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ROOM-BY-ROOM RESIDENTIAL

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Buyer Name
09/04/2019 9:00AM



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SUMMARY



RECOMMENDATION



SAFETY HAZARD

- [-] 2.1.1 Roof - Coverings: Tiles Cracked/Broken
- [-] 2.1.2 Roof - Coverings: Alligatoring
- [-] 2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- [-] 2.2.2 Roof - Roof Drainage Systems: Gutter Damaged
- [-] 3.2.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- [-] 3.2.2 Exterior - Siding, Flashing & Trim: Damage To Siding
- [-] 3.2.3 Exterior - Siding, Flashing & Trim: Faulty GFCI Foundational Outlet
- [-] 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- [-] 3.4.2 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
- [-] 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- [-] 4.1.1 Garage - Ceiling: Moisture Intrusion
- [-] 4.4.1 Garage - Garage Door: Panel Damage
- [!] 6.7.1 Bedroom 2 - Lighting Fixtures, Switches & Receptacles: Open Ground
- [-] 8.3.1 Bedroom 4 - Windows: Missing Screen
- [-] 8.7.1 Bedroom 4 - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- [-] 9.4.1 Bedroom 5 - Floors: Missing Threshold
- [-] 10.4.1 Bedroom 6 - Floors: Missing Threshold/Uneven Floor
- [-] 10.6.1 Bedroom 6 - Ceilings: Minor Damage
- [-] 11.3.1 Master Bathroom - GFCI & AFCI: No GFCI Protection Installed
- [-] 12.5.1 Bathroom 2 - Shower: Missing caulking/grout
- [-] 12.8.1 Bathroom 2 - Sink(s): Missing Sink Stopper
- [!] 13.5.1 Bathroom 3 - GFCI & AFCI: Faulty GFCI
- [!] 14.4.1 Bathroom 4 - GFCI & AFCI: Open Ground
- [-] 15.1.1 Bathroom 6 - General: Faulty Sink Stopper
- [-] 15.1.2 Bathroom 6 - General: Faulty Faucet
- [-] 15.1.3 Bathroom 6 - General: Faulty Shower Diverter
- [-] 16.3.1 Living Room - Floors: Missing Threshold
- [-] 16.9.1 Living Room - Closet(s): Hardware In Need Of Replacement

- ⌚ 17.3.1 Laundry Room - Exhaust Systems: Vent Fan Non Operational
- ⌚ 17.4.1 Laundry Room - Hot Water Systems, Controls, Flues & Vents: Near End of Life
- ⌚ 17.5.1 Laundry Room - Fuel Storage & Distribution Systems: Improper Installation
- ⌚ 19.2.1 Misc. Interior - Smoke Detectors: Low Battery
- ⌚ 20.3.1 Attic - Roof Structure & Attic: Moisture Damage
- ⌚ 22.1.1 Utility Room - Cooling Equipment: Insulation Missing or Damaged
- ⌚ 22.1.2 Utility Room - Cooling Equipment: Coil Cleaning
- ⌚ 23.1.1 Cast Iron Plumbing - Inspection Recommended: Possible Cast Iron Plumbing

1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent, Home Owner, Listing Agent	Occupancy Furnished, Occupied	Style Ranch
Temperature (approximate) 82 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Cloudy

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Inspection Method

Ground, Roof, Ladder

Roof Type/Style

Hip, Gable, Flat

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

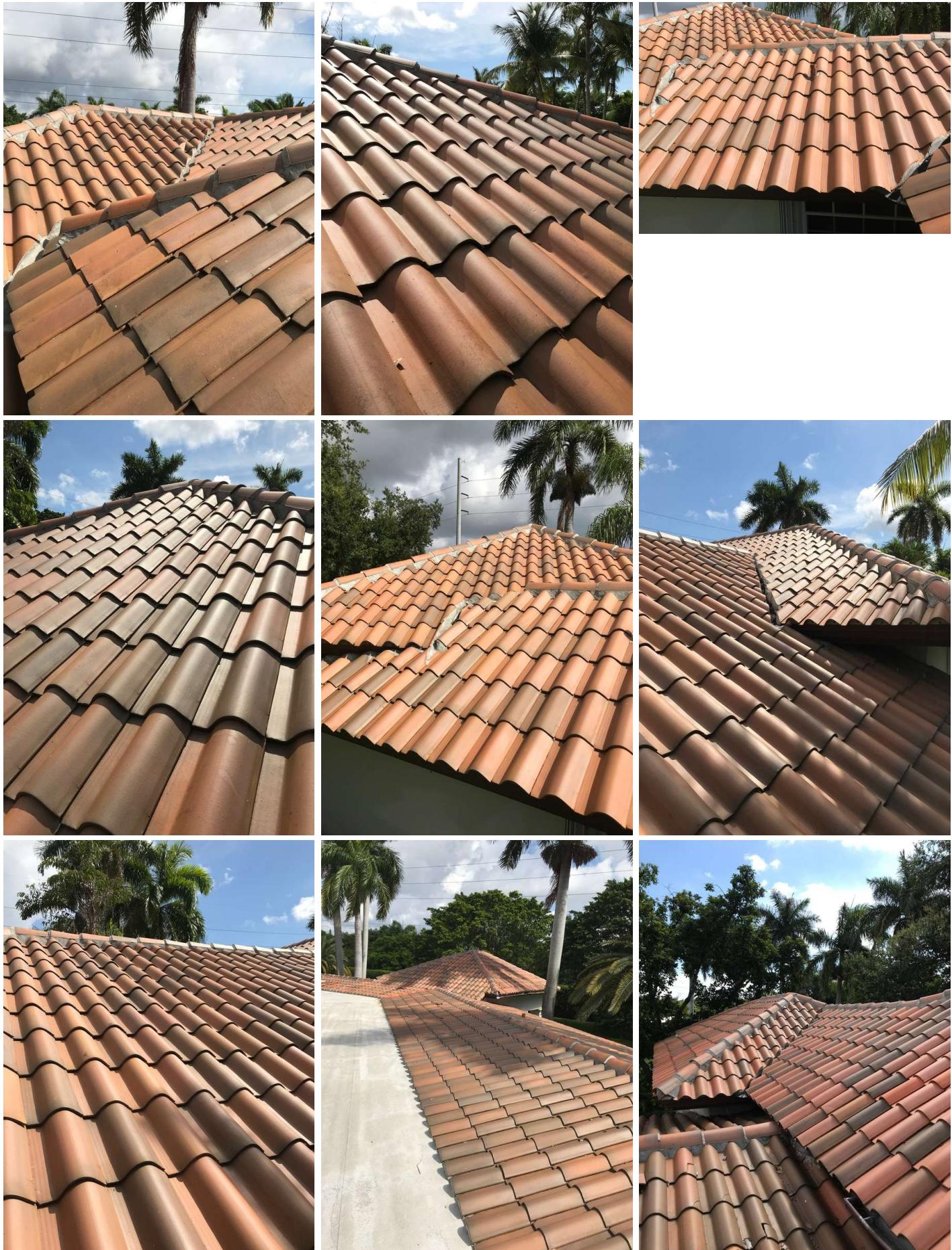
Metal

Coverings: Material

Tile, Membrane

The average life expectancy of a concrete/clay (barrel tile) tile roof in S. Florida is approximately 30 years. Last roofing permit pulled for a new roof was dated in 1995. This roof is approximately 25 years old. It has an estimated life expectancy of another 8-10 years.







Observations

2.1.1 Coverings

TILES CRACKED/BROKEN

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$5,000





2.1.2 Coverings **ALLIGATORING**

Alligator is cracking of the surfacing bitumen on a bituminous roof producing a pattern of cracks similar to an alligator's hide. The cracks may not extend completely through the surfacing bitumen or coating. When left unattended, cracks and splits eventually develops. Recommend further evaluation from a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$1,000



2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$200



2.2.2 Roof Drainage Systems

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$100



3: EXTERIOR

		IN	NI	NP	D
3.1	Foundation		X		
3.2	Siding, Flashing & Trim	X			X
3.3	Exterior Doors	X			
3.4	Walkways, Patios & Driveways	X			X
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Eaves, Soffits & Fascia	X			
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Inspection Method

Visual

Foundation: Material

Slab on Grade

Unable to view foundation.

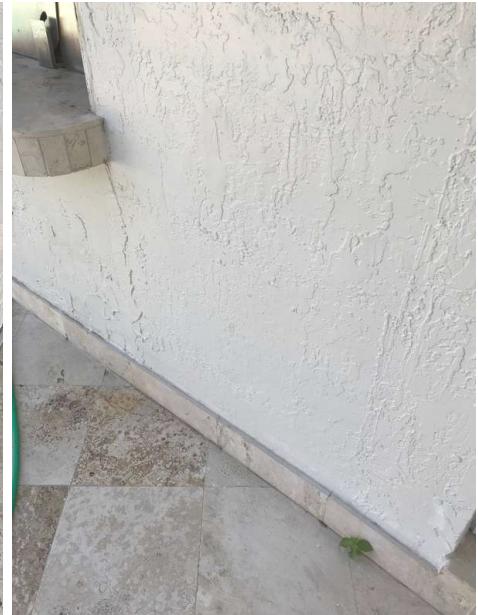
Decks, Balconies, Porches &

Steps: Appurtenance

Covered Porch

Siding, Flashing & Trim: Siding Material

Stucco







Exterior Doors: Exterior Entry Door
French Doors, Wood, Metal





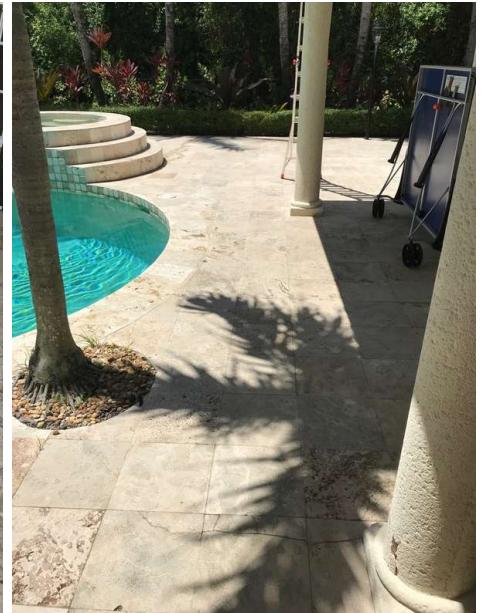
Walkways, Patios & Driveways: Driveway Material

Asphalt, Pavers



Decks, Balconies, Porches & Steps: Material

Tile



Observations

3.2.1 Siding, Flashing & Trim

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Recommended DIY Project



3.2.2 Siding, Flashing & Trim

DAMAGE TO SIDING

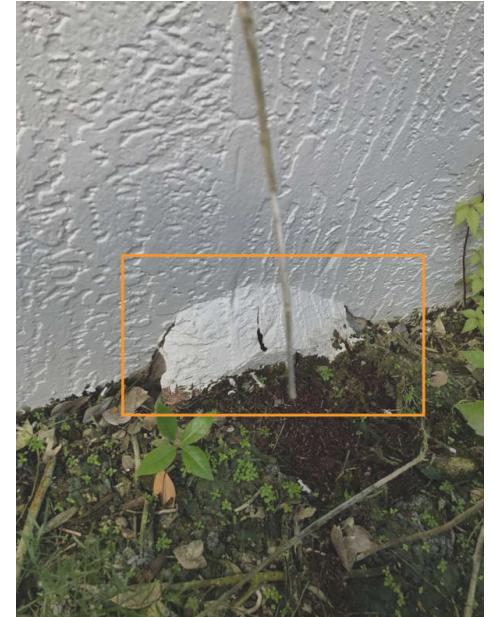
Observed one or more areas throughout the house where there was damage to the exterior walls/stucco. Recommend further evaluation from a licensed stucco contractor.

