



**Prepared For:** Mike Sample

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Any Where, FL 7777

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**Services Included in this Report:**

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Extended Home Inspection



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## NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of conditions that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

THIS REPORT IS FOR THE EXCLUSIVE USE OF OUR CLIENT AS NAMED IN THE INSPECTION AGREEMENT. It may not be used or relied upon by any other person unless that person is specifically named by us in the Inspection Agreement as a recipient of this report. Distribution of this report to any third party without the written consent of the inspector and WIN Home Inspection is prohibited. As the client, you agree to maintain the confidentiality of this report and to reasonably protect the report from distribution to any third party. You agree to indemnify, defend and hold us harmless if any third party brings a claim against us relating to the inspection or to this report.

## EXPLANATION OF TERMS

This report was prepared and written with the age of the structure and the comparable condition of neighborhood structures taken into consideration. Below is an explanation of the terms used in the report.

**GOOD:** Items marked Good appear to be new or nearly new. There are no visible indications of failure at the time the services were performed. The inspector recommends checking with the seller concerning any installation information that may pertain to this item.

**FUNCTIONAL:** Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed.

**SATISFACTORY:** Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

**ATTENTION:** Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

**MAINTENANCE:** Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

**ACTION REQUIRED:** Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

**N/A:** Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.



# Summary Section

The design of our reporting program allows us to provide an analysis that points out those items that are positive about the structure. These items represent conditions better than we would normally expect to find in a structure of this type or age.

## 1. Exterior Structure - Storm Windows:

Satisfactory

External inspection of the windows has revealed that there is a storm shutter system for the protection of the windows of the home

The inspector recommends consulting with the seller for the documentation or the operation of the system.

This aspect adds to the overall security and safety of the home.

Please contact this inspection company about the Uniform Mitigation Verification Inspection Form or check [www.floridadisaster.org/mitdb/index.cfm](http://www.floridadisaster.org/mitdb/index.cfm) for your potential savings on your home owners insurance.

## 2. Main Entry Door - Intercom:

Yes

There is an intercom communication system for entry to the structure. This system should provide an added element of security and safety. Verification of the systems operation is not within the scope of this inspection.

The inspector recommends consulting with the seller on the operation of the system.

## 3. Structure - Alarm/Security System:

Yes

There is an alarm system installed in the home. This provides added safety and security. This system was not tested and is not within the scope of the inspection service provided. The inspector recommends

consulting with the seller in regards to system operation and transfer of the account.

Alternatively consult with one or more service providers such as Monitronics, Broadview Security or ADT

to perform an inspection of the system and / or provide monitoring service.

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

## 1. Structure Perimeter Exterior - Watering System:

### Maintenance/Repair

#### Observation:

- Multiple irrigation system heads were not visible
- Back elevation irrigation system head near bedroom window in need for adjustments to spray away from the structure

The inspector recommends contacting a licensed and experienced irrigation system contractor for repair.

Home Tech cost estimate for repair is approximately \$300 - \$500.

The property is equipped with an automatic watering system, adding a positive aspect to the property. Testing this system is not within the scope of this inspection. However an on/off check was performed and the system did appear to operate.

## 2. Exterior Structure - Siding Condition:

### Maintenance

**See Figure 1**

#### Observation:

- right elevation cracks in decorative wall; siding in need for repair

The inspector recommends: contacting a qualified handy person for repair.

Home Tech cost estimate for repair is approximately \$150 - \$200.

## 3. Exterior Structure - Caulking Structure:

### Maintenance

**See Figure 2**

#### Observation:

- The caulking around the windows and exterior doors is showing wear
- Multiple exterior windows / doors evidence of water intrusion; 30% moisture meter reading  
The visible damage may not be the total damage present.

The inspector recommends: contacting a qualified handy person for repair.

Home Tech cost estimate for repair is approximately \$300 - \$400.

## 4. Other Ext. Entry Doors - Finishes:

### Attention

#### Observation:

- The first floor living room has one or more French doors in need for adjustments / minor repair ( hard to operate )
- The second floor master bedroom, door handles on multiple doors were missing

The inspector recommends: contacting a qualified handy person for repair.

Home Tech cost estimate for repair is approximately \$100 - \$150.

## 5. Utility Services - Gas Service:

Natural

See Figure 3

The inspector recommends purchasing an emergency shut off tool for the gas meter. A crescent wrench or special shut off tool can be purchased at your local hardware or home improvement center. The inspector recommends attaching it with a piece of string to the meter for easy accessibility in an emergency.

- The gas service was shut off at time of inspection

## 6. Attached Garage - Garage Door(s):

Maintenance

Observation:

- Both garage doors are not opening in automatic mode and are very hard to open in manual mode

( lubrication or other services maybe needed )

- one storm lock on garage door missing

The inspector recommends contacting a licensed and experienced garage door service contractor for maintenance prior to closing.

Home Tech cost estimate for service call is approximately \$150 - \$200.

## 7. Roof - Flashing/Caulking:

Maintenance

See Figures 4-5

Observation:

- In the attic, there is visible light around the dryer vent termination and the bathroom vent termination; Wind driven rain can enter the structure through these gaps.

The inspector recommends : contacting a licensed and experienced roofing contractor for repair of the roof vent termination.

Home Tech estimate for repair is approximately \$300 - \$xxx.

In addition to the needed repairs, the inspector recommends that the flashing and caulking around the chimney and the roof vents be inspected and touched up on an annual basis. Rainwater leaking into the structure from cracks in caulking and/or flashing is a common and avoidable condition of deteriorated flashing and caulking. The cost and time involved in upkeep is minimal as long as it is done regularly.

## 8. Electrical Service - G.F.C.I. Protection:

Attention

Observation:

- The Ground Fault Interrupter ( GFCI ) receptacle in 1/2 bathroom did not trip when tested.

The inspector used a GFCI tester as well as the GFCI outlet receptacle's own 'TEST' button.

The inspector recommends: contacting a licensed and experienced electrician for repair.

Home Tech cost estimate for repair is approximately \$100.

## 9. Air Conditioning - Systems Operation:

Maintenance

See Figure 6

Observation:

- In the right elevation master bedroom / master bathroom zone the system does not respond to the ON command from the thermostat.

- HVAC system all raceways open; risk of animal entrance to structure

The inspector recommends: contacting licensed and experienced HVAC contractor for repair prior to closing.

Home Tech cost estimate for repair is approximately \$200 - \$250.

## 10. Water Heater

Observation:

- Hot water sulfate odor smelling in entire structure

The inspector recommends contacting a qualified handy person for draining of the water heater prior to closing.

Home Tech cost estimate for repair is approximately \$100 - \$150.

## 11. Laundry Area - Washer Hookup(s):

Attention

Observation:

- The washer was not leveled; all mechanical equipment should be leveled per the manufacturer installation instructions

The inspector recommends contacting appliance maintenance for service.

