# Home Pro Miami

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Inspected By: Tracy Woodard

# Home Inspection Report

Prepared For:

## Sample Inspection Report

Property Address:

## 1175 Sample Dr
## Miami Beach, FL 33141

Inspected on Thu, Aug 29 2019 at 10:00 AM

# Table of Contents

Home Pro Miami would like to thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property at the time of our inspection to better assist you in making an informed purchase decision.

The report contains a conditional review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

COMMENT KEY OR DEFINITIONS

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further evaluation by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

*Note: Inspector is not required to offer general estimates for repair or replacement costs for any items referenced in this report. General estimates provided for repair or replacement costs are the assumption of the inspector and should not be considered actual cost for work provided by a licensed contractor. For accurate cost estimate regarding repairs or replacement of items referenced in this report, client should consult with a third party licensed general contractor. ACTUALREPAIR COSTS MUST BE DETERMINED BY THE CUSTOMER. DO NOT RELY ON COST ESTIMATES IN THIS REPORT.

Soil conditions, geological stability, or engineering analysis are beyond the scope and purpose of this inspection. The inspection is not a compliance inspection or a certificate for past or present governmental or local codes or regulations, or the suitability of the property for any specialized use. Determining the presence or absence of radon, safety glass, lead paint or any suspected hazardous substance including, but not limited to: toxins, carcinogens, noise, contaminants in soil, water and air are beyond the scope and purpose of this inspection. Inspection DOES NOT include any inspection, testing or invasive procedures to identify the presence of Chinese manufactured gypsum board in the structure unless specifically noted herein.

THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARANTY, EXPRESSED OR IMPLIED. THIS REPORT SHOULD BE USED ONLY AS A SUPPLEMENT TO THE SELLERS DISCLOSURE.

Some inspection components may or may not be covered by a real estate contract. Consult your real estate agent and/or attorney regarding your contractual conditions. The client is strongly advised to perform a walk-through inspection prior to closing. Estimates for repair costs are to be used as a guide only, and are based on current rate of professional licensed contractors. Buyers are strongly advised to obtain competitive trade estimates to determine actual costs of repairs prior to closing.

INSPECTED = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

NOT INSPECTED = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

NOT PRESENT = This item, component or unit is not in this home or building.

REPAIR OR REPLACE = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

FURTHER EVALUATION = The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

# General Information

| | |
|---|---|
| Inspector: | Tracy Woodard |
| License No.: | HI1165 |
| Inspector's Signature: |  |
| Standards of Practice: | NACHI National Association of Certified Home Inspectors |
| In Attendance: | Client, Listing Agent, Seller |
| Type of Building: | Single Family (2 Story) |
| Approximate Age of Building (Year Built): | 1962 |
| Age of Building According To: | Tax Record |
| Utilities On During Inspection: | Electric Service, Water Service |
| Property Faces: | East |
| Temperature: | Over 90 |
| Weather: | Clear |
| Soil Condition: | Damp |
| Rain in the Last 3 Days: | Yes |
| Radon Test: | No |
| Water Test: | No |

# Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

| | |
|---|---|
| Vegetation: | Growing Against Structure, Generally Maintained |
| Driveway: | Brick Pavers |
| Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover & Applicable Railings: | Concrete<br>Condition: Inspected |

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Comment 1:
Vegetation/trees growing along siding & roof.
Recommend cutting back vegetation/trees from side of home and roof to prevent damage to home siding & roof coverings. (Estimate: $500 - $1,000)

Figure 1-1

Figure 1-2

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Comment 2:
Automatic privacy gate for driveway not functioning at the time of inspection.
- System attempted to be reset by reset switch, but continues to be non-functional.
Recommend further evaluation by a professional installer or LiftMaster technician and repair or replace accordingly. (Estimate: $250 - $500)

(Site continued)

Figure 2-1

Figure 2-2


Figure 2-3

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Comment 3:
Landscaping lighting around exterior of property currently appears in poor condition, and does not appear to be functional.
- Multiple damaged & broken exterior landscape lighting at the time of inspection.
Recommend further evaluation by a licensed contractor and repair/replace landscape lighting accordingly. (Estimate: $500 - $1,000)

(Site continued)

Figure 3-1

Figure 3-2

Figure 3-3

Figure 3-4

# Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and representative number of windows; Garage door operators; Decks, balconies, stoops, steps, area ways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

| | |
|---|---|
| Wall Cladding Flashing And Trim: | Cement Stucco<br>Condition: Inspected |
| Siding Material: | Masonry |
| Windows: | Aluminum<br>Condition: Inspected |
| Entry Doors: | |
| Eaves, Soffits, & Fascias: | Masonry Stucco<br>Condition: Inspected |
| Storm Protection: | |
| Plumbing Water Faucets (hose bibs): | Condition: Inspected |
| Outlets (exterior): | <br>Condition: Inspected |

(Exterior continued)

Comment 4:
Exterior/Site Photos.

