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INSPECTION SUMMARY REPORT

Client: Junior and Jane Sample
Inspection Address: 231 Commodore Way, Destin Florida.
Inspection Date: 04/10/2003 Start: 9:00am End: 1:30 pm
Inspected by: JD Johnson

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that I have identified within my report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that I have made in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

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Components and Conditions Needing Service

Exterior

Exterior Features

House Cladding or Siding

- The exterior house walls are clad with stucco. I perform a visual inspection on the exterior walls, and do not use any invasive testing to determine the presence of excessive moisture. Due to the rotting wood at the window sill in the family room, and some noticeable cracks in the stucco, I recommend a moisture inspection. I feel it is better to have a specialist perform invasive testing and confirm the condition, than to purchase the home without absolute knowledge.

Irrigation

Hose Bibs

- The hose bibs that we tested are functional, but they have not been fitted with anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property

Automatic Polyvinyl Sprinklers

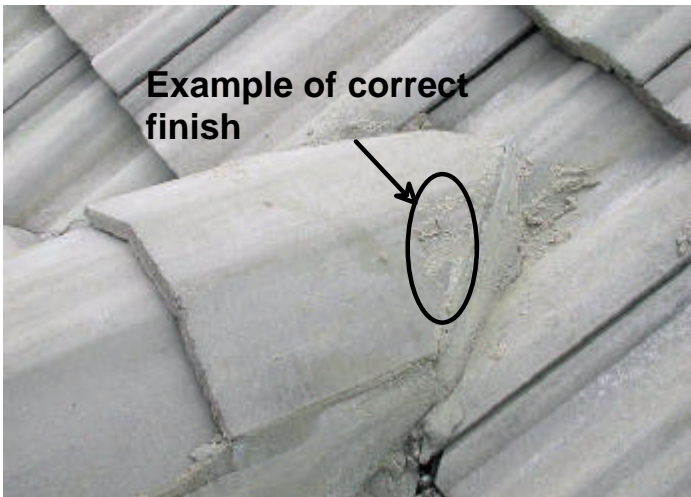
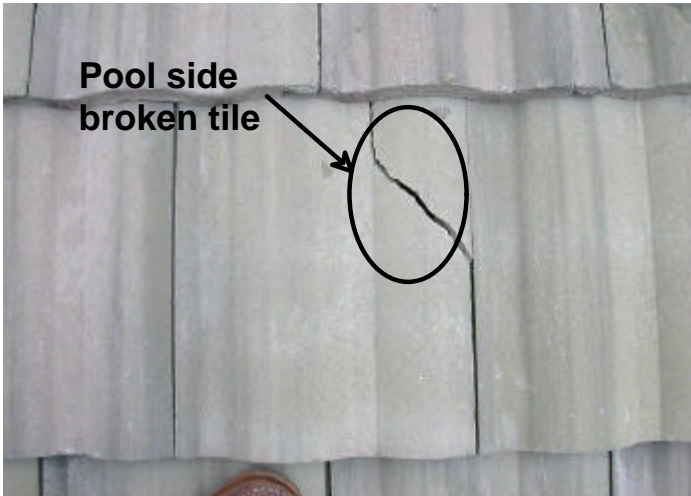
- The property is served by automatic, polyvinyl, sprinklers but the control box was locked, and I was unable to test and review the system.

Roof

Composite Tile Roof

Damaged Tiles

- There are a number of cracked, broken, or displaced composite tiles, some of which have exposed the waterproof membrane. These tiles should be repaired or replaced by a roofing contractor before the close of escrow, and before the ultra-violet rays of the sun deteriorate the waterproof membrane and cause the roof to leak. Areas identified as requiring service include: The ridge cap over the garage. The house roof on the poolside (on the right side, 5 rows from the top) and mortar needs repointing in the front cap above the entrance.

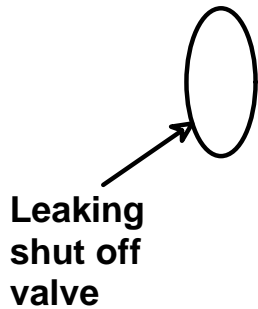


Gutters and Drainage

- The composite tile roof needs to be cleaned to drain effectively.
- The gutters on the composite tile roof will need to be cleaned to drain the roof effectively.



Plumbing



Living

Family

Dual-Glazed Windows

- The window sill under the openable windows is rotted. I did not need to damage the cosmetic paint on the surface to determine that a significant area of the sill is rotted. I recommend review of this area by a specialist to determine the moisture source. Most likely one or more of the windows is improperly flashed or sealed and is leaking into the home. Once the source is identified and corrected, the window sill can be repaired or replaced by a professional.

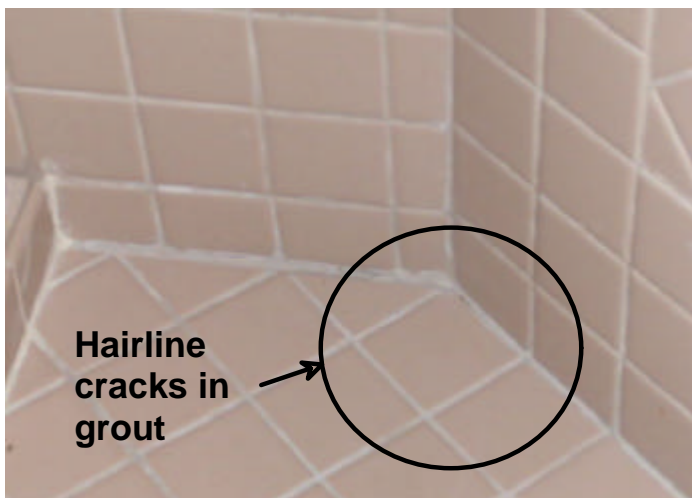


Bathrooms

Master Bathroom

Stall Shower

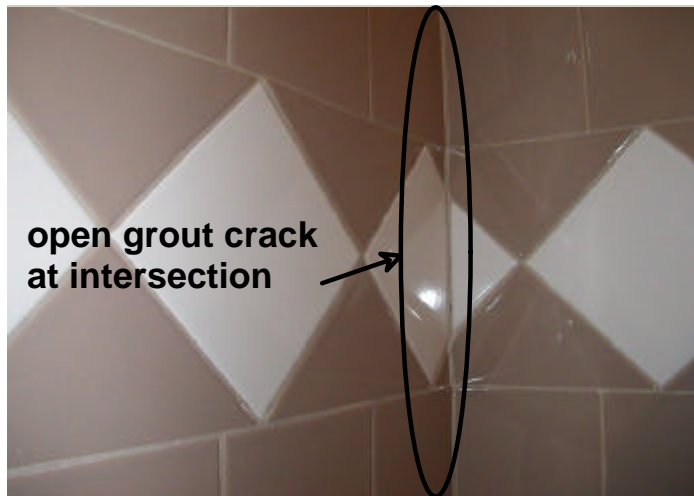
- There are open grout-joints in the stall shower tiles that should be sealed to prevent moisture damage.



Guest Bathroom 1

Tub-Shower

- There are open grout-joints in the tiles around the tub area in this bathroom that should be sealed to prevent moisture damage.



Guest Bathroom 2

Stall Shower

- There are open grout-joints in the stall shower tiles that should be sealed to prevent moisture damage.

Pool/Spa

Pool-Spa Combination

Heater

- The natural gas fired pool/spa heater did not respond to the controls and should be serviced by a pool specialist. The heater is a Teledyne Laars brand, model Laars Lite. The model number is LLD250N and serial number A97PJ1625