Home Tech cost estimate for initial consultation is approximately \$80.

## 12. Living Room / Main Hall - Ceiling/Walls/Doors:

Attention

**See Figure 7**

Observation:

- at the front elevation one or more windows show evidence of water intrusion
- there are moisture stains on wall above main door; NO active moisture meter reading

The visible damage may not be the total damage present.

Corrective action see exterior caulking.

This condition is conducive to mold growth that could be present in areas not readily visible. Thought should be given to indoor air sampling, which may identify the type(s) of mold present, if any, and the concentrations of mold spores. For additional information or mold testing please contact this inspection company.

## 13. Bed Room - Ceiling/Walls/Doors:

Action Required

**See Figures 8-9**

Observation:

- At the back elevation first floor bedroom around window and floor showed evidence of water intrusion; no active moisture meter reading suspected mold in one or more areas

The visible damage may not be the total damage present - Hidden damage maybe present

Per EPA guidelines: areas up to 10 SF can be cleaned from a qualified handy person

The inspector recommends contacting a licensed and experienced contractor to determine corrective action and repair cost prior to closing

Home Tech cost estimate for initial consultation is approximately \$100.

This condition is conducive to mold growth that could be present in areas not readily visible. Thought should be given to indoor air sampling, which may identify the type(s) of mold present, if any, and the concentrations of mold spores. For additional information or mold testing please contact this inspection company.

## 14. Bathroom(s)/Washroom(s) - Floor Cover:

Maintenance

Observation:

- The inspector found multiple loose and ungrouted floor tiles in the master bathroom
- The inspector found one floor tile missing in the master bathroom

The inspector recommends contacting a qualified handy person for repair.  
Home Tech cost estimate for repair is approximately \$200 - \$250.

**15. Bathroom(s)/Washroom(s) - Caulking - Water Exposed Area:**

Attention

Observation:

- The inspector found gaps around floor perimeter in the master bathroom shoer area; water can enter the structure

The inspector recommends contacting a qualified handy person for repair.  
Home Tech cost estimate for repair is approximately \$100.

**16. Bathroom(s)/Washroom(s) - Tub(s):**

Functional

Observation:

- The master bathroom jetted tub has NO motor access visible. Motor access is required per current health and safety standards for maintenance and / or repair.

Inspector recommends contacting a experienced and licensed plumber to determine corrective action and repair.

Home Tech cost estimate for initial consultation is approximately \$100.

The jetted tub in the master bathroom area was briefly tested, and was functional at the time of the inspection. However, we recommend you ask the current owner as to the actual condition and operation of the unit. This in no way is a warranty against leaks, jets, motors, etc. Periodic inspections of the system is recommended

Digital photographs are provided in this section to assist the client in understanding certain specific issues and comments contained in the written report. Photographs alone without adequate written commentary are not sufficient for understanding the details of an issue. Photographs taken during the actual inspection are included or excluded from this section at the discretion of the inspector.

## Extended Home Inspection

Figure 1



Exterior Structure  
Siding Condition  
Maintenance  
Siding on decorative wall in need for repair

Figure 2



Exterior Structure  
Caulking Structure  
Maintenance  
Evidence of water intrusion; NO active moisture meter reading

Figure 3



Utility Services  
Gas Service  
Natural  
Shut off at time of inspection

Figure 4



Roof  
Flashing/Caulking  
Maintenance  
Dryer vent visible light

Digital photographs are provided in this section to assist the client in understanding certain specific issues and comments contained in the written report. Photographs alone without adequate written commentary are not sufficient for understanding the details of an issue. Photographs taken during the actual inspection are included or excluded from this section at the discretion of the inspector.

## Extended Home Inspection

Figure 5



Roof  
Flashing/Caulking  
Maintenance  
Bathroom vents visible light

Figure 6



Air Conditioning  
Systems Operation  
Maintenance  
All access ways open; risk of animal entrance to structure

Figure 7



Living Room / Main Hall  
Ceiling/Walls/Doors  
Attention  
Moisture stains above main door

Figure 8



Bed Room  
Ceiling/Walls/Doors  
Action Required  
First floor evidence of water intrusion; NO active moisture meter reading

Digital photographs are provided in this section to assist the client in understanding certain specific issues and comments contained in the written report. Photographs alone without adequate written commentary are not sufficient for understanding the details of an issue. Photographs taken during the actual inspection are included or excluded from this section at the discretion of the inspector.

## Extended Home Inspection

Figure 9



Bed Room  
Ceiling/Walls/Doors  
Action Required  
Evidence of water intrusion; NO active moisture  
meter reading

# Full Report

**Structure Perimeter Exterior**

**1. Foundation Material(s):**

Concrete

**2. Vent Screens:**

Slab Foundation

**3. Vent Covers:**

None

**4. Visible Cracks:**

No

**5. Evidence of Separation over 1/4":**

No

The visual inspection of the exterior of the foundation did not reveal cracking in the foundation system with openings in excess of 1/4" in separation.

**6. Evidence of Movement:**

No

**7. Site Drainage:**

Satisfactory

**8. Evidence of Erosion:**

No

**9. Evidence of Insects:**

No

A visual inspection has revealed no evidence of undesirable insects around the exterior of the house. See attached Wood-Destroying Organisms Inspection Report.

**10. Evidence of Animal Infestation:**

Yes

Observation:

- evidence of ants / insects were found in entire structure

Inspector recommends contacting a licensed and experienced pest control contactor for service. Home Tech cost estimate for initial consultation is approximately \$100.

**11. Proper Earth-Wood Clearance:**

Yes

**12. Vegetation Clear from Structure:**

Yes

All vegetation should be trimmed at least twelve inches away from the structure, to eliminate a common avenue for pest infestation, to keep the gutters from clogging, and to keep the roof cover and wall surfaces from deteriorating.

**13. Address Identification:**

Satisfactory

**14. Mail Box:**

Functional

**15. Watering System:**

Maintenance/Repair

*Observation:*

- Multiple irrigation system heads were not visible
- Back elevation irrigation system head near bedroom window in need for adjustments to spray away from the structure

*The inspector recommends contacting a licensed and experienced irrigation system contractor for repair. Home Tech cost estimate for repair is approximately \$300 - \$500.*

*The property is equipped with an automatic watering system, adding a positive aspect to the property. Testing this system is not within the scope of this inspection. However an on/off check was performed and the system did appear to operate.*

**16. Window Wells:**

None

**Exterior Structure**

**1. Flat Surface Material(s):**

Stucco

There are portions of the exterior cladding that are conventional hard coat stucco. Certain fine or smooth textures accentuate cracks in stucco, while heavier textures tend to hide stucco cracks. Although not all cracks are objectionable, cracks in stucco acceptable to one person might be unacceptable to another person. Cracks can occur in stucco regardless of texture.