Figure 4-1

Figure 4-2

Figure 4-3

Figure 4-4

(Exterior continued)

Figure 4-5

Figure 4-6


Figure 4-7

Figure 4-8

Comment 5:
Wind Mitigation / Storm Protection.
- Impact Windows

(Exterior continued)

Figure 5-1

Figure 5-2

Figure 5-3

Figure 5-4

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Comment 6:
Front entrance door glazing has faulty double-pane glazing at the time of inspection.
- Estimate over time the double-pane window seal may have failed allowing the inert gas within the window to leak out and moisture from outside air to seep into the space between window panes.
Recommend replacing damaged glazing within doors, or entire front entrance door. (Estimate $5,000 - $10,000)

(Exterior continued)

Figure 6-1

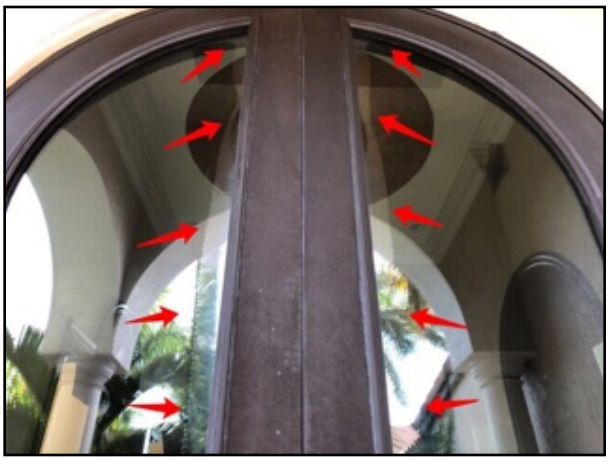

Figure 6-2

Figure 6-3

Figure 6-4

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Comment 7:
Multiple exterior windows within property have faulty double-pane glazing at the time of inspection.
- Large storefront windows around dining room.
- Kitchen windows.
- Estimate over time the double-pane window seal may have failed allowing the inert gas within the window to leak out and moisture from outside air to seep into the space between window panes.

Recommend replacing all damaged exterior windows. (Estimate $15,000 - $20,000)

(Exterior continued)

Figure 7-1

Figure 7-2

Figure 7-3

Figure 7-4

Figure 7-5

Figure 7-6

(Exterior continued)

Figure 7-7

Figure 7-8

Comment 8:
Broken exterior tile along front porch.
Replace broken exterior tiles along front porch. (Estimate: $250 - $500)

Figure 8-1

Figure 8-2

(Exterior continued)

Comment 9:
Apparent water damage/wood-rot to fascia within north & back sides of property. Recommend repairing/replacing damaged fascia boards. (Estimate: $1,000 - $2,000)

Figure 9-1

Figure 9-2

Figure 9-3

Figure 9-4

(Exterior continued)

Comment 10:
Electrical junction box left open within exterior wall on north side of property exposing live wiring.
Recommend enclosing electrical junction box within exterior wall to properly conceal live wiring. (Estimate: $50 - $100)

Figure 10-1

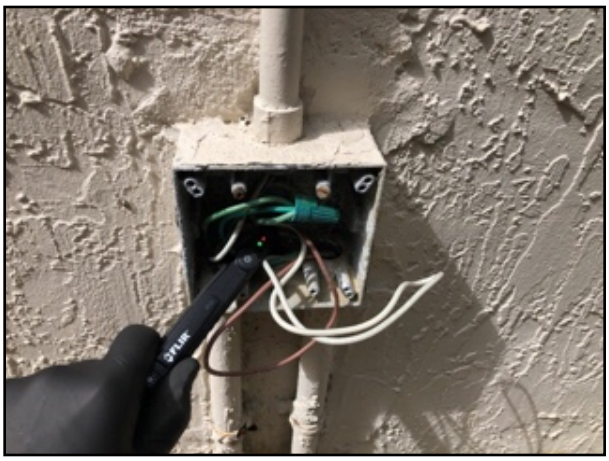

Figure 10-2

Comment 11:
Automatic screen covering around back of property not functioning at the time of inspection.
- Automatic awning over rear patio appears to be functional, but is not level.
Recommend adjusting to open out & close properly.
- Remaining screens over exterior windows and doors do not appear to be functional.
Recommend further evaluation by a professional technician or contractor, and repair/replace accordingly. (Estimate: $500 - $2,500)