Recommendation

Contact a stucco repair contractor

Estimated Cost

\$200



3.2.3 Siding, Flashing & Trim

FAULTY GFCI FOUNDATIONAL OUTLET

Observed one or more GFCI rated outlets with a fault of no power, does not trip, or has an open ground. An open ground is a potential shock hazard, a safety concern, and any device plugged into outlet may be damaged. In many cases, the open ground on one outlet is the result of a disconnected wire at another outlet. Recommend further evaluation from a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$500



#1



#1



#2



#2



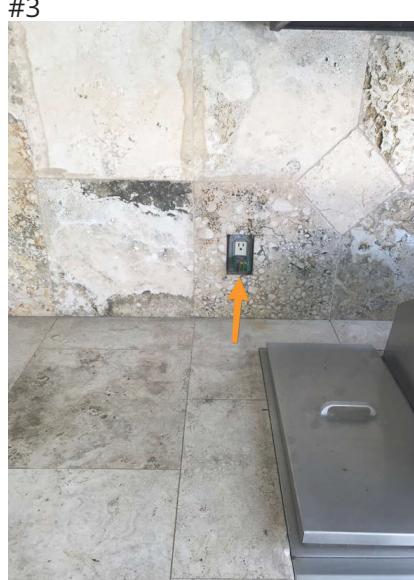
#3



#2



#4



#4



#5



#5



#6



#6



#7



#7



#8



#8

3.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.

Estimated Cost

\$1,000 - \$1,200



3.4.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project

Estimated Cost

\$200



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.

Estimated Cost

\$1,000 - \$1,500



4: GARAGE

		IN	NI	NP	D
4.1	Ceiling	X			X
4.2	Floor	X			
4.3	Walls & Firewalls	X			
4.4	Garage Door	X			X
4.5	Garage Door Opener	X			
4.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

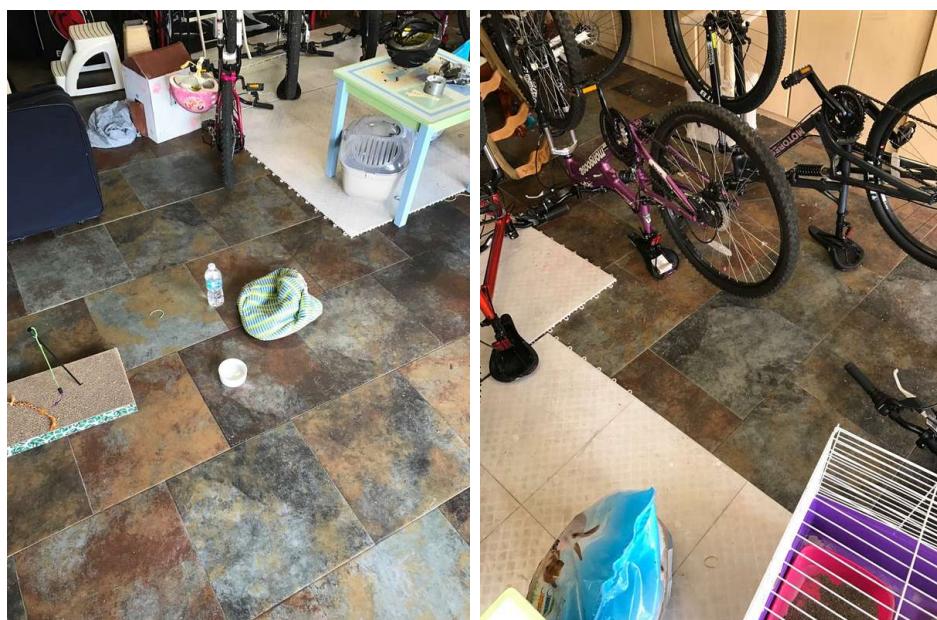
Garage Door: Type

Automatic

Occupant Door (From garage to inside of home): General

No issues found at the time of inspection.



Ceiling: General**Floor: General****Garage Door: Material**

Metal, Non-insulated



Garage Door Opener: Life Expectancy

Manufacturer: Craftsman 1/2 H.P.

Date of manufacture: 07/1997

Average life expectancy of a garage door opener is between 10-12 years. This unit is past its life expectancy.



Autoreverse Sensor



Autoreverse Sensor

Observations

4.1.1 Ceiling

MOISTURE INTRUSION

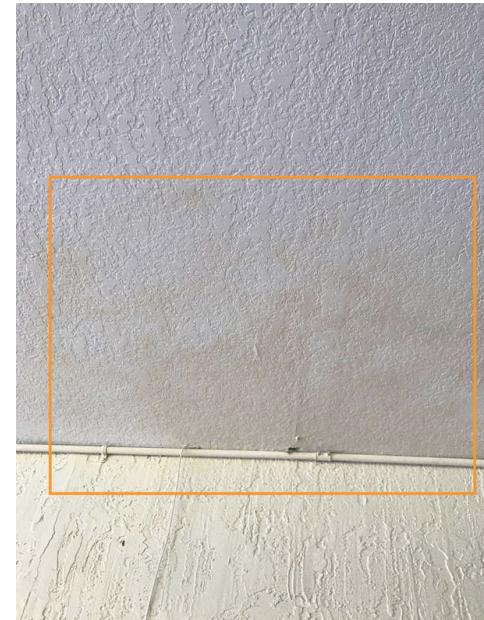
Garage ceiling shows signs of moisture intrusion. To prevent further damage or growth of mold, I recommend a qualified contractor evaluate the source of moisture intrusion.

Recommendation

Contact a qualified professional.

Estimated Cost

\$100 - \$200



4.4.1 Garage Door

PANEL DAMAGE

Garage door panel is damaged and may need repair/replacement.
Recommend a qualified garage door contractor evaluate.

Recommendation

Contact a qualified garage door contractor.

Estimated Cost

\$1,000 - \$1,500



5: MASTER BEDROOM

		IN	NI	NP	D
5.1	General	X			
5.2	Doors	X			
5.3	Windows	X			
5.4	Floors	X			
5.5	Walls	X			
5.6	Ceilings	X			
5.7	Lighting Fixtures, Switches & Receptacles	X			
5.8	GFCI & AFCI			X	
5.9	Smoke Detectors			X	
5.10	Carbon Monoxide Detectors			X	
5.11	Closet(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

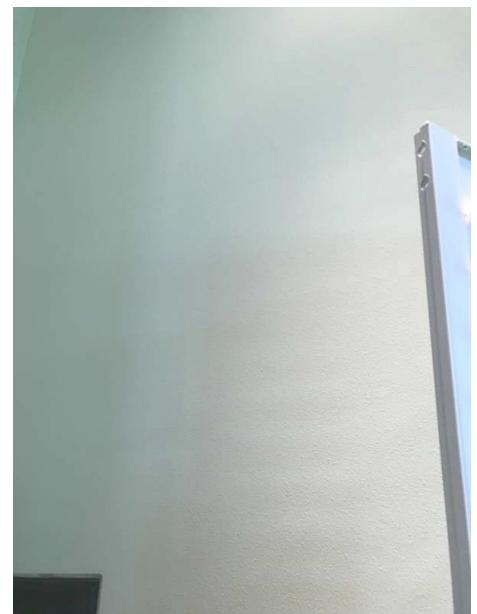
Doors: General

No issues found at the time of inspection.