**2. Siding Condition:**

Maintenance

*Observation:*

- right elevation cracks in decorative wall; siding in need for repair

*The inspector recommends: contacting a qualified handy person for repair. Home Tech cost estimate for repair is approximately \$150 - \$200.*

**See Figure 1**

**3. Painted Surfaces:**

Satisfactory

**4. Glaze/Caulking Window Pane:**

N/A

**5. Window Glass:**

Satisfactory

**6. Caulking Structure:**

Maintenance

*Observation:*

- The caulking around the windows and exterior doors is showing wear
- Multiple exterior windows / doors evidence of water intrusion; 30% moisture meter reading*  
*The visible damage may not be the total damage present.*

**See Figure 2**

*The inspector recommends: contacting a qualified handy person for repair.  
Home Tech cost estimate for repair is approximately \$300 - \$400.*

**7. Eave/Soffit Areas:**

Satisfactory

The eave/soffit areas are highly susceptible to the elements. Keeping up with the paint finish will prevent deterioration and the need for costly repairs. Currently, the structure's fascias are in satisfactory condition.

**8. Fascia Boards / Trim:**

Maintenance

The fascia/trim boards need attention. This area is susceptible to finish and wood deterioration. Refinishing or repair maybe necessary to prevent damage.

Home Tech estimate for fascia board painting is approximately \$7.00 per linear foot, consisting of 1 prime coat and 1 finish coat.

Home Tech estimate for fascia board painting is approximately \$10.00 linear foot, consisting of 1 prime coat and 2 finish coat.

**9. Window Screens:**

Attention

Observation:

- one or more window screens were not installed

Window screens can be purchased in any home improvement store for approximately \$100 - \$120 per screen.

**10. Double Pane Seals/Insulating Windows:**

None

**11. Storm Windows:**

Satisfactory

*External inspection of the windows has revealed that there is a storm shutter system for the protection of the windows of the home*

*The inspector recommends consulting with the seller for the documentation or the operation of the system.*

*This aspect adds to the overall security and safety of the home.*

*Please contact this inspection company about the Uniform Mitigation Verification Inspection Form or check [www.floridadisaster.org/mitdb/index.cfm](http://www.floridadisaster.org/mitdb/index.cfm) for your potential savings on your home owners insurance.*

**12. Security Bar System:**

None

**13. Security Lights:**

None

**14. Display Lights:**

None

**15. Exterior Columns/Support structures:**

Functional

**Main Entry Door**

**1. Correct Application:**

Yes

The main entry door appears to be of proper construction and application.

**2. Door Fit:**

Functional

Hinge pins tend to move out of position from time to time. Periodic inspection and tapping in pins with a hammer is recommended.

**3. Weather Strip:**

Functional

**4. Finish:**

Functional

**5. Dead Bolts:**

Yes

It is recommended that all locks be changed, or re-keyed, after closing on the property for security reasons.

This should be done by a qualified locksmith.

**6. Security/Caller Visibility:**

Yes

**7. Storm/Screen/Doors:**

None

**8. Door Chime:**

Functional

**9. Intercom:**

Yes

*There is an intercom communication system for entry to the structure. This system should provide an added element of security and safety. Verification of the systems operation is not within the scope of this inspection.*

*The inspector recommends consulting with the seller on the operation of the system.*

**10. Lighting:**

Satisfactory

**Other Ext. Entry Doors**

**1. Locations:**

Multiple Doors

**2. Correct Applications:**

Yes

The secondary structure entry doors appear to be of proper construction and application.

**3. Finishes:**

Attention

*Observation:*

- *The first floor living room has one or more French doors in need for adjustments / minor repair ( hard to operate )*
- *The second floor master bedroom, door handles on multiple doors were missing*

*The inspector recommends: contacting a qualified handy person for repair.  
Home Tech cost estimate for repair is approximately \$100 - \$150.*

**4. Door Fit:**

Functional

**5. Weather Stripping:**

Functional

**6. Storm/Screen Door(s):**

None

**7. Locks:**

Functional

**8. Sliding Door Glass/Safety:**

Satisfactory

It appears that the door glass is properly identified as safety plate, or is properly provided with safety film, and is in good condition.

**Utility Services**

**1. Electrical Services:**

Underground

**2. Overhead Service Lines:**

N/A

**3. Water Source:**

City

**4. Water Meter Location:**

At street

**5. Water Shutoff:**

At meter  
and left elevation

**6. Sewer:**

City

**7. Sewer Line Clean-out:**

Front yard

**8. Telephone:**

Underground

**9. Cable TV Service:**

Underground  
please check cable company

**10. Gas Service:**

Natural

*The inspector recommends purchasing an emergency shut off tool for the gas meter. A crescent wrench or special shut off tool can be purchased at your local hardware or home improvement center. The inspector recommends attaching it with a piece of string to the meter for easy accessibility in an emergency.*

*- The gas service was shut off at time of inspection*

**See Figure 3**

**11. Gas Odors:**

None Noted

At the time of the inspection there were no gas leak odors noted.

**12. Vents/Exhaust:**

Satisfactory

**13. Service Shut Off(s):**

Meters & appliances

**Patios/Decking/Porches**

second floor balconies

**1. Surface(s):**

Satisfactory

**2. Railings:**

Satisfactory

**3. Steps/Handrails:**

Satisfactory

**4. Foundation/Framing:**

Satisfactory

**5. Concrete Slab:**

Satisfactory

**6. Electrical Service:**

Yes

The electrical receptacle on the patio/deck is protected with a Ground Fault Circuit Interrupter (GFCI) for added safety. The GFCI was tested and found to be operational.

**7. Weather Protected Outlet(s):**

Yes

**8. Natural Gas Service/Equipment:**

No

**9. Lights:**

Functional

**10. Cover/Enclosure:**

None

**Attached Garage**

**1. Size:**

Other

2 x 2 car garages

**2. Garage Door(s):**

Maintenance

*Observation:*

- *Both garage doors are not opening in automatic mode and are very hard to open in manual mode ( lubrication or other services maybe needed )*
- *one storm lock on garage door missing*

*The inspector recommends contacting a licensed and experienced garage door service contractor for maintenance prior to closing.*

*Home Tech cost estimate for service call is approximately \$150 - \$200.*

**3. Automatic Opener(s):**

N/A

**4. Springs/Mount:**

Functional

The springs/mounting system for the garage door(s) was in functional conditional at the time of the inspection. The inspector recommends that only overhead door professionals perform maintenance/repairs on garage door springs, cables, and drive mechanisms. Injuries can result when working with these items.