(Exterior continued)

Figure 11-1

Figure 11-2

Figure 11-3

Figure 11-4

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Comment 12:
Heavily oxidized/rusted exterior lighting & fan fixtures over rear patio. Recommend replacing fixtures with proper outdoor fixtures to prevent excessive oxidation/rusting. (Estimate: $500 - $1,500)

(Exterior continued)

Figure 12-1

Figure 12-2

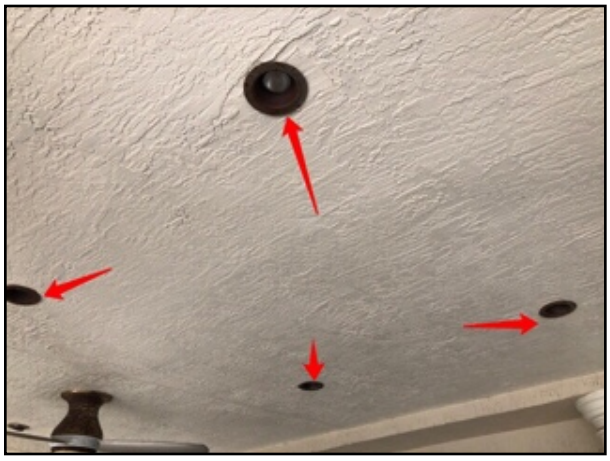

Figure 12-3

Figure 12-4

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Comment 13:
Exterior kitchen/wet bar in back of property.
- Unable to properly test grill as utility gas currently shut off at the time of the inspection.

(Exterior continued)

Figure 13-1

Figure 13-2

Figure 13-3

Figure 13-4

Figure 13-5

Figure 13-6

(Exterior continued)

Figure 13-7

Figure 13-8

Figure 13-9

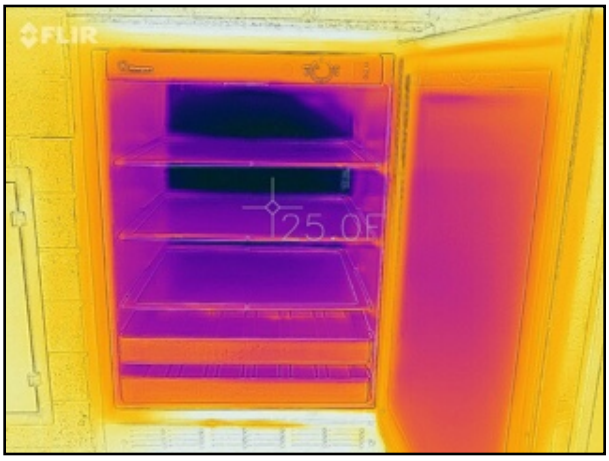


Figure 13-10

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Comment 14:
Apparent settlement cracking along exterior tiling/pavers in back of property. Replace cracked/broken tile/pavers to remove settlement cracking. (Estimate: $1,000 - $2,500)

(Exterior continued)

Figure 14-1

Figure 14-2

Figure 14-3

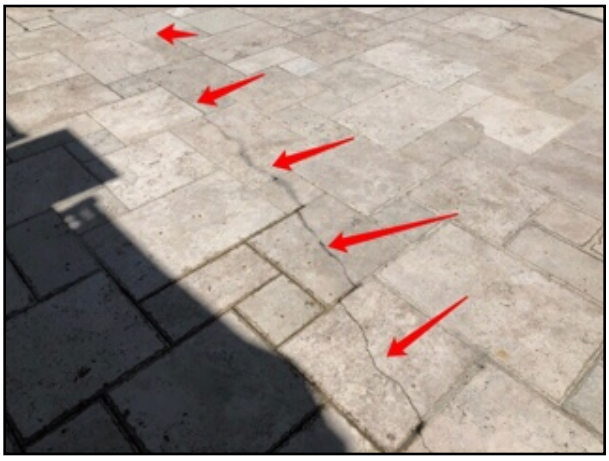

Figure 14-4

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

| | |
|---|---|
| Deck Material: | Pavers<br>Condition: Inspected |
| Interior Finish: | Concrete/Aggregate |
| Installed Equipment: | Pump Motor was turned on and appears to function no warrantee is implied regarding condition of motor |