Windows: Window Manufacturer Walls: Wall Material

Unknown

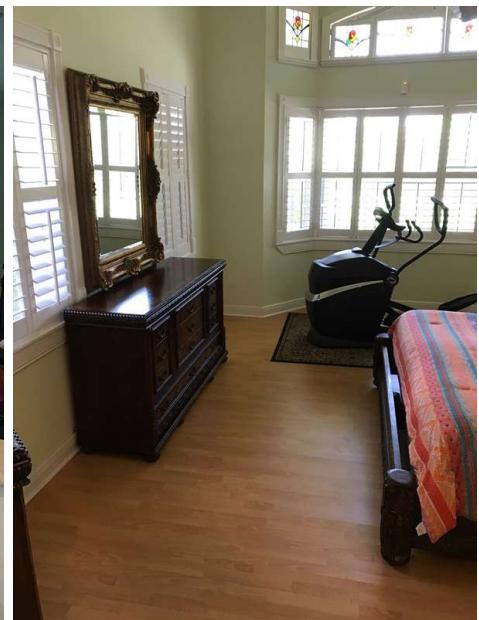
Drywall



Ceilings: Ceiling Material

Knockdown Texture



General: Master Bedroom Pictures

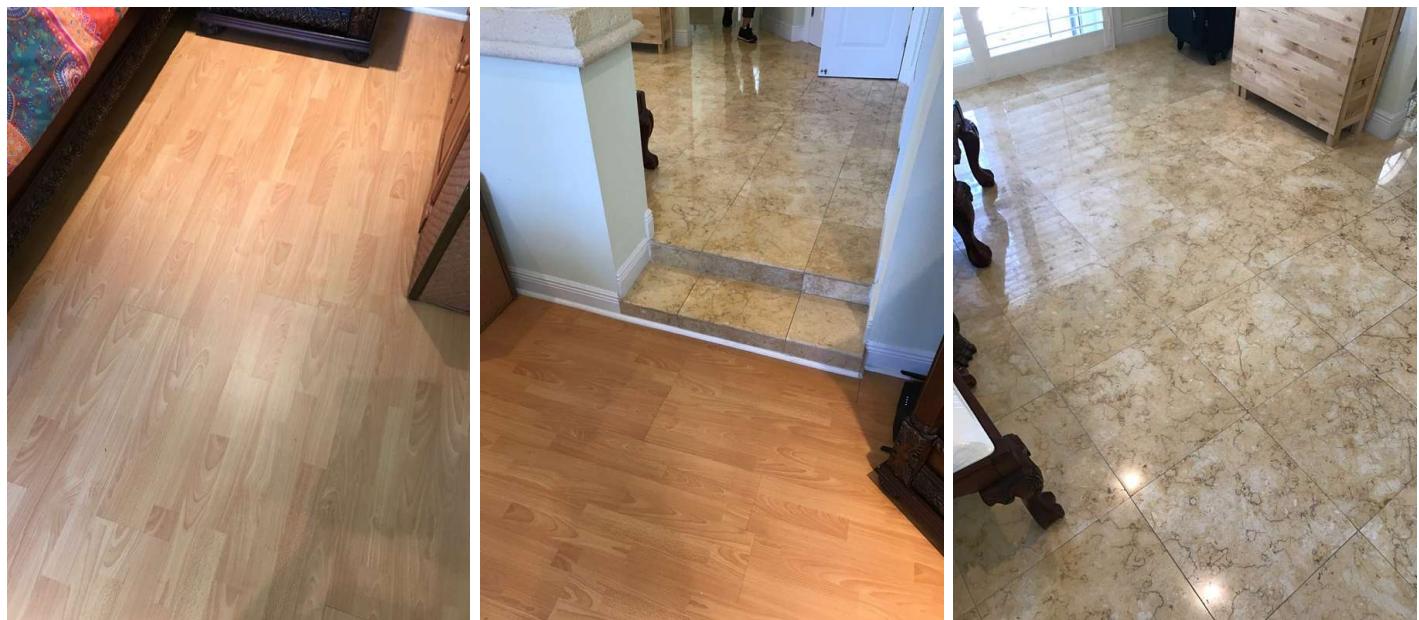
Windows: Window Type

Single-hung, None



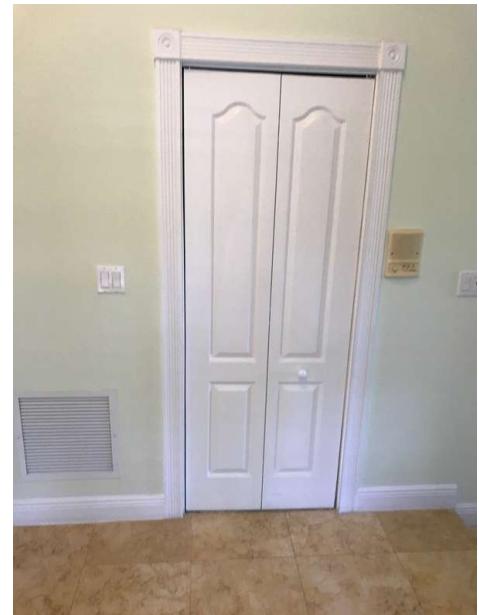
Floors: Floor Coverings

Laminate, Tile



Closet(s): General

No issues found at the time of inspection.



6: BEDROOM 2

		IN	NI	NP	D
6.1	General	X			
6.2	Doors	X			
6.3	Windows	X			
6.4	Floors	X			
6.5	Walls	X			
6.6	Ceilings	X			
6.7	Lighting Fixtures, Switches & Receptacles	X			X
6.8	GFCI & AFCI			X	
6.9	Smoke Detectors			X	
6.10	Carbon Monoxide Detectors			X	
6.11	Closet(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

General: Bedroom 2 Pictures



Doors: General

No issues found at the time of inspection.



Windows: Window Type

Single-hung



Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Laminate

**Walls: Wall Material**

Drywall

**Ceilings: Ceiling Material**

Knockdown Texture



Closet(s): General

No issues found at the time of inspection.

**Observations**

6.7.1 Lighting Fixtures, Switches & Receptacles

OPEN GROUND

Observed a fault of open ground at outlet next to the bathroom door. An open ground is a potential shock hazard, a safety concern, and any device plugged into outlet may be damaged. In many cases, the open ground on one outlet is the result of a disconnected wire at another outlet. Recommend further evaluation from a licensed electrician.



Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$10 - \$100



7: BEDROOM 3

		IN	NI	NP	D
7.1	General	X			
7.2	Doors	X			
7.3	Windows	X			
7.4	Floors	X			
7.5	Walls	X			
7.6	Ceilings	X			
7.7	Lighting Fixtures, Switches & Receptacles	X			
7.8	GFCI & AFCI			X	
7.9	Smoke Detectors			X	
7.10	Carbon Monoxide Detectors			X	
7.11	Closet(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

General: Bedroom 3



Doors: General

No issues found at the time of inspection.



Windows: Window Type

Single-hung



Windows: Window Manufacturer

Unknown

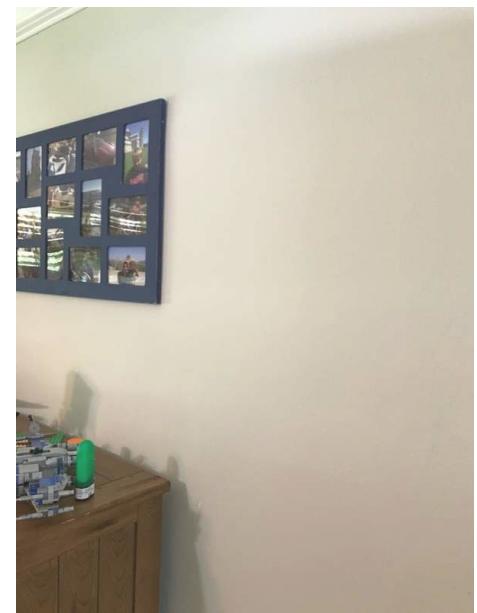
Floors: Floor Coverings

Laminate



Walls: Wall Material

Drywall



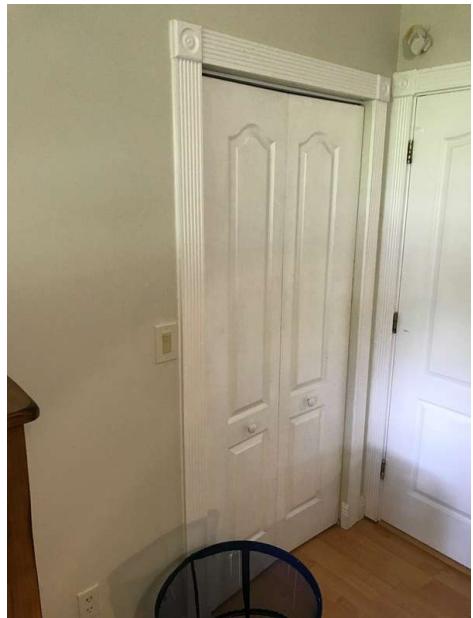
Ceilings: Ceiling Material

Knockdown Finish



Closet(s): General

No issues found at the time of inspection.



8: BEDROOM 4

		IN	NI	NP	D
8.1	General	X			
8.2	Doors	X			
8.3	Windows	X			X
8.4	Floors	X			
8.5	Walls	X			
8.6	Ceilings	X			
8.7	Lighting Fixtures, Switches & Receptacles	X			X
8.8	GFCI & AFCI			X	
8.9	Smoke Detectors			X	
8.10	Carbon Monoxide Detectors			X	
8.11	Closet(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Doors: General

No issues found at the time of inspection.


Windows: Window Manufacturer Floors: Floor Coverings

Unknown



Walls: Wall Material

Drywall

**Ceilings: Ceiling Material**

Knockdown Texture

**General: General**

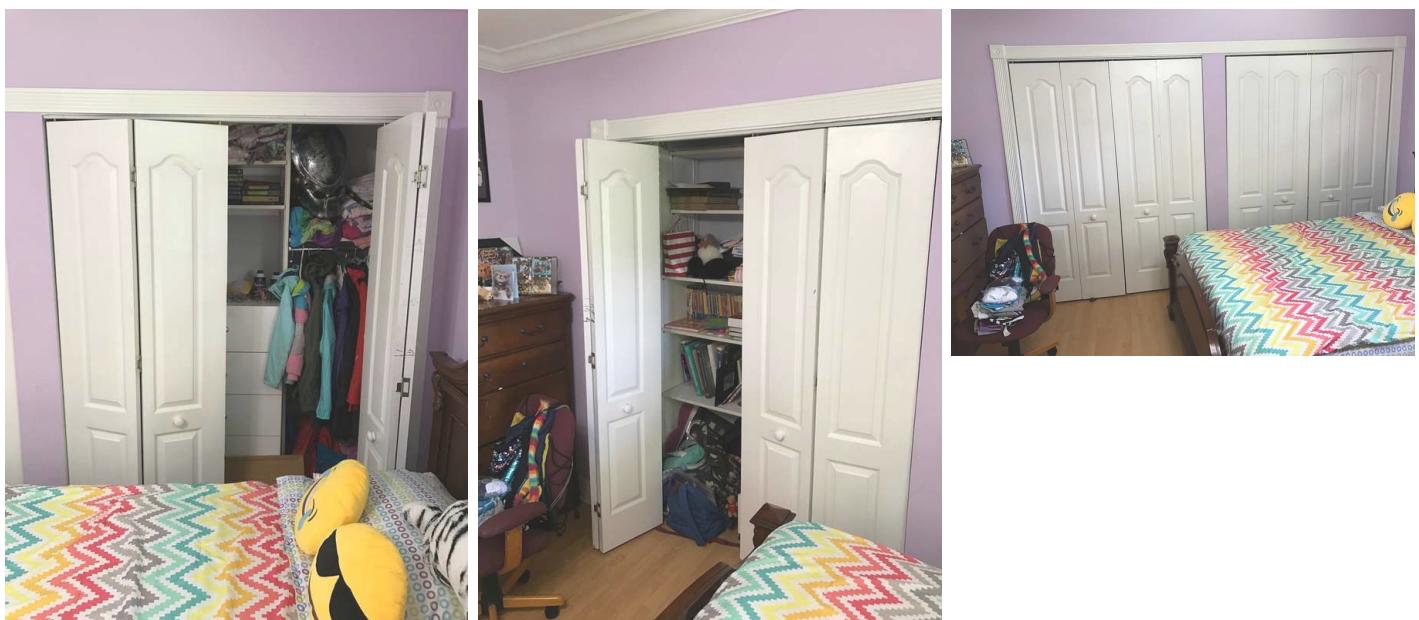
Windows: Window Type

Single-hung



Closet(s): General

No issues found at the time of inspection.