**5. Safety Operation, Opener(s):**

Functional

The safety feature of the garage door reversing when it encounters an obstacle in the closing mode appeared to be functioning. As an added safety feature, this garage door opener has an electric eye that reverses the garage door opener when an obstacle passes under the door. This feature was functional as well. Periodic adjustment is often necessary as the unit ages.

**6. Door Seal:**

Functional

The seal on the bottom of the garage doors appear to be in functional condition and should provide for intended service.

**7. Floor/Foundation:**

Satisfactory

The garage floor appears to be in satisfactory condition. Minor cracking is the result of normal curing of the concrete and possible minor settlement. Consideration may be given to patching these areas with a mortar patch to prevent moisture penetration.

**8. Heat:**

No

**9. Window(s):**

Satisfactory  
fixed glass windows

**10. Evidence of Insects:**

No  
There was no visible evidence of wood destroying insects in the visible areas of the garage.

**11. Evidence of Rodents:**

No

**12. Lighting:**

Functional

**13. Insulation:**

Not Accessible

**14. Fire Wall/Ceiling Board:**

Satisfactory  
The common wall/ceiling between the house and the garage appears to provide required fire wall protection.

**15. Door(s), Garage - Building:**

Functional  
The door to and from the house to the garage appears serviceable.

**16. Work Benches:**

None

**17. Cabinets/Shelving:**

None

**18. Evidence of Moisture Penetration:**

No

**Roof**

**1. Roof Cover Material(s):**

Tile

Many tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for 25 - 30 years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur.

**2. Roof Type:**

Pitched

**3. Moss/Mildew:**

None

**4. Debris on Roof:**

None

**5. Cover:**

1 Layer

**6. Cover Material Condition:**

Functional

The roof cover on this structure appears to be in functional condition.

**7. Ridges:**

Functional

The ridge areas appear to be functional. The ridge areas of the roof are usually the first to show wear and deterioration.

**8. Valleys:**

Functional

**9. Flashing/Caulking:**

Maintenance

*Observation:*

*- In the attic, there is visible light around the dryer vent termination and the bathroom vent termination; Wind driven rain can enter the structure through these gaps.*

*The inspector recommends : contacting a licensed and experienced roofing contractor for repair of the roof vent termination.*

*Home Tech estimate for repair is approximately \$300 - \$xxx.*

*In addition to the needed repairs, the inspector recommends that the flashing and caulking around the chimney and the roof vents be inspected and touched up on an annual basis. Rainwater leaking into the structure from cracks in caulking and/or flashing is a common and avoidable condition of deteriorated flashing and caulking. The cost and time involved in upkeep is minimal as long as it is done regularly.*

**See Figure 4-5**

**10. Vents/Chimneys/Covers:**

Functional

**11. Gutters / Down Spouts:**

None

There are NO gutters/down spouts on the roof system and water is emptying next to the foundation along the structure. Water along the foundation wall is the most common cause of water penetration into the wall area of a home. A downspout drain system is recommended at this property in order to channel rain water away from the structures exterior and to help prevent rain water run off from eroding the ground around the structures foundation.

**12. Drains/Splash Blocks:**

N/A

**13. Indications of Leaking:**

No

At the time of the inspection, the inspector found no evidence that the roof system is currently leaking.

**14. Soft Spots:**

No

**15. Skylight(s):**

None

**16. Separate Certification Required:**

No

**17. Roof Evaluated From:**

Ground

The roof cover was evaluated from the ground, using visual aid.

Climbing on roof surfaces higher than 17 feet from the ground is outside the scope of an professional home inspection. (NAHI)

The roof was NOT fully accessible for inspection due to restrictions such as the steep roof slope, high elevation or architectural obstructions.

**Structure**

**1. Description:**

Concrete

**2. Approx. Year Built:**

2006

The inspection of Chinese drywall is outside of the scope of a professional home inspection. Florida state law requires home builders to supply a warranty for the homes which they build. In addition, latent construction defects have no statute of limitations.

Per the standards of the National Association of Home Inspectors (NAHI) and the American Society of Home Inspectors (ASHI), the determination of the presence of Chinese drywall, or the use of such a product in the construction or remodeling of this home, is outside of the scope of a professional home inspection. In addition, determination of indoor air quality is also specifically excluded.

The Inspector recommends contacting the home builder about a home warranty inspection or a written disclosure regarding the use or presence of Chinese drywall in the home. Please contact your local EPA office or the Florida Department of Health for more information concerning this issue.

<http://www.doh.state.fl.us/Environment/community/indoor-air/casedefinition.html>

**3. Bedroom(s):**

6

**4. Bathroom(s):**

Other

5.5

**5. Other Room(s):**

None

**6. Remodel/Modernization Evident:**

No

**7. Repairs Evident:**

No

**8. Insulating Rating Evident:**

No

**9. Insulation:**

Not visible in walls

**10. Smoke Detector(s):**

Installed

The inspector noted the presence of one or more smoke / fire detectors inside the structure. The functional operation of the detector(s) was not determined during this inspection per national standards. Functional photoelectric / ionization smoke/fire detectors that are Underwriters Laboratory (UL) approved, are recommended on each level of the structure and outside and inside any sleeping areas for increased safety. The inspector recommends that all units be tested upon occupancy, then on a monthly basis, and that they kept free of dust and have the battery replaced at least once a year. Smoke alarms themselves should be replaced after 10 years of service, or as recommended by the manufactures. In addition to smoke detectors, the U.S. Consumer Products Safety Commission ( CPSC ) recommends that every home have at least one Carbon Monoxide alarm that meets the requirements of UL 2034 standard or International Approval 6-96 standard.  
- multiple batteries in need for replacement

**11. Alarm/Security System:**

Yes

*There is an alarm system installed in the home. This provides added safety and security. This system was not tested and is not within the scope of the inspection service provided. The inspector recommends consulting with the seller in regards to system operation and transfer of the account. Alternatively consult with one or more service providers such as Monitronics, Broadview Security or ADT to perform an inspection of the system and / or provide monitoring service.*

**12. Windows, Latches/Locks:**

Functional

At the time of the home inspection, a random check of certain windows was performed to see if windows would open and close. The latches and locks appeared to be functional. Most window latches will need periodic adjustment. This is only a random test and in no way a guarantee that all windows are functional.

**13. Asbestos Noted:**

N/A

**14. Lead:**

N/A

**15. Furn/Storage:**

Vacant

The home was empty of furniture and/or personal belongings at the time of the inspection.

**16. Party or Lot Line Wall:**

No

**17. Floor Structure:**

Concrete Slab

Second floor wood joists

**18. Ceiling Structure:**

Wood trusses

First floor wood joists

**19. Roof Structure:**

Roof trusses

**20. Interior Walls:**

Plasterboard

**21. Interior Stairway Structure:**

Functional

**22. Interior Ventilation Method:**

Combination

kitchen and bathrooms

**23. Fire Sprinkler System:**

None Present

**Electrical Service**

**1. Panel/Sub Panel Location(s):**

Garage

**2. Service Size (Amps) / (Volts):**

Other

2 x 200 Amp / 240 Volt

**3. Over Current Devices:**

Breakers

Overload protection is provided by circuit breakers for this structure.