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Comment 15:
Pool and pool lining appears in fair condition.
- Pool appears to have not been properly maintained and currently full with debris.
Recommend having a licensed professional drain pool & properly clean/acid wash pool lining. (Estimate: $750 - $1,500)

Figure 15-1

Figure 15-2

(Pool/Spa continued)

Figure 15-3

Figure 15-4

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Comment 16:
Pool pump & filtration equipment appears to be functioning properly at the time of inspection.
- Minor leaking apparent from connecting pipe fitting to pool pump & filtration equipment at the time of the inspection.
Recommend repair/replace damaged & leaking piping to pump & filtration equipment to prevent further leaking. (Estimate: $100 - $250)

Figure 16-1


Figure 16-2

(Pool/Spa continued)

Figure 16-3


Figure 16-4

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Comment 17:
Pool heater appears in poor condition, and does not appear to be functioning properly at time of inspection.
Recommend further evaluating by a licensed professional and repair or replace accordingly. (Estimate: $2,000 - $3,500)

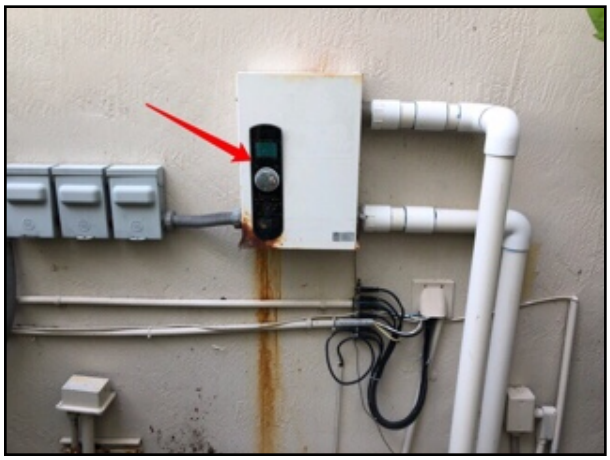

Figure 17-1


Figure 17-2

# Dock/Seawall

The inspection of the dock and seawall is limited to a visual inspect from the land side only.

Seawall Construction: Concrete
Condition: Inspected

Dock Construction: Wood Framed
Condition: Inspected

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Comment 18:
Seawall in back of property.
- Seawall appears to be in in overall fair condition at time of inspection.
- Apparent structurally cracking & spalling along concrete seawall/bulkhead on south side of seawall.
- Spalling/deterioration appears to be exposing rebar reinforcement from within structure due to apparent oxidation/rusting around cracking.

Recommend having a structural engineer or seawall contractor further evaluate spalling, and advise for proper repairs. (Detailed quotation required)

As we can only check for visual deficiencies above water level, we recommend further evaluation of dock & seawall by a licensed structural engineer or seawall contractor for proper structural evaluation of seawall.

Figure 18-1

Figure 18-2

(Dock/Seawall continued)

Figure 18-3

Figure 18-4

Figure 18-5

Figure 18-6

Figure 18-7

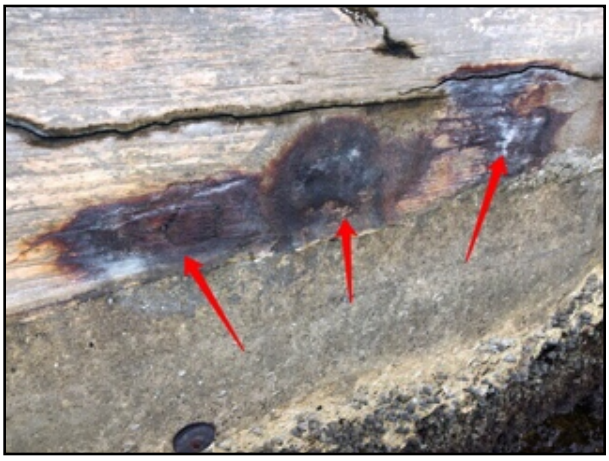

Figure 18-8

(Dock/Seawall continued)

Comment 19:
Apparent erosion of soil directly behind seawall.
- Estimate erosion may be due to previous storm surge splashing over seawall during severe weather.
Recommend replacing eroded soil & earth from be hind seawall with backfill soil.
(Estimate: $500 - $1,000)