Observations

8.3.1 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

Estimated Cost

\$200



8.7.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



9: BEDROOM 5

		IN	NI	NP	D
9.1	General	X			
9.2	Doors	X			
9.3	Windows	X			
9.4	Floors	X			X
9.5	Walls	X			
9.6	Ceilings	X			
9.7	Lighting Fixtures, Switches & Receptacles	X			
9.8	GFCI & AFCI			X	
9.9	Smoke Detectors			X	
9.10	Carbon Monoxide Detectors			X	
9.11	Closet(s)	X			

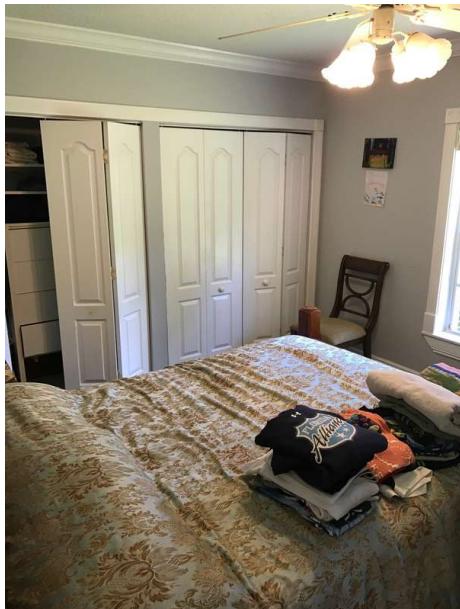
IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

General: General

Doors: General

No issues found at the time of inspection.


Windows: Window Type

Single-hung


Windows: Window Manufacturer

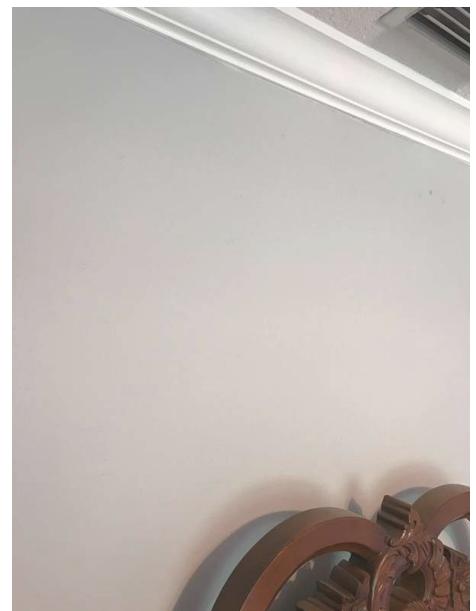
Unknown

Floors: Floor Coverings

Carpet

**Walls: Wall Material**

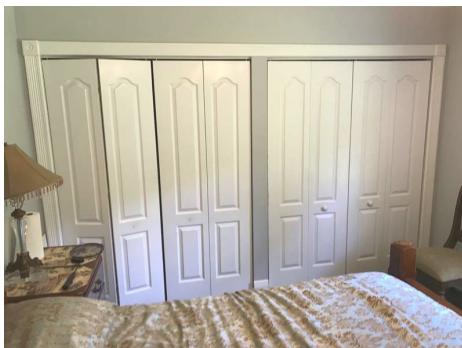
Drywall

**Ceilings: Ceiling Material**

Knockdown Texture

**Closet(s): General**

No issues found at the time of inspection.



Observations

9.4.1 Floors

MISSING THRESHOLD

Observed no threshold between the carpet and tile. This is a tripping hazard. Recommend installing one. Recommend further evaluation from a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor

Estimated Cost

\$200



10: BEDROOM 6

		IN	NI	NP	D
10.1	General	X			
10.2	Doors	X			
10.3	Windows	X			
10.4	Floors	X			X
10.5	Walls	X			
10.6	Ceilings	X			X
10.7	Lighting Fixtures, Switches & Receptacles	X			
10.8	GFCI & AFCI			X	
10.9	Smoke Detectors			X	
10.10	Carbon Monoxide Detectors			X	
10.11	Closet(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

General: General

Doors: General

No issues found at the time of inspection.


Windows: Window Type

Single-hung


Windows: Window Manufacturer

Unknown

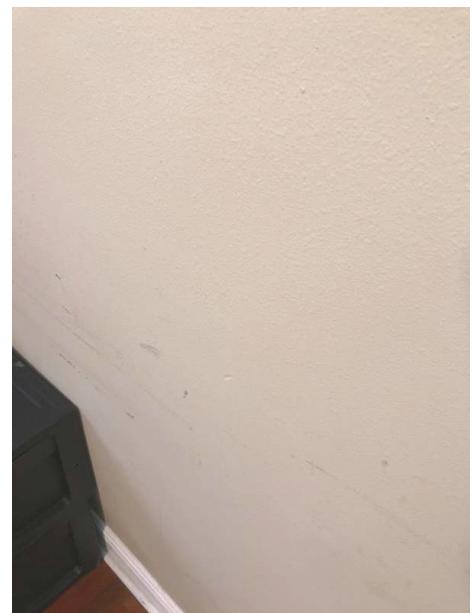
Floors: Floor Coverings

Laminate



Walls: Wall Material

Drywall



Ceilings: Ceiling Material

Knockdown Finish



Closet(s): General**Observations**

10.4.1 Floors

MISSING THRESHOLD/UNEVEN FLOOR

Observed no threshold between tile and laminate flooring. Observed a more than one inch difference in height. This is a safety and tripping hazard. Recommend further evaluation from a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor

Estimated Cost

\$200 - \$300



10.6.1 Ceilings

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.

Estimated Cost

\$100



11: MASTER BATHROOM

		IN	NI	NP	D
11.1	Toilet	X			
11.2	Shower	X			
11.3	GFCI & AFCI	X			X
11.4	Water Supply, Distribution Systems & Fixtures	X			
11.5	Lighting Fixtures, Switches & Receptacles	X			
11.6	Bathtub/Spa	X			
11.7	Closet(s)	X			
11.8	Sink(s)	X			
11.9	Window(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

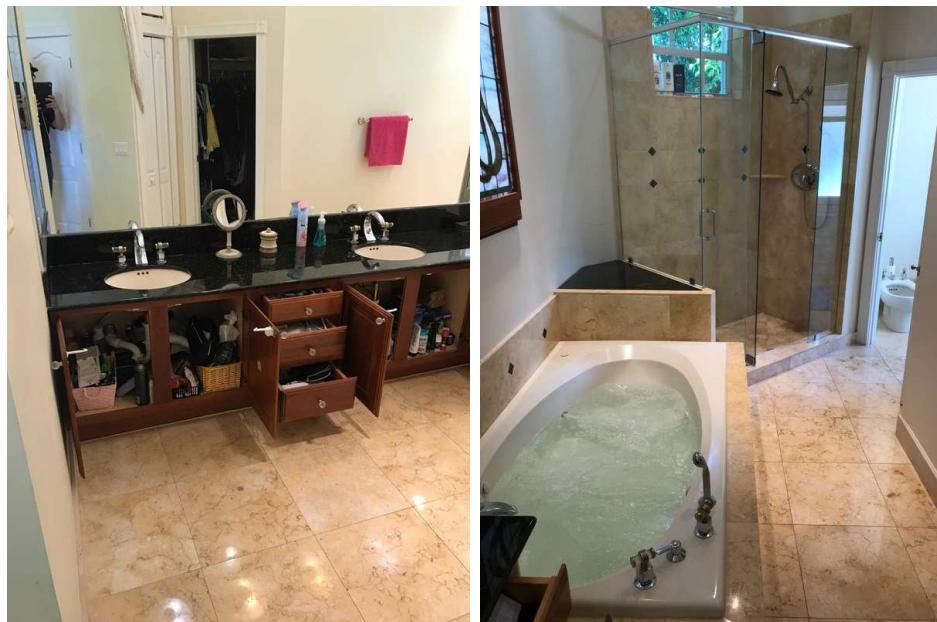
Information

Window(s): General

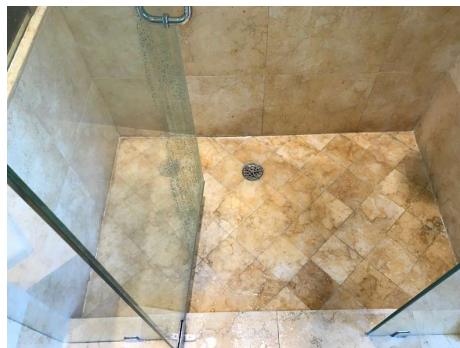
No issues found at the time of inspection.



General



Toilet: General

Shower: General**Water Supply, Distribution Systems & Fixtures: Water Supply Material**

Galvanized, PVC, Copper, Hose



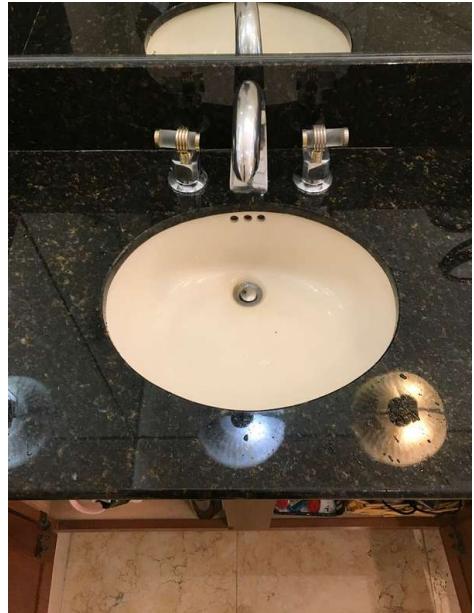
Bathtub/Spa: General**Closet(s): General**

No issues found at the time of inspection.



Sink(s): General

No issues found at the time of inspection.



Observations

11.3.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$100



12: BATHROOM 2

		IN	NI	NP	D
12.1	General	X			
12.2	Water Supply, Distribution Systems & Fixtures	X			
12.3	Lighting Fixtures, Switches & Receptacles	X			
12.4	GFCI & AFCI	X			
12.5	Shower	X			
12.6	Toilet	X			
12.7	Closet(s)	X			
12.8	Sink(s)	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

General: General



Water Supply, Distribution Systems & Fixtures: Water Supply Material

Galvanized, PVC, Copper, Hose

**Shower: General**

Toilet: General

No issues found at the time of inspection.