**4. Service to Panel:**

Copper

**5. Panel to Structure:**

Copper

From what the inspector could identify, the electrical wiring is ROMEX wiring.

**6. Panel Cover:**

Functional

The breakers do have the benefit of complete service labeling. Labeling the breakers provide quick identification of service disconnects in the event of an emergency.

**7. Panel Cover(s) Removed:**

Yes

The face plate of the electrical panel was removed at one or more of the electrical panels to provide the inspector visual access for verification.

**8. Breaker Configuration:**

Satisfactory

The inspector noted that the visually accessible components in the electrical panel(s) appear satisfactory. Any needed modifications should be performed by a licensed and qualified electrician.

This is not a compliance inspection or certification of compliance with past or present governmental codes or regulations of any kind. Though some codes may be referenced, this inspection reflects the opinion of the inspector in the use of good building practices.

**9. Wire-Over Current Compatibility:**

Satisfactory

The visible wires appeared to be properly sized to the breaker over current rating, however not all the wire ends were visible where they are connected to the breakers. The only way to find out is to turn off the breakers and remove the wires for inspection. This however is well outside the scope of an professional home inspection.  
( NAHI )

**10. Receptacle Ground Verify:**

Satisfactory

The inspector has SPOT CHECKED the three-prong female 110 volt electrical outlets throughout the structure, and has not found any that were not correctly grounded. NOTE! This is not a warranty and an undiscovered condition may exist.

**11. G.F.C.I. Protection:**

Attention

*Observation:*

*- The Ground Fault Interrupter ( GFCI ) receptacle in 1/2 bathroom did not trip when tested. The inspector used a GFCI tester as well as the GFCI outlet receptacle's own 'TEST' button.*

*The inspector recommends: contacting a licensed and experienced electrician for repair. Home Tech cost estimate for repair is approximately \$100.*

**12. Service Ground Verified:**

Yes

The main ground for the electrical service appears to be grounded to the structure's metal piping. In addition, a ground rod has been noted on the exterior of the structure. Bonding of all the metal piping is necessary to prevent metal piping from becoming energized in the event of an electrical short.

**13. Plugs, Switches, Junction Boxes, Lighting:**

Functional

The inspector was able to identify and report on the condition of those outlets, switches and junction boxes that were visible and accessible at the time of the inspection.

**14. Wire Method:**

Romex

From what the inspector could identify, the homes electrical wiring is modern 3 wire shielded Romex/NM (nonmetallic sheathed) cable.

**15. Arc Fault Breakers (A.F.C.I.):**

Installed

Arc Fault Circuit Interrupter (AFCI) is a residential circuit breaker with an integrated processor which recognizes the unique current and/or voltage signatures associated with arcing faults, and acts to interrupt the circuit to reduce the likelihood of an electrical fire. AFCIs can help to reduce that risk, but it will not completely solve the issues. Testing these devices is outside the scope of a home inspection.  
- tested via reset button on breaker

**Air Conditioning**

**1. Type of Units:**

Split AC

**2. Manufacturer Specifications:**

Other

left elevation 4 T system for first floor  
left elevation 4 T system for second floor  
right elevation 5 T system  
right elevation 3 T system for master bedroom / master bathroom

**3. Location of Units:**

Exterior

first floor left elevation: condenser unit on left ( front ); air handler first floor hall way closet  
second floor left elevation condenser unit on left ( back ); air handler in second floor hall way closet  
right elevation: condenser unit on right ( front ); air handler in garage  
master bedroom / bathroom condenser condenser unit on right ( back ) air handler in second floor hallway closet

**4. Systems Operation:**

**See Figure 6**

Maintenance

*Observation:*

- *In the right elevation master bedroom / master bathroom zone the system does not respond to the ON command from the thermostat.*
- *HVAC system all raceways open; risk of animal entrance to structure*

*The inspector recommends: contacting licensed and experienced HVAC contractor for repair prior to closing.*

*Home Tech cost estimate for repair is approximately \$200 - \$250.*

**5. Service Records/Last Service:**

Not available

There were no service records labeled/posted at the unit. We suggest you check with the current owner as to the approximate age of the unit, and the last time the unit has been serviced. If the unit has not been serviced in the last year, we recommend you contact a certified air conditioning technician for service.

**6. Ambient Temperature at Time of Inspection:**

80° F

**7. Air Temperature at Outlet(s):**

other

- left elevation first floor 56 F
- left elevation second floor 68 F
- right elevation 65 F
- right elevation master bedroom / master bathroom 90 F

The difference between the ambient air temperature and the temperature on the outlets should be at least 10 F.

**8. Energy Source:**

Electric 240 volts

**9. Condensing Coil Condition:**

Clean

Functional (1)

The inspector recommends not storing items on the outside condensor unit. Also, it is recommended that all vegetation be kept clear from interfering with the operation of the unit. At least 12" clearance around the condensor unit is recommended.

**10. Power Disconnect Location:**

Near unit and at electrical

**11. Condensate Drain System:**

Functional

The condensate drain system is installed and appears to be without any visible flaws.

Observation:

- The second floor air handler is installed above finished ceiling

The inspector recommends installation of a drip pan.

**12. Ducting:**

Satisfactory

**Plumbing**

Due to the home's gas service being turned off, the hot water in the entire structure could not be fully inspected and tested. Verifying proper operation is recommended prior to closing.

**1. Size Service to Structure:**

3/4 inch

The service pipe from the meter to the structure is 3/4 inch copper pipe. Copper pipe has an indefinite life expectancy and should provide a number to years of satisfactory flow to the structure.

**2. Structure Pipe Material:**

Copper

**3. Waste Pipe Material:**

ABS Plastic

**4. Pipe Rumble Noise:**

No

**5. Surge Bangs:**

No

**6. Encrustations Evident:**

No

**7. Mineral Deposits:**

No

**8. Water Pipe Insulation:**

No

**9. Evidence of Leaks:**

No

An inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and

fixtures identified no visible leaks that require repair at this time. A large portion of the plumbing system is hidden behind walls, floors, and ceiling. A program of regular inspection by the homeowner should be considered in order to identify any visible leaks prior to causing any substantial damage.

**10. Interior Water Flow:**

Functional

The interior water flow at the faucets is at a functional level.

