spots, standing water		x			
2	Foundation Grading		x			
3	Misc. wall walks, structures		x			
4	vegetation, shrubbery		x			
5	Grass/lawn condition		x			
6	Overhanging Trees		x			
7	Retaining walls that could adversely affect building		x			
12	Irrigation System			x		
13	Fences and barrier walls		x			
14	Pump accessories			x		
15	soil above grade			x		
I t e m	<b>Fireplaces and Solid Fuel Burning Appliances</b>		GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000)
16	System components	(not present)	x			
17	Chimney and vents	(not present)	x			

Comments:

Lawn and landscaping are in serviceable condition, with maintenance required.

12 Irrigation system could not be operated due to dead receptacle at control panel.

14 Covers are required at brine tank and chlorinator tank.

15 Soil is above grade at right side and rear perimeter. Recommend removal of soil above grade exposing foundation. Soil above grade is a conducive climate for subterranean termite intrusion.



conduit loose at control panel and wall



soil below grade



missing covers

I T E M	<b><u>Structural Components</u></b>		GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000)
1	Main beam condition	n/a	x			
2	Floor joist size/type	n/a	x			
3	Floor joist deflection	n/a	x			
4	Sub flooring size/type	n/a	x			
5	Sub flooring deflection	n/a	x			
6	Interior wall structure	(stud size/type 2x4, 16" o.c.)	x			
7	Exterior wall structure	(block)	x			
8	Roof rafter/truss size/type	(engineered)	x			
9	Roof sheathing size/type	(1/2 " cdx)	x			
10	Roof sheathing deflection	(none)	x			
11	Ceiling structure	(drywall attached to truss)	x			
12	Framing dry and firm		x			
13	Tie downs		x			
14	Deficiencies in structure		x			
15	Attic	(inspection was entered from access)	x			
16	Crawl space	(inspection was viewed by access)	n/a			
17			x			

Comments:

Structure is in serviceable condition.

I T E M	<b><u>INSULATION</u></b>	GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000)
1	Attic insulation material:	X			
2	Attic hatch insulation present	X			
3	Attic ventilation adequate	X			
4	Wall insulation:	X			
5	Floor/crawlspace insulation:	X			
6	Insulation & Vapor barrier in unfinished spaces	X			
7	Absence of insulation in unfinished spaces	X			
8	Absence of insulation at conditioned surface	X			
9	Deficiencies in insulation and ventilation	X			
10	Mechanical ventilation systems	X			
11		X			
12		X			
13		X			
14		X			

Comments

Insulation is adequate with estimated R-30.





I T E M	<b><u>FOUNDATION</u></b>	GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000.00)
1	Foundation material & workmanship	x			
2	Foundation mortar deteriorating	x			
3	Settling: Cracks in walls	x			
4	Settling: Cracks in slab	x			
5	Settling: Slab level	x			
6	Settling: Roof/Wall deflections	x			
7	Moisture: Water Marks	x			
8	Moisture: fungus/Mildew growth	x			
9	Moisture: Musty odor	x			
10	Basement floor drain n/a	x			
11	Crawlspace ventilation n/a	x			
12	Crawlspace vapor barrier n/a	x			

Comments:

- 4 Foundation is in serviceable condition.  
Settling cracks are present in walk way or garage. These cracks are due to thermal expansion and shrinkage and are considered non structural. Cracks require monitoring the width of the crack and if it grows larger than 1/8", then a settling issue may be present. If settling is suspected, contact a licensed structural engineer for further investigation and repair options.  
Several areas of driveway requires repouring.



area requiring repouring

I T E M	<b><u>POOL</u></b>	GOOD CONDITION	MINIMAL (UNDER \$500)	MINOR (OVER \$500)	MAJOR (OVER \$1000.00)
1	Water Condition	X			
2	Heater		X		X
3	Pool Wall Surface	X			
4	Pool Light	X			
5	Skimmer functional	X			
6	Water Circulation	X			
7	Filter Functional	X			
8	Screen Enclosure Framework	X			
9	Screen	X			
10	Proper Pool Drainage	X			
11	Safety Issues.	X			
12	Pump Condition		X		
13	Leakage	X			
14	Valves	X			
15	Drainage		X		
16	Service disconnect panel		X		
17	Pool Decking		X		
18	Bonding	X			

Comments:

- Pool and its systems are in serviceable condition, with repair required  
 2 Heater did not operate. Requires further investigation/repair.  
 3 Sill plate on jecuzzi is broken leaving sharp edges. Requires repair.  
 12 Seal around basket strainer of pump is leaky. Requires new O ring.  
 15 French drain at left front did not perform well. Requires further investigation/repair.  
 16 Heater does not have its own breaker. Requires repair.  
 17 Several areas of brick pavers have settled. Requires repair.



pool heater not on separate breaker



pool heater did not operate

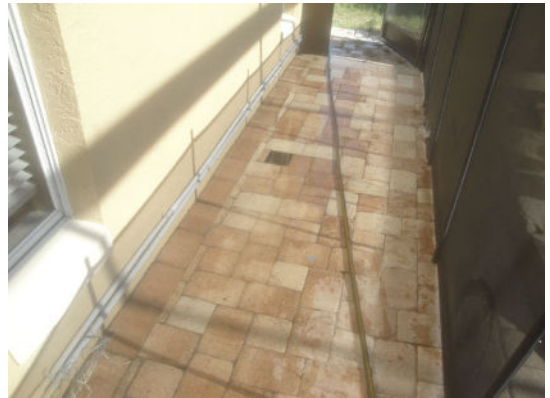
0	1
2	3
4	5



brick pavers settling



leaky seal at pump



drain does not perform well



broken sill plate

# WOOD DESTROYING ORGANISM INSPECTION REPORT

Section 482.226, Florida Statutes and Chapter 5E-14,142,F.A.C.