**Closet(s): General**

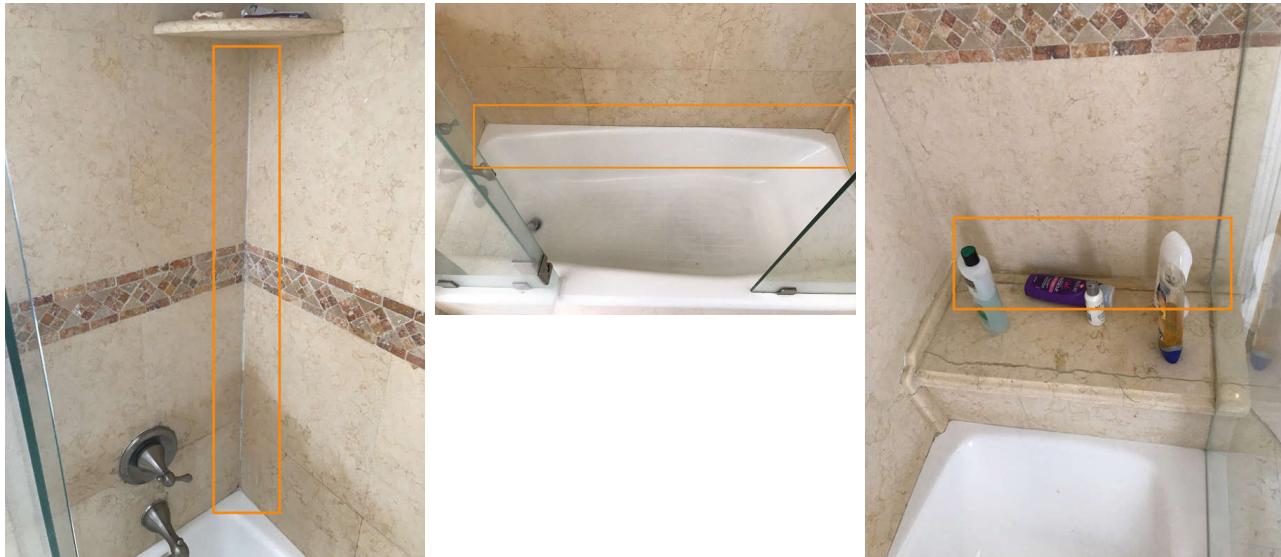
No issues found at the time of inspection.

**Observations****12.5.1 Shower****MISSING CAULKING/GROUT**

Observed bathtub/shower missing caulking/grout where wall meets the tub/floor. Areas where there is no grout/caulking are potential areas of water intrusion. Water can enter into these areas and cause damage to walls and surrounding areas. Recommend re-caulking or re-grouting around bathtub.

Recommendation

Contact a handyman or DIY project



12.8.1 Sink(s)

MISSING SINK STOPPER

Observed no sink stoppers at both sinks. Recommend installing new ones. Recommend further evaluation from a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$200



13: BATHROOM 3

		IN	NI	NP	D
13.1	General	X			
13.2	Sink(s)	X			
13.3	Water Supply, Distribution Systems & Fixtures	X			
13.4	Lighting Fixtures, Switches & Receptacles	X			
13.5	GFCI & AFCI	X			X
13.6	Shower	X			
13.7	Toilet	X			
13.8	Window(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

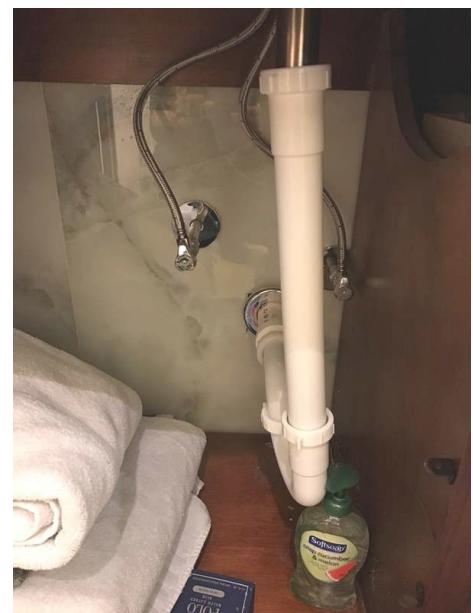
General: General

Sink(s): General

No issues found at the time of inspection.


Water Supply, Distribution Systems & Fixtures: Water Supply Material

Galvanized, PVC, Copper, Hose



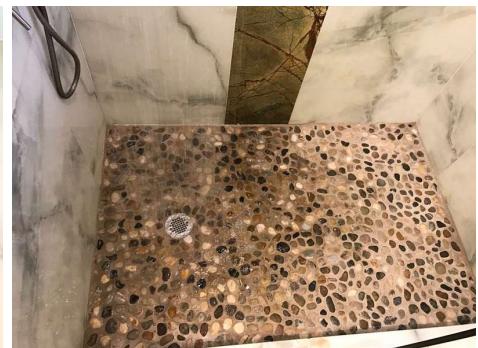
Window(s): General

No issues found at the time of inspection.



Shower: General

No issues found at the time of inspection.



Toilet: General**Observations**

13.5.1 GFCI & AFCI

FAULTY GFCI

GFCI in bathroom not tripping. Outlet reads a fault of open ground. An open ground is a potential shock hazard, a safety concern, and any device plugged into outlet may be damaged. In many cases, the open ground on one outlet is the result of a disconnected wire at another outlet. Recommend further evaluation from a licensed electrician. **Recommend further evaluation from a licensed electrician.**

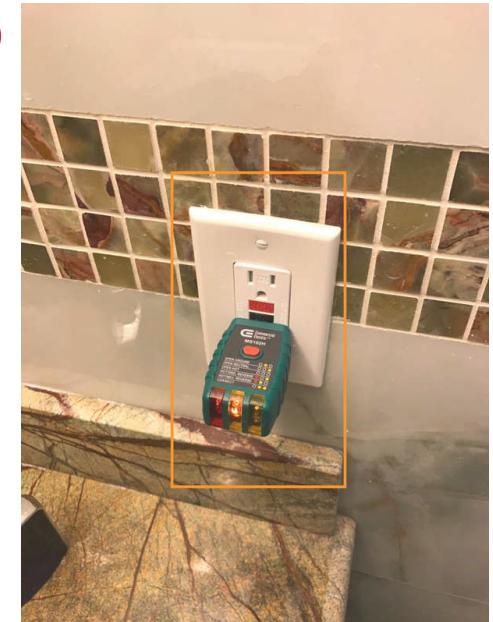


Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$100



14: BATHROOM 4

		IN	NI	NP	D
14.1	General	X			
14.2	Water Supply, Distribution Systems & Fixtures				
14.3	Lighting Fixtures, Switches & Receptacles	X			
14.4	GFCI & AFCI	X			X
14.5	Shower	X			
14.6	Toilet	X			
14.7	Sink(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

General: General

Water Supply, Distribution Systems & Fixtures: Water Supply Material
 Galvanized, PVC, Copper, Hose

Sink(s): General

No issues found at the time of inspection.



Shower: General

No issues found at the time of inspection.



Toilet: General

No issues found at the time of inspection.



Observations

14.4.1 GFCI & AFCI



OPEN GROUND

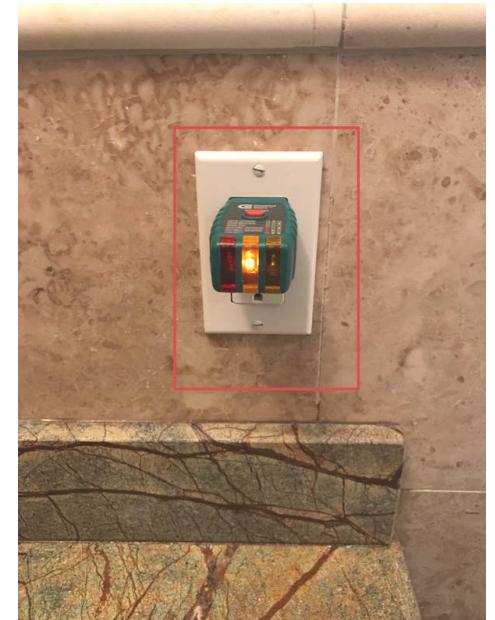
Observed a fault of open ground. An open ground is a potential shock hazard, a safety concern, and any device plugged into outlet may be damaged. In many cases, the open ground on one outlet is the result of a disconnected wire at another outlet. Recommend further evaluation from a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$200



15: BATHROOM 6

		IN	NI	NP	D
15.1	General	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

General: General





Observations

15.1.1 General

FAULTY SINK STOPPER

Observed the sink stopper broken. Recommend further evaluation from a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$100 - \$200



15.1.2 General

FAULTY FAUCET

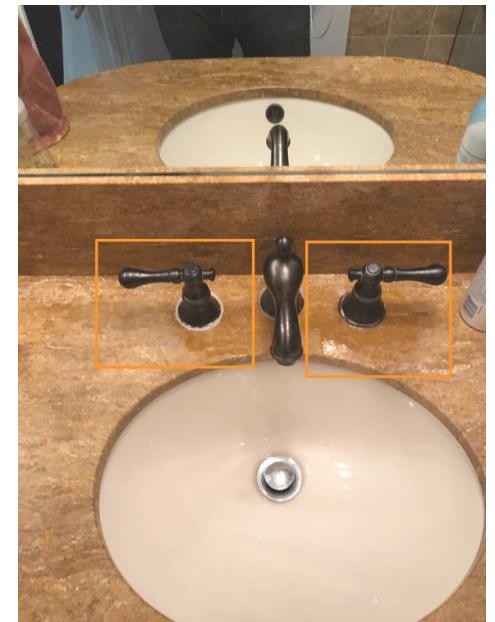
Observed faulty faucets at the sink. Recommend replacing them.
Recommend further evaluation from a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$200 - \$300



15.1.3 General

FAULTY SHOWER DIVERTER

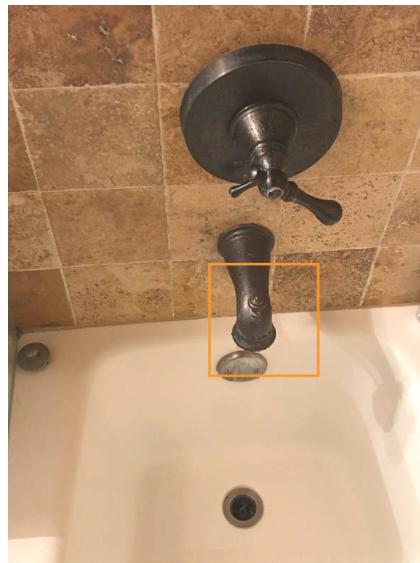
Observed no pressure at the lower faucet. Recommend further evaluation from a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$200