**11. Exterior Water Flow:**

Functional

**12. Pressure Readings Interior/Exterior:**

Lbs per square inch

Water pressure of 80 PSI was noted at an exterior spigot at the time at the time of this inspection. Water pressure can fluctuate many pounds-per-square-inch during a 24 hour period due to neighborhood and other variables. This pressure reading is not a guarantee and it is recommended to check with the local water municipality for average range of PSI for this home/neighborhood and on the required use of a pressure regulator when pressure exceeds 80 PSI

**13. Soft Water System:**

None

**14. Filter System:**

None

**15. Drainage and Sump Pumps:**

N/A

**Water Heater**

*Observation:*

*- Hot water sulfate odor smelling in entire structure*

*The inspector recommends contacting a qualified handy person for draining of the water heater prior to closing.*

*Home Tech cost estimate for repair is approximately \$100 - \$150.*

**1. Location(s):**

Garage

**2. Type:**

Gas

It is recommended that water heaters be drained periodically to remove sediment buildup in the tank.  
- The manufacture date of the water heater is 2005

The life expectancy of a water heater is typically 8 to 12 years from the date of purchase, with possible exceptions on both sides.

**3. Solar Auxiliary:**

None

**4. Size Main/Aux (Gal):**

75 Gallons

**5. Evidence of Leaks:**

No

There were no visible leaks in the water heater that would indicate the water heater is in need of replacing. Inspecting the bottom of the water heater, water line connections and all seams periodically for evidence of moisture is recommended.

**6. Evidence of Encrustation:**

No

The inspector noted no visible encrustations at the top of the water heater. Encrustations are often a result of a small amount of water seeping out along the threaded connections at some time in the past. Should this occur in the future, consideration may be given to removing the connections, cleaning, taping with Teflon tape and reinstalling to prevent further deterioration that may result in a future leak

**7. Safety Valve:**

Installed

**8. Overflow Pipe:**

Functional

The water heater is supplied with an overflow pipe.

There is an approved discharge tube connected to the temperature/pressure relief valve. The tube is installed to prevent someone from being sprayed with hot water in the event that the valve discharges. Discharging of the valves is uncommon and usually indicates that the water heater is in need of service or the relieve valve is in need of replacing.

**9. Safety Tie Down(s):**

N/A

**10. Insulation Blanket:**

None

Water heaters are insulated to slow down the heat loss from the tank. Howe ever newer and more energy efficient tanks have better internal insulation properties thus rendering a blanket unnecessary.

**11. Insulation Rating(s):**

No visible rating

**12. Installation:**

Not Tested

Due to the home's gas service being turned off, the water heater could not be fully inspected and tested. Verifying proper operation is recommended prior to closing.

**Kitchen(s)**

**1. Floor Cover Material:**

Satisfactory

**2. Under Sink Inspection:**

Satisfactory

**3. Ceiling/Walls/Doors:**

Satisfactory

**4. Sink/Faucet Leak:**

No

**5. Drains Appear Clear:**

Yes

**6. Stove Exhaust Fan:**

Functional

The exhaust fan appears to be in satisfactory working condition at this time. An extensive check is Not in the Scope of a Home Inspection, therefore we cannot comment on the full extent of its condition / operation.

**7. Stove Exhaust Filter:**

Functional

The exhaust filter can last for a reasonably long time provided it is washed in the dishwasher on a periodic basis.

**8. Kitchen Windows:**

Satisfactory

fixed glass windows

**9. Water For Refrigerator:**

Yes

There is a water connection in the area of the refrigerator. This water supply is used and required for automatic ice machines.

The refrigerator appears to be in satisfactory working condition at this time. An extensive check is Not within the Scope of a Home Inspection, therefore, we cannot comment on the full extent of its condition/operation.

**10. Stove/Cook Top:**

Gas

**11. Cook top, Burners/Elements:**

N/A

Due to the home's gas service being turned off, the range could not be fully inspected and tested. Verifying proper operation is recommended prior to closing.

**12. Controls:**

Functional

**13. Built-in Microwave Operational:**

Yes

The built-in microwave appears to be in satisfactory working condition at this time. An extensive check is Not in the Scope of a Home Inspection, therefore, we cannot comment on the full extent of its condition / operation.

This appliance inspection is not a warranty or guarantee of any kind.

**14. Built-in Microwave Door Appearance:**

Functional

**15. Oven:**

Electric

**16. Oven Operational:**

Yes

The oven appears to be in satisfactory working condition at this time. An on/off check of the Broil and Bake settings was performed to determine if it is operational.

An extensive check is Not in the Scope of a Home Inspection, therefore, we cannot comment on the full extent of its condition / operation.

**17. Oven Appearance/Condition:**

Functional

**18. Counter Tops:**

Satisfactory

**19. Garbage Disposal:**

Functional

The disposal appears to be in satisfactory working condition at this time. An on / off check was performed to determine if it is operational. An extensive check is Not in the Scope of a Home Inspection, therefore, we cannot comment on the full extent of its condition / operation.

**20. Lighting:**

Functional

**21. Woodwork Finishes:**

Satisfactory

**22. Drawers/Doors:**

Functional

**23. Dishwasher:**

Functional

The dishwasher appears to be working. An on/off check of the dishwasher was performed to determine if it is operational. A full cycle check is often not possible in the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean.

**24. Trash Compactor:**

No

**Laundry Area**

**1. Location:**

By Garage

**2. Washer Hookup(s):**

Attention

*Observation:*

*- The washer was not leveled; all mechanical equipment should be leveled per the manufacturer installation instructions*

*The inspector recommends contacting appliance maintenance for service.*

*Home Tech cost estimate for initial consultation is approximately \$80.*

**3. Dryer Hookup(s):**

Yes

The dryer appears to be in satisfactory working condition at this time. An on/off check of the unit was performed to determine if it is operational. An extensive check is Not in the Scope of a Home Inspection,

therefore, we cannot comment on the full extent of its condition / operation.

**4. Gas Service:**

No

**5. Dryer Electrical Service 240V:**

Yes

**6. Drain(s):**

Functional

**7. Laundry Basin:**

Functional

**8. Dryer Ventilation System:**

Satisfactory

As a routine maintenance practice, it is suggested that the area behind and around the dryer be vacuumed on a regular basis to eliminate dust build up and any possible lint blockages. Lint also traps moisture that leads to rust on the back of the units.

lint trap should be cleaned between loads dried, in order for dryer to work efficiently and to conserve energy.

**9. Floor Condition:**

Satisfactory

**10. Lighting:**

Satisfactory

**11. Area Ventilation:**

Satisfactory

**12. Shelving/Storage:**

Satisfactory

**13. Window(s):**

None

**14. Ceiling/Walls/Doors:**

Satisfactory

**Living Room / Main Hall**

**1. Floor:**

Satisfactory

**2. Window(s):**

Satisfactory

Window systems in South Florida homes are rarely opened. Due to the climate central air conditioning is used pretty much year round and windows remain shut most of the time. Window operation may appear hard at times, an issue that can easily be corrected by applying lubrication, wax or soap to the mechanism. Depending on the window type caulking around window cavities should be done on a periodic basis to maintain a proper seal.