Figure 19-1

Figure 19-2

Figure 19-3

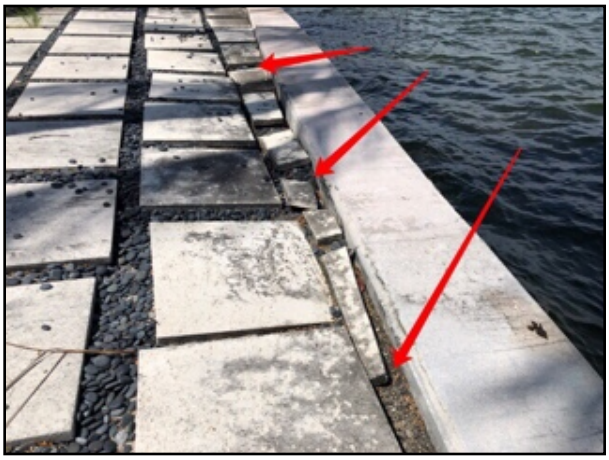

Figure 19-4

(Dock/Seawall continued)

Comment 20:
Dock located within back of property.
- Dock appears to be slightly weathered but in overall fair condition at time of inspection.

Figure 20-1

Figure 20-2

Figure 20-3

Figure 20-4

(Dock/Seawall continued)

Comment 21:
Dry-dock boat lifts appear to be damaged & not functional at the time of inspection. Recommend further evaluation by a licensed contractor, and repair or replace dry-dock boat lifts accordingly. (Detailed quotation required)

Figure 21-1

Figure 21-2

# Irrigation System

| | |
|---|---|
| Irrigation System Supply Source: | Municipal |
| Motor/Pump: | Electric |
| | Condition: Inspected |
| Valves: | Mechanical |
| Timer: | Timer Control Panel |
| Visible Piping: | PVC |
| Electrical Connections: | Conduit |
| | Condition: Inspected |

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Comment 22:
Irrigation system connected to municipal water source in side of property.
- Mechanical valves for irrigation system are buried around property.
- Sprinkler system does not appear to be functioning properly at the time of inspection.
- Excessive leaking apparent from irrigation system incoming water line in front corner of property.

Recommend further evaluation by a licensed contractor and repair or replace accordingly. (Estimate: $500 - $1,000)


Figure 22-1

Figure 22-2

(Irrigation System continued)

Figure 22-3

Figure 22-4

Figure 22-5

# Structure

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

| | |
|---|---|
| Foundation Types: | Slab on Grade |
| Foundation Material: | Poured Concrete<br>Condition: Inspected |
| Floor Structure: | Concrete Slab<br>Condition: Inspected |
| Wall Structure: | CBS<br>Condition: Inspected |

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Roofing

The home inspector shall observe: Roof coverings; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk in the roof; or Observe attached accessories including but not limited to solar systems, antennae, and lighting arrestors. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

| | |
|---|---|
| Viewed Roof Coverings From: | Walked Roof |
| Roof Type: | Hip, Flat |
| Roofing Material: | Ceramic/Clay Barrel Tile , Roll/Selvage Roofing<br>Condition: Repair or Replace |
| Approximate Roof Age: | 2004 (15 Years) |
| Roof Ventilation: | Soffit Vents<br>Condition: Inspected |

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Comment 23:
Roof Photos.
- Roof coverings replaced in 2004 (Permit #04-00089325), and currently appear in overall fair condition.
- Multiple indications of damage as well as active leaking from roof at the time of inspection.

Recommend further evaluation by a licensed contractor, and repair or replace roof coverings accordingly. (Estimate: $10,000 - $15,000)

(Roofing continued)

Figure 23-1

Figure 23-2

Figure 23-3

Figure 23-4

Figure 23-5

Figure 23-6

(Roofing continued)

Figure 23-7

Figure 23-8

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Comment 24:
Multiple cracked broken tiles present along roof.
- Roughly 45 - 60 cracked/broken, loose, or missing clay barrel tiles found at the time of inspection.
Repair/replace cracked/broken roofing tiles.