16: LIVING ROOM

		IN	NI	NP	D
16.1	Doors	X			
16.2	Windows	X			
16.3	Floors	X			X
16.4	Walls	X			
16.5	Ceilings	X			
16.6	Thermostat Controls	X			
16.7	Lighting Fixtures, Switches & Receptacles	X			
16.8	GFCI & AFCI			X	
16.9	Closet(s)	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Windows: Window Manufacturer

Unknown

Windows: Window Type

Single-hung, Fixed

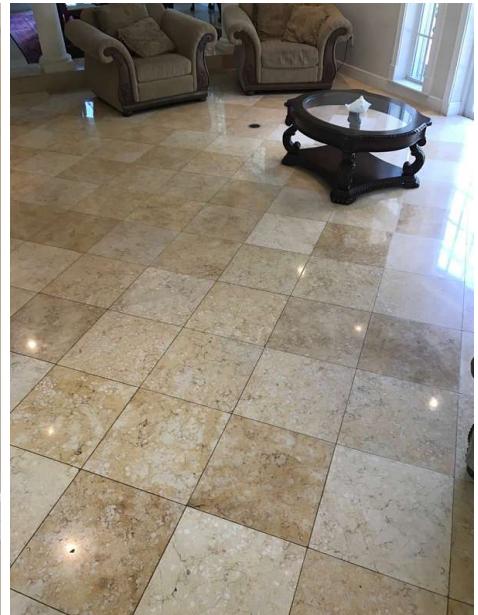
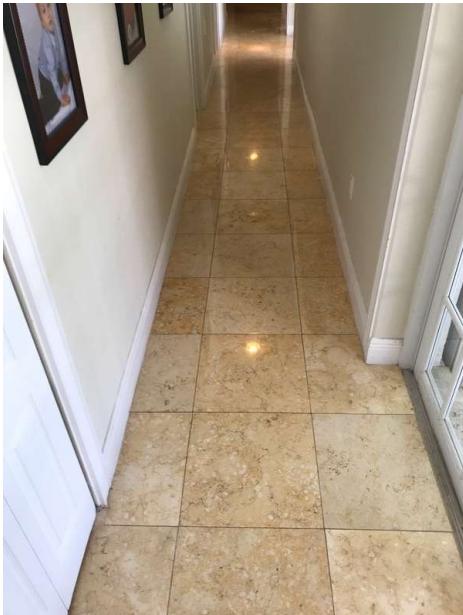
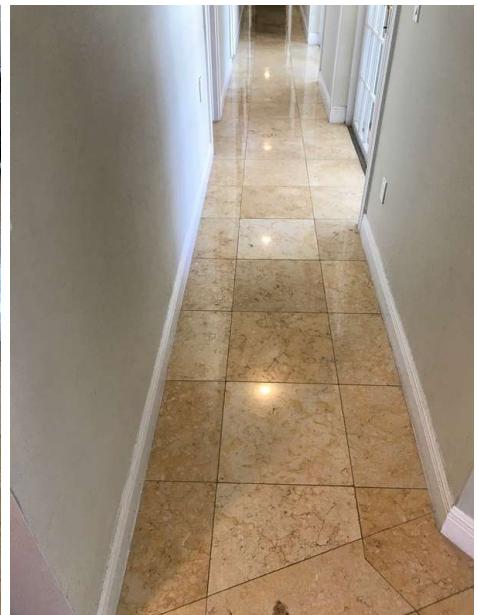






Floors: Floor Coverings

Tile, Laminate





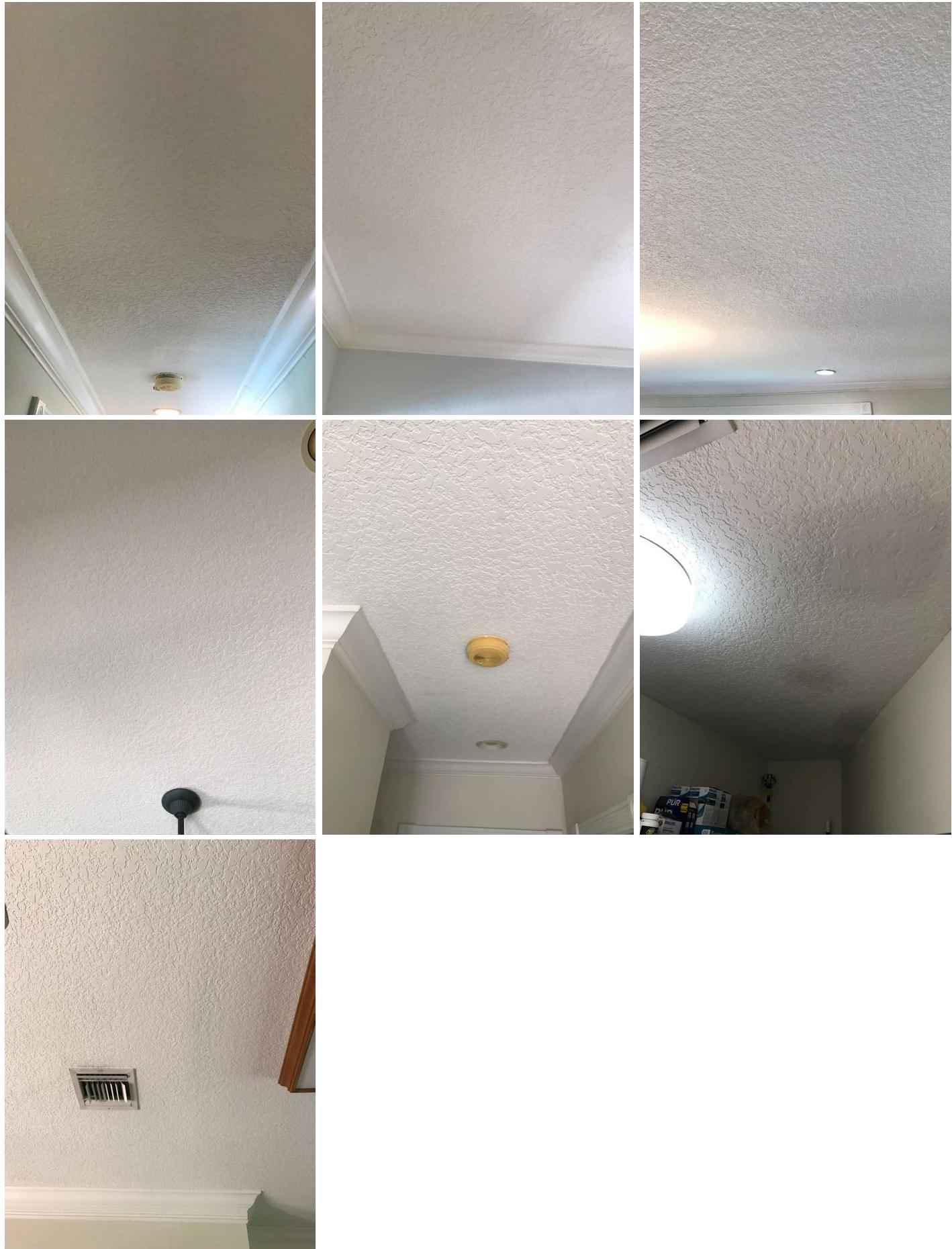
Walls: Wall Material

Drywall



Ceilings: Ceiling Material

Knockdown Texture



Thermostat Controls: General

Thermostat #1 located in hallway near A/C closet (nearest laundry room), thermostat #2 is located in hallway near A/C closet #2, and thermostat #3 is located in east hallway near master bedroom.



Thermostat #1



Thermostat #2

Closet(s): General

No issues found at the time of inspection.



Observations

16.3.1 Floors

MISSING THRESHOLD

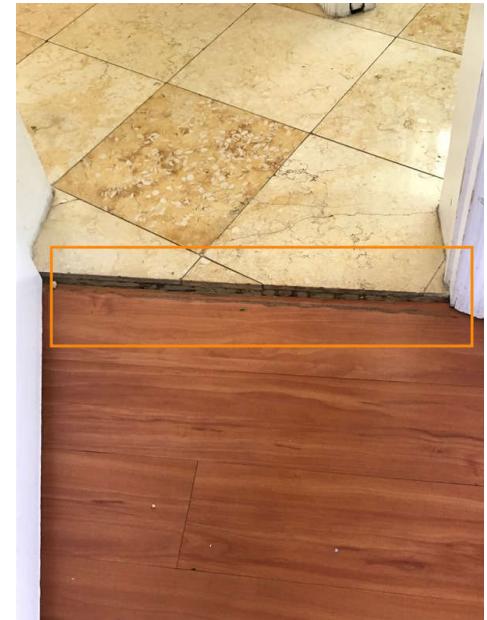
Observed no threshold between laminate flooring in family room and hallway. This is a tripping hazard. Recommend having one installed. Recommend further evaluation from a licensed flooring contractor.

Recommendation

Contact a qualified professional.

Estimated Cost

\$200



16.9.1 Closet(s)

HARDWARE IN NEED OF REPLACEMENT

Right side closet door in west hallway had broken hardware (top roller). Recommend replacing. Recommend further evaluation from a licensed carpenter or a handyman.

Recommendation

Contact a qualified carpenter.