## SECTION 1 - GENERAL INFORMATION

Inspection Company:

**American Home Services**

Inspection Company Name

Business License Number: JB185013

**8933 Reynolds Road,**

Company Address

Phone Number: 352.429.7062

**Clermont, FL 34711**

Company City, State and Zip Code

Date of Inspection: 6/2/2011

Inspector's Name and Identification Card Number:

**Thomas G. Kleinschnitz Sr**

**JE119514**

Print Name

ID CARD NUMBER

Address of Property Inspected: **15114 Arabian Way, Montverde, FL 34756**

Structure(s) on Property Inspected: **Single Family Residence**

Inspection and Report requested by: **Mark Rothstein**

(Name and contact information)

Report Sent to Requester and to: **Olga Jakuvowski**

(Name and contact information if different from above)

## SECTION 2 - INSPECTION FINDINGS - CONSUMERS SHOULD READ THIS SECTION CAREFULLY

**THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.**

This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles, insulation, or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure. This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. **A wood destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure namely, termites, powder post beetles, old house borers, and wood-decaying fungi.**

**NOTE: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.**

**Based on visual inspection of accessible areas, the following findings were observed:**

(See page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)

A. ☒ **NO visible signs of WDO(s) (live, evidence, or damage observed)**

☐ **VISIBLE evidence of WDO(s) was observed as follows:**

☐ **1. LIVE WDO(s)** A. \_\_\_\_\_ B. \_\_\_\_\_ C. \_\_\_\_\_ D. \_\_\_\_\_

(Common Name of Organism and Location - use additional page, if needed)

Location:

☐ **2. EVIDENCE** of WDO(s) (dead wood - destroying insects, insect parts, frass, shelter tubes, exit holes or other evidence)

A. \_\_\_\_\_ B. \_\_\_\_\_ C. \_\_\_\_\_ D. \_\_\_\_\_

(Common Name, Description, and Location - Describe Evidence - use additional page if needed)

Location:

☐ **3. DAMAGE** caused by WDO(s) was observed and noted as follows:

A. \_\_\_\_\_ B. \_\_\_\_\_ C. \_\_\_\_\_ D. \_\_\_\_\_

(Common Name, Description, and Location of all visible damage - Describe damage - use additional page if needed)

Location:

**THIS IS PAGE ONE OF A TWO PAGE REPORT**

**SECTION 3 - OBSTRUCTIONS AND INACCESSIBLE AREAS:** The following areas of the structure (s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas provided in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for the inaccessibility are stated below:

☒ **ATTIC - SPECIFIC AREAS:** 1 ) Lower truss cords where insulation is present.

REASON: 1) Insulation prevents visual inspection of lower truss cords.

☐ **INTERIOR - SPECIFIC AREAS:** 1

REASON:

☐ **EXTERIOR - SPECIFIC AREAS:** 1

REASON:

☐ **CRAWLSPACE - SPECIFIC AREAS:** 1

REASON:

☐ **OTHER - SPECIFIC AREAS:** 1

REASON:

#### SECTION 4 - NOTICE OF INSPECTION AND TREATMENT INFORMATION

EVIDENCE of previous treatment observed: ☐ YES ☒ NO

If Yes, the structure exhibits evidence of previous treatment. List what was observed:

(State what visible evidence was observed to suggest possible previous treatment - use additional page if necessary)

**Note:** The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty service agreement which may be in place

**A Notice of inspection has been affixed to the structure at:** Electrical Panel (State the location)

This company has treated the structure(s) at the time of inspection: ☐ YES ☒ NO

If YES, Common name of organism treated: N/A

Name of pesticide used: N/A Terms and Conditions of Treatment: N/A

Method of Treatment ☐ Whole Structure ☐ Spot Treatment N/A

Specify Treatment Notice: N/A

#### SECTION 5 - COMMENTS AND FINANCIAL DISCLOSURE


Comments:

**Note: If residence is not under a current subterranean termite warranty, it is recommended that you have the residence treated for subterranean termites as a preventative measure and maintain that warranty. American Home Services will provide you with this service and general Pest Control upon your request. Please call the office at 352-429-7062**

(Use additional pages, if necessary)

Neither the Company (Licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party other than for inspection purposes.

Signature of Licensee or Agent: Thomas G. Kleinschmitz Jr.



Date: 6/2/2011

Address of Property Inspected: 15114 Arabian Way, Montverde, FL 34711

Inspection Date: 6/2/2011

**THIS IS PAGE TWO OF A TWO PAGE REPORT**