**3. Ceiling/Walls/Doors:**

**See Figure 7**

Attention

*Observation:*

- *at the front elevation one or more windows show evidence of water intrusion*
  - *there are moisture stains on wall above main door; NO active moisture meter reading*
- The visible damage may not be the total damage present.*

*Corrective action see exterior caulking.*

*This condition is conducive to mold growth that could be present in areas not readily visible. Thought should be given to indoor air sampling, which may identify the type(s) of mold present, if any, and the concentrations of mold spores. For additional information or mold testing please contact this inspection company.*

**4. Doors/Closet Doors:**

Satisfactory

**5. Interior Stairway(s):**

N/A

see section structure

**Bed Room**

**1. Location(s):**

All levels

**2. Entry Door(s)/Closet Door(s):**

Satisfactory

Bedroom doors should have stoppers and knob pads installed behind to prevent lock from puncturing the drywall.

**3. Ceiling/Walls/Doors:**

**See Figure 8-9**

Action Required

*Observation:*

- *At the back elevation first floor bedroom around window and floor showed evidence of water intrusion; no active moisture meter reading suspected mold in one or more areas*
- The visible damage may not be the total damage present - Hidden damage maybe present*  
*Per EPA guidelines: areas up to 10 SF can be cleaned from a qualified handy person*

*The inspector recommends contacting a licensed and experienced contractor to determine corrective action and repair cost prior to closing*  
*Home Tech cost estimate for initial consultation is approximately \$100.*

*This condition is conducive to mold growth that could be present in areas not readily visible. Thought should be given to indoor air sampling, which may identify the type(s) of mold present, if any, and the concentrations of mold spores. For additional information or mold testing please contact this inspection company.*

**4. Window(s):**

Satisfactory

Window systems in South Florida homes are rarely opened. Due to the climate central air conditioning is used pretty much year around and windows remain shut most of the time.

Window operation may appear hard at times, an issue that can easily be corrected by applying lubrication, wax or soap to the mechanism. Depending on the window type caulking around window cavities should be done on a periodic basis to maintain a proper seal.

**5. Floor:**

Satisfactory

**Bathroom(s)/Washroom(s)**

**1. Location(s):**

Other

- 5 bathrooms

All of the washroom facilities were visually inspected including all partitions, paper dispensers, and any grab bars installed. This inspection does not imply compliance with the Americans with Disabilities Act (ADA) (<http://www.ada.gov>) guidelines or full ASTM standards. Check with the authority having jurisdiction for information on compliance with all local laws and ordinances.

**2. Floor Cover:**

Maintenance

*Observation:*

- *The inspector found multiple loose and ungrouted floor tiles in the master bathroom*
- *The inspector found one floor tile missing in the master bathroom*

*The inspector recommends contacting a qualified handy person for repair.  
Home Tech cost estimate for repair is approximately \$200 - \$250.*

**3. Mildew Noted:**

N/A

**4. Basin(s)/Fixtures:**

Satisfactory

As a preventive maintenance measure:

All shutoff valve connections underneath the basin should be sealed with teflon tape to prevent the possibility of any nuisance leaks. South Florida water contains a high mineral content. For this reason, screen filters at the spout tip may get clogged thereby restricting the water flow. Simply unscrewing the filter and eliminating the mineral deposit will restore a positive flow.

**5. Basin Drain:**

Functional

Sometimes the basin drains slowly. Periodic maintenance is needed to clear the obstructions. Inspector recommends: adjusting drain plug mechanism to allow for better water flow. The drain may need periodic attention or soap debris that form over time to improve flow. Using some "Liquid Drano" might eliminate any minor clogs. More severe clogs may require the expertise of a licensed and professional plumber.

**6. Shower Fixtures:**

Functional

Shower fixtures appeared serviceable at the time of the inspection.

**7. Shower Head(s):**

Functional

The shower head need to be removed periodically and soaked in a cleaning solution such as CLR or white vinegar.

This will remove sediment accumulated over time, and will restore a functional condition. Alternatively, units might need to be replaced. CLR can be purchased at any home improvement store.

**8. Shower/Tub Enclosure(s):**

Satisfactory

The shower pans are visually checked for leakage, but often leaks do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

**9. Water Resist Cover Wall Cover:**

Satisfactory

The water resistant wall covering in the shower / bath tub area is in functional condition and appears to be providing adequate protection to the wall surface. The wall covering should be periodically checked for cracks and caulk deterioration. Cracks and caulk deterioration may allow water to penetrate behind the surface material if neglected. Water penetrating to structural members can cause damage which is costly to repair.

**10. Caulking - Water Exposed Area:**

Attention

*Observation:*

*- The inspector found gaps around floor perimeter in the master bathroom shoer area; water can enter the structure*

*The inspector recommends contacting a qualified handy person for repair.*

*Home Tech cost estimate for repair is approximately \$100.*

**11. Tub(s):**

Functional

*Observation:*

*- The master bathroom jetted tub has NO motor access visible. Motor access is required per current health and safety standards for maintenance and / or repair.*

*Inspector recommends contacting a experienced and licensed plumber to determine corrective action and repair.*

*Home Tech cost estimate for initial consultation is approximately \$100.*

*The jetted tub in the master bathroom area was briefly tested, and was functional at the time of the inspection. However, we recommend you ask the current owner as to the actual condition and operation of the unit. This in no way is a warranty against leaks, jets, motors, etc. Periodic inspections of the system is recommended*

**12. Tub Fixtures:**

Functional

**13. Tub/Shower Drain(s):**

Functional

The bathtub/shower drains at an acceptable rate. The drain may need periodic attention to remove clogs or other debris to improve flow.

**14. Toilet(s):**

Functional

The toilet was inspected for cracks and serviceability. The toilet should be inspected periodically for indications of cracking in the toilet box, tank or base. Cracks are an indication that the toilet has reached the end of the useful life and should be replaced before it leaks.

**15. Ventilation:**

Functional

The inspector recommends operating the bathroom ventilation fan for 10 minutes during and after showering in order to reduce increased moisture levels.

**16. Heat:**

N/A

**17. Window(s):**

Satisfactory

Window systems in South Florida homes are rarely opened. Due to the climate central air conditioning is used pretty much year around and windows remain shut most of the time. Window operation may appear hard at times, an issue that can easily be corrected by applying lubrication, wax or soap to the mechanism. Depending on the window type caulking around window cavities should be done on a periodic basis to maintain a proper seal.

**18. Medicine Cabinet/Vanity:**

Functional

The bathroom vanity(s) were properly installed, and appeared functional at the time of the inspection.