Estimated Cost

\$100



West Hallway Closet

17: LAUNDRY ROOM

		IN	NI	NP	D
17.1	Main Water Shut-off Device	X			
17.2	Drain, Waste, & Vent Systems	X			
17.3	Exhaust Systems	X			X
17.4	Hot Water Systems, Controls, Flues & Vents	X			
17.5	Fuel Storage & Distribution Systems	X			X
17.6	Washer & Dryer	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Filters

Unknown

Water Source

Septic

Dryer Power Source

220 Electric



Dryer Vent
Metal (Flex)



Flooring Insulation
None

Main Water Shut-off Device: Location
Front Of House Under Water Spigot



Drain, Waste, & Vent Systems:
Drain Size

2"

Drain, Waste, & Vent Systems:
Material

PVC, Plastic Flex



Exhaust Systems: Exhaust Fans
Fan Only



Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric, Tankless

Hot Water Systems, Controls, Flues & Vents: Capacity
55 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Laundry Room

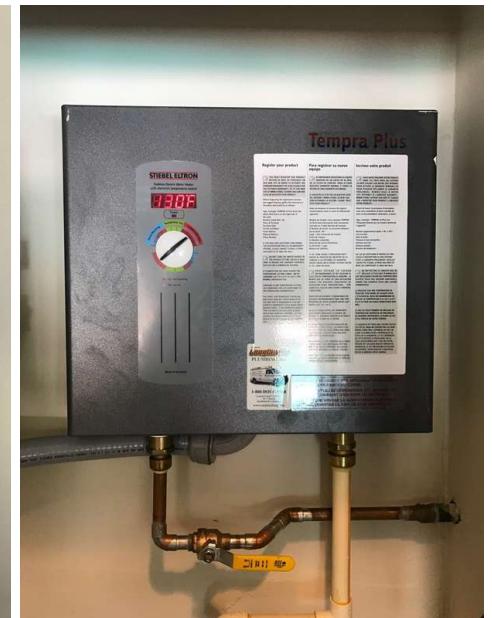
Fuel Storage & Distribution Systems: Main Gas Shut-off Location
At Tank

Washer & Dryer: General**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

AO Smith, Tempra Plus

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

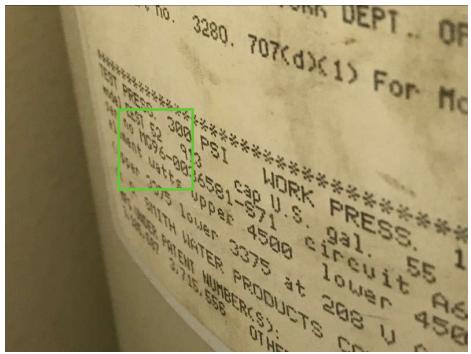


Tankless Water Heater

Hot Water Systems, Controls, Flues & Vents: Life Expectancy

Year of manufacture: (A.O. Smith) 1996 (Tankless Water Heater - Tempra Plus) Unable To View Manufacturers Plate

The average life expectancy of a hot water heater is 8-12 years. The life of a tankless water heater is more than 25 years. The traditional hot water heater is past its life expectancy and the tankless water heater is still within its life expectancy.



Traditional Hot Water Heater



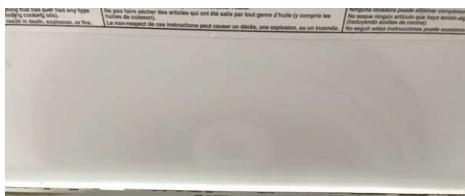
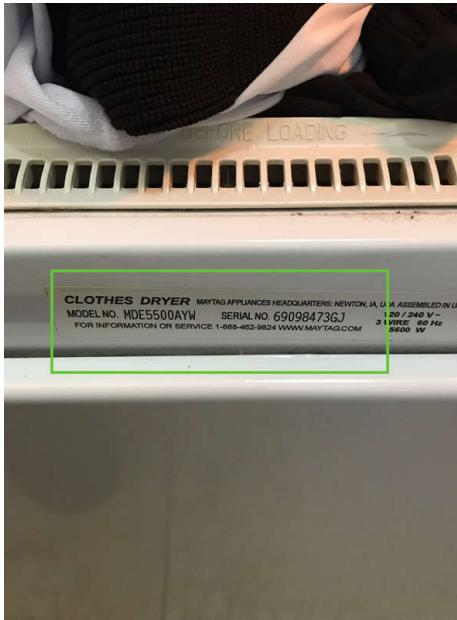
Tankless Water Heater

Washer & Dryer: Life Expectancy

Manufacturer: (Dryer) Maytag (Washer) Amana

Date of manufacture: (Dryer) 05/2005 (Washer) 01/2013

The average life expectancy of a washer/dryer is between 8-12 years. The dryer is past its life expectancy and the washer is still within its life expectancy.



Observations

17.3.1 Exhaust Systems

VENT FAN NON OPERATIONAL

Observed the vent fan in bathroom 4 & bathroom 3 were non functional (kids bathrooms). A bathroom vent fan is a common and effective way to circulate air in a small or confined space, allowing for circulation and lower humidity. A proper operating vent fan can help prevent future mold or water damage issues. Recommend further evaluation from a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$200 - \$400



17.4.1 Hot Water Systems, Controls, Flues & Vents

NEAR END OF LIFE

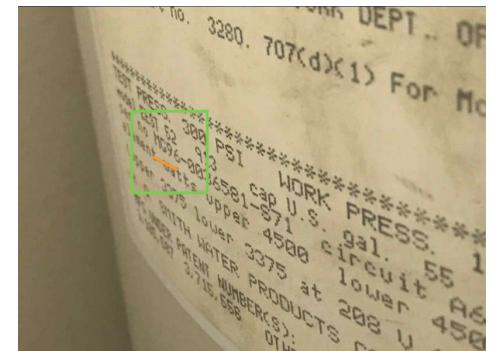
Water heater showed normal signs of wear and tear. Recommend monitoring its effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$1,000 - \$1,500



17.5.1 Fuel Storage & Distribution Systems

IMPROPER INSTALLATION

Observed the propane tanks not level. Recommend leveling floor. Gas supply or distribution pipes were improperly installed. Recommend a qualified contractor or local utility company evaluate and properly install pipes up to standards.

Recommendation

Contact a qualified professional.

Estimated Cost

\$300



18: KITCHEN

		IN	NI	NP	D
18.1	Dishwasher		X		
18.2	Refrigerator		X		
18.3	Range/Oven/Cooktop			X	
18.4	Garbage Disposal		X		
18.5	Electrical Outlets		X		
18.6	Sink		X		
18.7	Window(s)		X		

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Range/Oven/Cooktop:
Range/Oven Energy Source

Gas, Electric

Tested gas stove and was not functional. No gas at the time of inspection.

Range/Oven/Cooktop: Exhaust
Hood Type

Vented


Garbage Disposal: General

No issues found at the time of inspection.


Sink: General

No issues found at the time of inspection.



Window(s): General

No issues found at the time of inspection.

**Dishwasher: Brand**

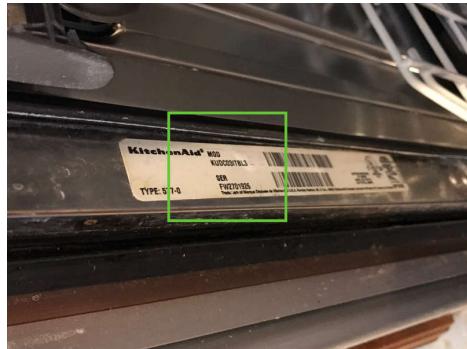
Kitchenaid



Dishwasher: Life Expectancy

Date of manufacture: 07/2008

Average life expectancy of a dishwasher is between 7-12 years. This unit is nearing the end of its life expectancy.

**Refrigerator: Brand**

KitchenAid

**Refrigerator: Life Expectancy**

Date of manufacture: Unable To View Manufacturers Plate.

Average life expectancy of a refrigerator is between 14-17 years. This unit appears to be past its life expectancy.

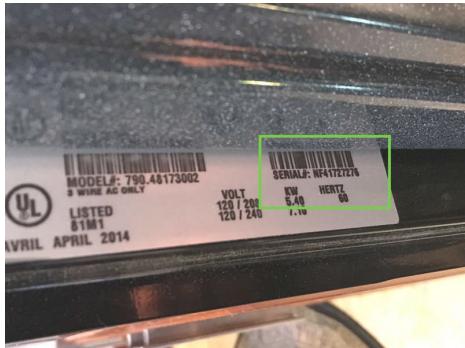
Range/Oven/Cooktop: Range/Oven Brand

Dynasty, Kenmore

**Range/Oven/Cooktop: Life Expectancy**

Date of manufacture: 04/2014

Average life expectancy of a stove is between 13-15 years. This unit is still within its life expectancy.



Range/Oven/Cooktop: Cooktop

Manufacturer: Dynasty

Date of Manufacturer: Could not locate manufacturers plate.

No gas at the time of inspection. Could not verify functionality of gas cooktop.



19: MISC. INTERIOR

		IN	NI	NP	D
19.1	Distribution Systems	X			
19.2	Smoke Detectors	X			X
19.3	Countertops & Cabinets	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Countertops & Cabinets: Countertop Material

Laminate, Marble



Wet Bar





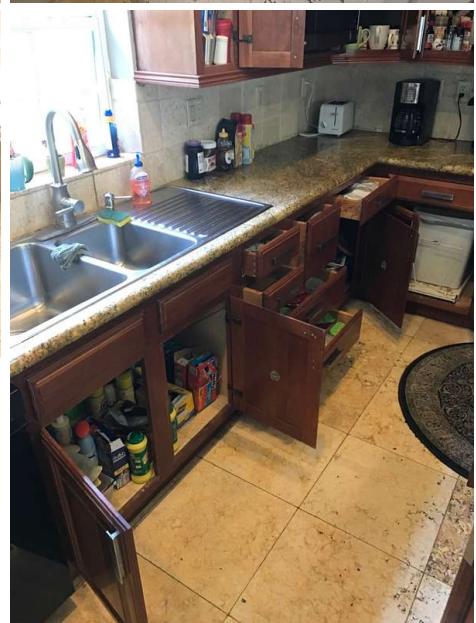
Countertops & Cabinets: Cabinetry

Laminate, Wood



Laundry Room

Wet Bar





Observations

19.2.1 Smoke Detectors

LOW BATTERY

One or more smoke detectors failed to respond when tested. Recommend battery be replaced in all smoke detectors.

Recommendation

Recommended DIY Project





20: ATTIC

		IN	NI	NP	D
20.1	Attic Insulation	X			
20.2	Ventilation	X			
20.3	Roof Structure & Attic	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Attic Insulation: R-value

30

Attic Insulation: Insulation Type

Fiberglass

**Ventilation: Ventilation Type**

Soffit Vents

**Roof Structure & Attic: Type**

Hip

Roof Structure & Attic: Material

Plywood, Wood

**Limitations**

Roof Structure & Attic

INACCESSIBLE

Attic access in bedroom 4 & 5 are inaccessible.



Observations

20.3.1 Roof Structure & Attic

MOISTURE DAMAGE

One or more areas of the sheathing showed signs or moisture damage. This appears to be from a prior leak. No evidence that it is from an active leak. Recommend further evaluation from a licensed roofing contractor to evaluate severity of damage and cost of repair/replacement.

Recommendation

Contact a qualified roofing professional.



21: ELECTRICAL

		IN	NI	NP	D
21.1	Service Entrance Conductors	X			
21.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
21.3	Branch Wiring Circuits, Breakers & Fuses	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

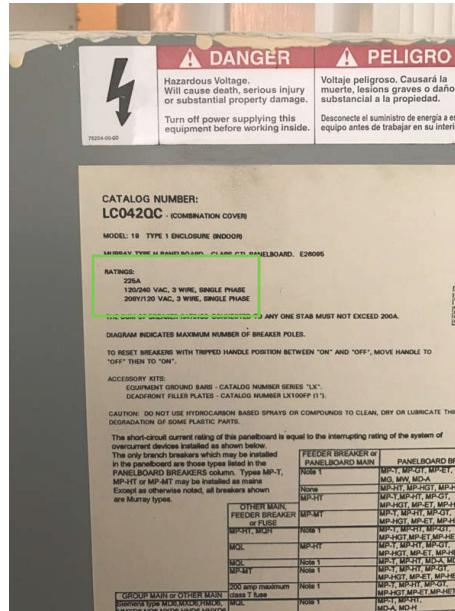
D = Deficiency

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Hallway

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
225 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker



East Hallway

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20

AMP

Unknown

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Unknown

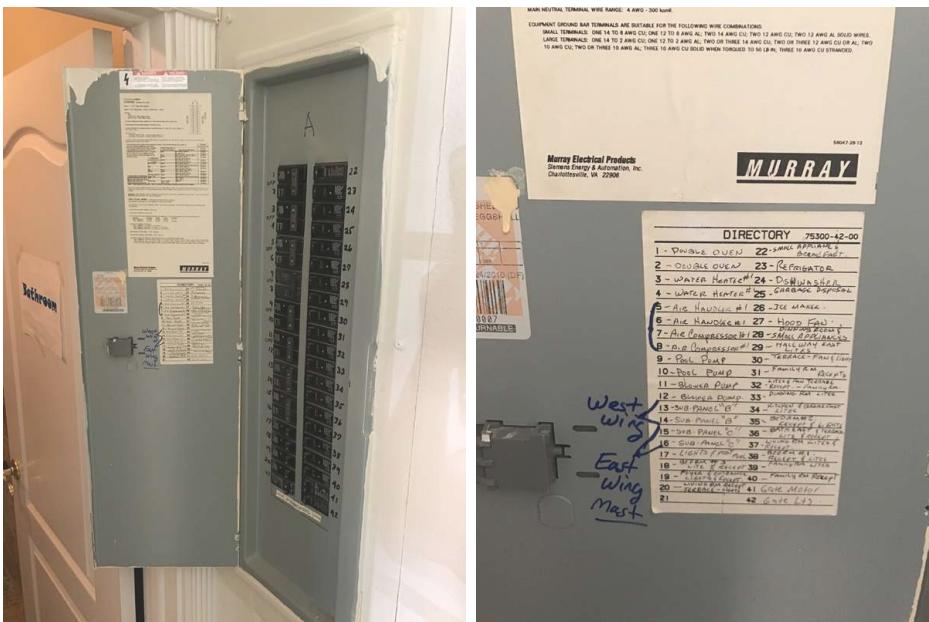
Service Entrance Conductors: Electrical Service Conductors

Below Ground



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Murray



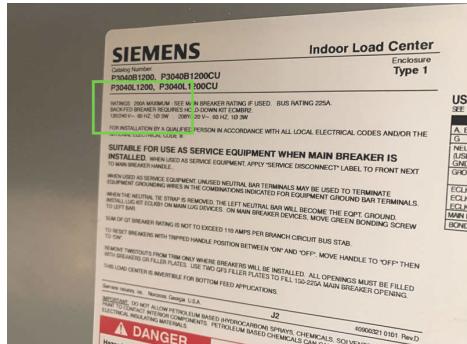
Main Panel

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Hallway



SubPanel #1 East Hallway



SubPanel #1



SubPanel#1



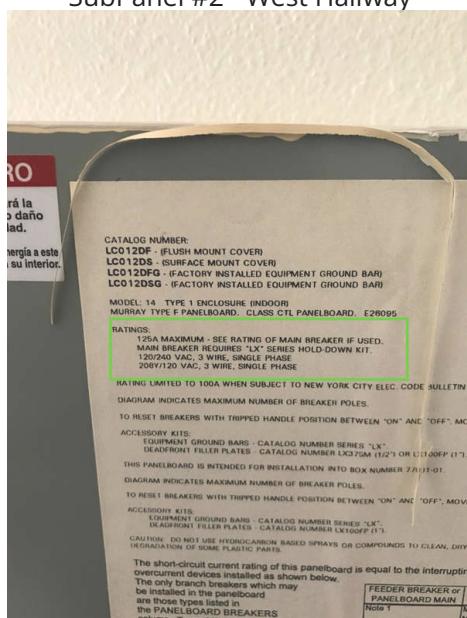
SubPanel #2 - West Hallway



SubPanel #2



SubPanel #2



125 Amps

Limitations

Branch Wiring Circuits, Breakers & Fuses

PANEL SCREWS STRIPPED

Unable to remove panel screws at the main panel. Recommend further evaluation from a licensed electrician to remove and replace panel screws and evaluate condition of panel.



22: UTILITY ROOM

		IN	NI	NP	D
22.1	Cooling Equipment	X			
22.2	Heating Equipment	X			
22.3	Distribution System	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior West, Exterior South

Heating Equipment: Brand
Goodman, American Standard

Heating Equipment: Energy Source
Electric

Heating Equipment: Heat Type
Electric

Distribution System: Ductwork
Insulated

Distribution System:
Configuration
Central

Cooling Equipment: Brand
American Standard, Goodman



A/C Unit #1



A/C Unit #1



A/C Unit #1



A/C Unit #1



A/C Unit #2



A/C Unit #2



A/C Unit #2



A/C Unit #3



A/C Unit #3



A/C Unit #3

Cooling Equipment: Life Expectancy

Year of manufacture: (Unit #1 American Standard) - 08/2006, (Unit #2 Goodman) - 07/2015, (Unit #3 Goodman) 08/2015

Capacity: (Unit #1) 3-Ton, (Unit #2) 4-Ton, (Unit #3) 3.5 - Ton

Average life expectancy of an air conditioning unit is between 10-15 years. Unit #1 is nearing the end of its life and unit #2 & #3 are still within their life expectancies.



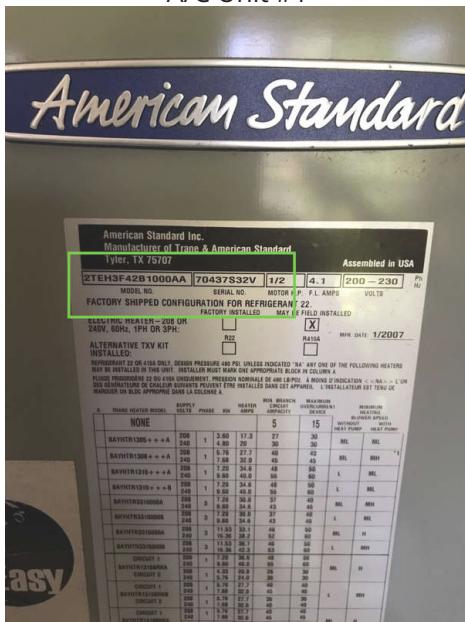
A/C Unit #1



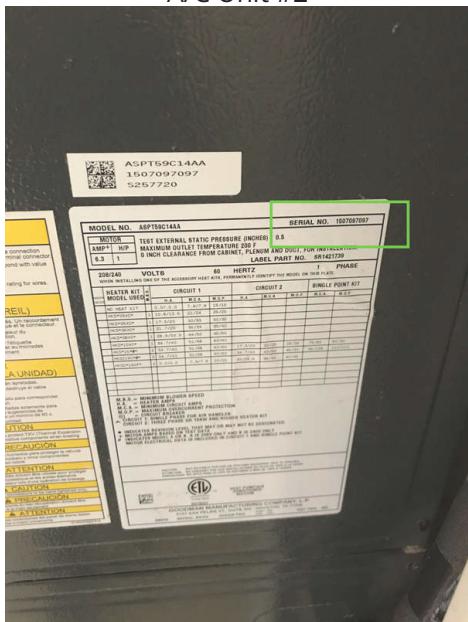
A/C Unit #2



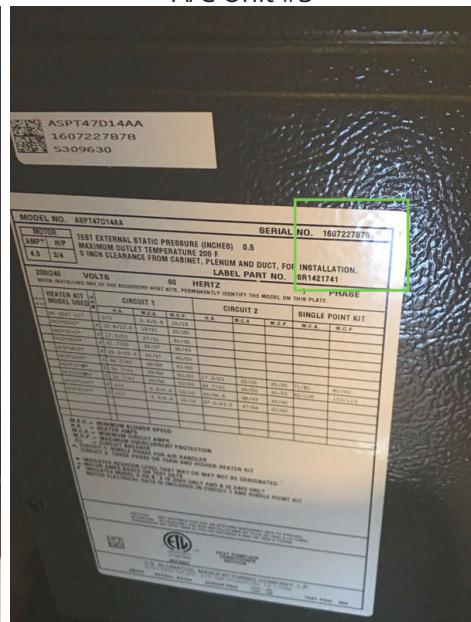
A/C Unit #3



A/C Unit #1



A/C Unit #2



A/C Unit #3

Observations

22.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Observed missing or damaged insulation on refrigerant line on A/C unit #2, which can cause energy loss and condensation. Recommend further evaluation from a licensed air conditioning contractor.

Recommendation

Contact a qualified HVAC professional.

Estimated Cost

\$100



A/C Unit #2

22.1.2 Cooling Equipment

COIL CLEANING

Recommend cleaning the evaporator coil once every two years. Estimated cost of cleaning per unit is approximately \$300-\$600 per unit.

Recommendation

Contact a qualified HVAC professional.

Estimated Cost

\$300 - \$600

23: CAST IRON PLUMBING

		IN	NI	NP	D
23.1	Inspection Recommended	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

Observations

23.1.1 Inspection Recommended

POSSIBLE CAST IRON PLUMBING

Any home built in 1975 or older may have cast iron plumbing. Recommend further evaluation from a licensed plumber to determine the presence and/or condition of cast iron plumbing, preferably by a plumber that is qualified to use cameras.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$500 - \$1,000

24: PEST CONTROL SPECIALIST

		IN	NI	NP	D
24.1	Termite Treatment	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

General

Termite Treatment: Termite Treatment Recommended

Termites are very common in S. Florida. As a preventative measure, I recommend spraying for termites once every 6 years (approximately). Recommend further evaluation from a licensed pest control contractor.

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or control the operation of every control and feature of an inspected appliance.

Misc. Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not

permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.