**19. Ceiling/Walls/Doors:**

Functional

**1/2 Bathroom**

**1. Location(s):**

Main floor - hallway

**2. Floor Cover:**

Satisfactory

The bathroom floor cover appears serviceable.

**3. Mildew Noted:**

No

**4. Basin(s)/Fixture(s):**

Satisfactory

The bathroom fixtures and basin appear serviceable.

**5. Basin Drain:**

Functional

**6. Water Resist Cover Wall Cover:**

N/A

**7. Caulking - Water Exposed Area:**

Satisfactory

The caulking around the sink appears to provide adequate protection. Caulking should be maintained and periodically replaced as a preventative measure to continue providing protection.

**8. Toilet(s):**

Functional

The toilet was inspected for cracks and serviceability. The toilet should be inspected periodically for indications of cracking in the toilet box, tank or base. Cracks are an indication that the toilet has reached the end of its useful life and should be replaced before it leaks.

**9. Ventilation:**

Functional

**10. Heat:**

None

**11. Window(s):**

None

**Attic**

**1. Access Location / Type:**

Hall Closet

**2. Access:**

Satisfactory

The inspector was able to access the attic.

**3. Ventilation:**

Satisfactory

The inspector has been able to observe what appears to be satisfactory passive ventilation in the attic area. Attic ventilation is the most often neglected component in a home. Proper ventilation will increase the life of the roof and prevent condensation from forming in the attic area which affects insulation and wood members. Proper ventilation may also decrease cooling requirements.

**4. Insulation:**

Blown in fiberglass

Blown in insulation tends to deteriorate over time, thereby losing some of its insulating qualities.

Periodic inspection is recommended at this time and it is possible that additional material might have to be added in the future.

Make sure soffit vents are not covered.

**5. Inaccessible Areas:**

Note

There were areas of the attic that were inaccessible to the inspector due to reduced clearance, mechanical apparatuses and/or obstruction by structural members. These areas could not be inspected, and hindered the inspectors ability to identify existing issues in this areas.

**6. Duct Work Piping:**

Satisfactory

There were no apparent issues with the visible duct work as viewed from the attic at time of inspection.

**7. Attic Evaluated By:**

Entrance

The inspector entered the attic and inspected the accessible areas.

**8. Roof Inspect from Underside:**

Yes

**9. Exposed Rafters/Sheathing:**

Functional

**10. Light Thru:**

Yes

Observation:

An inspection of the attic has shown light coming through in a couple of areas

Corrective action see roof

**11. Framing condition:**

Functional

Roof framing was acceptable at time of inspection based on a visual review. This report does not include calculations for determining the adequacy of the design of the roof trusses.

**Site Paving and Patios**

**1. Driveway(s)/Parking:**

Functional

**2. Patios:**

Functional

**3. Walkways:**

Maintenance

Observation:

The front walkway is deteriorated in areas and may present a trip hazard. Repair is recommended for preventive safety considerations.

Inspector recommends contact qualified handy person for repair.

Home Tech cost estimate for repair is approximately \$100 - \$150.

**4. Concrete Steps and Stair Rails:**

NONE

**5. Lighting, Electrical service:**

Functional

**6. Gas Service:**

Functional

Prepared for gas service

**Selling Agent/Buyers Agent**

**Name:** Top Selling Agent  
**Company:** Top Office  
**Address:** 7777 Top Street  
Top City, FL 77777  
**Phone:**

---

**Listing Agent/Other**

**Name:** Top Listing Agent  
**Company:** Top Listing Office  
**Address:** 777 Listing Street  
Your City, FL 77777  
**Phone:**

---

**Client**

**Name:** Mike Sample  
**Company:**  
**Address:** 1111 Sample Street  
Any Where, FL 7777  
**Phone:**

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## Re-inspection Terms and Agreement

This inspection service shall reinspect any item, component or system to determine if the repair, treatment or replacement has been performed. With respect to the reinspection report, the following shall apply:

1. **No Warranty Given.** This inspection service makes no guarantee or warranty as to the work or quality of the workmanship performed by third parties. All warranties for workmanship must be obtained from the third party performing the work.
2. **Third Party Agreements.** This reinspection report is subject to execution by those performing the required repair, treatment or replacement through the attached Third Party Agreement Form. If the Seller or Buyer performs the required work, the Third Party Agreement Form must be signed. If a licensed contractor performs the work, the name of the contractor and state license number must be furnished to this inspection service as an alternative to execution of the Third Party Agreement Form by the contractor.
3. **Conditions Revealed During Performance of Required Repairs, Treatments or Replacements.** Should any wood destroying organisms, damage or condition conducive to creating further damage be revealed in an inaccessible area during the accomplishment of the work recommendations or requirements, whether the work is done by the owner, purchaser, contractor or other party, the person or person(s) performing said work shall correct said discovered conditions and warrant the work.

## Third Party Agreement

I/We certify that the work, or portion thereof, described herein, which was performed or caused to be performed by the undersigned has been completed in a workmanlike manner and is hereby warranted for a period of one year from the date of completion. I/We have notified the inspection service issuing the Reinspection Report of any hidden damage or conditions conducive to creating further damage revealed performance during the performance of the required work or recommendations. Said conditions were corrected and are also warranted hereunder.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Party Performing Work

Contractor:

\_\_\_\_\_  
Name

State License #: \_\_\_\_\_

DESCRIPTION OF WORK PERFORMED BY THE UNDERSIGNED:

## Work Order Terms and Agreement

A) **WARRANTIES.** No Final Report shall be issued unless those firms which contract to perform all or part of the work recommendations, warrant the quality of workmanship and the effectiveness of such work for a minimum period of one year from the date of completion. As used in these standards, the term "warranty" shall mean that should the effectiveness of any work performed fail, the contracting firm shall correct the workmanship or perform additional work at no charge.

B) **THIRD PARTY AGREEMENTS.** Should the owner, purchaser or other interested party elect to perform all or part of the work recommendations or to contract with a contractor, the owner, buyer or other interested party shall provide a written agreement certifying that either he and/or the contractor performing the work has completed the recommendations as specified in the inspection report and agree to assume full liability for, and hold the inspecting firm harmless, for any defects in the work

C) **CONDITIONS REVEALED DURING PERFORMANCE OR RECOMMENDATIONS.** Should any wood destroying organism damage or conducive condition be revealed in an inaccessible area during the accomplishment of work recommendations, whether done by owner, purchaser, contractor, or any other party of interest, the inspecting firm must be notified of such opportunity of reinspection and determining any additional work recommendations before such conditions are covered up. The owner, purchaser or his agents undertaking the work shall be responsible for such notification. The inspecting firm, if notified as provided in this paragraph, shall perform an additional inspection and issue any additional work recommendations it deems necessary. Nothing contained herein shall prevent the inspection firm from making additional charges for additional inspection services.