Figure 24-1

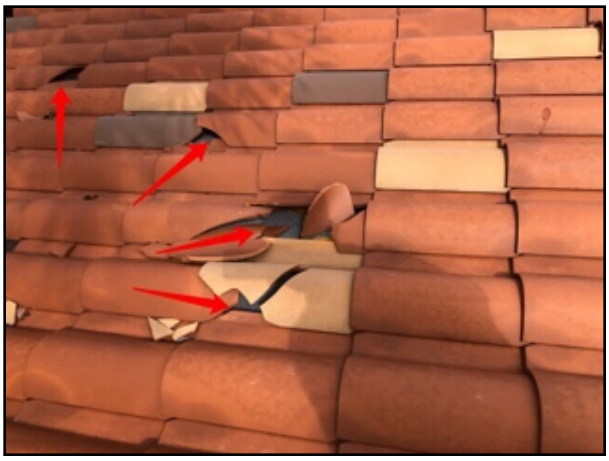

Figure 24-2

(Roofing continued)

Figure 24-3

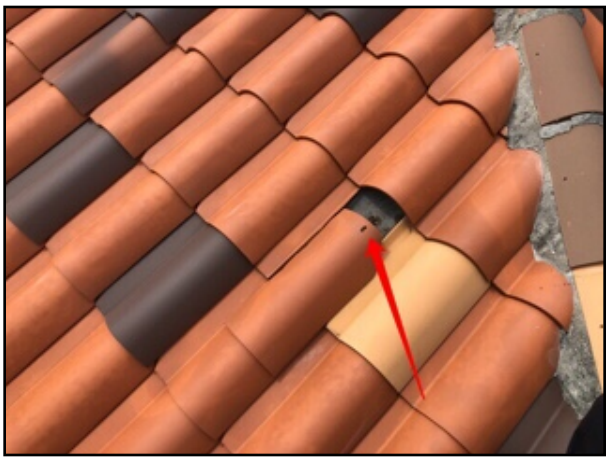

Figure 24-4

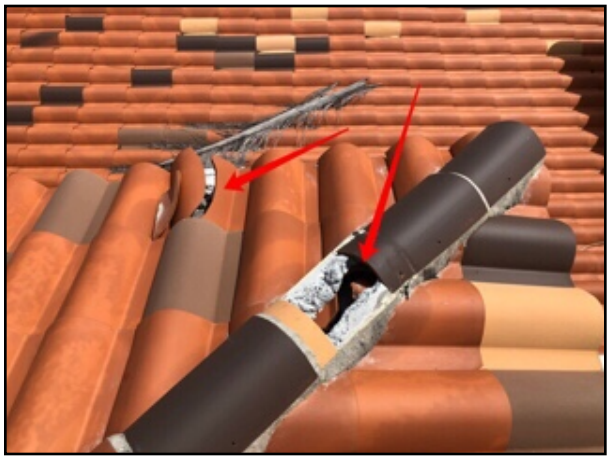

Figure 24-5

Figure 24-6

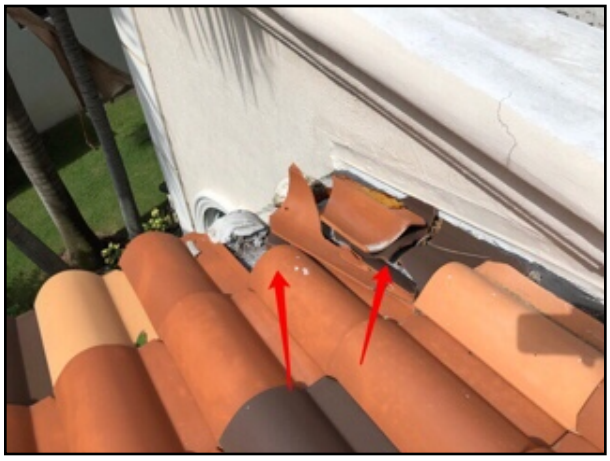

Figure 24-7

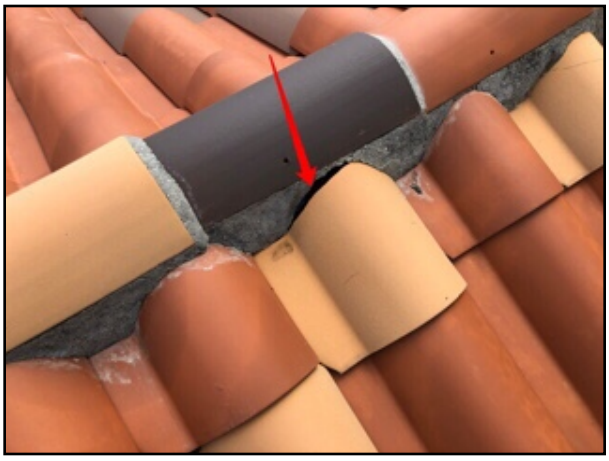

Figure 24-8

(Roofing continued)

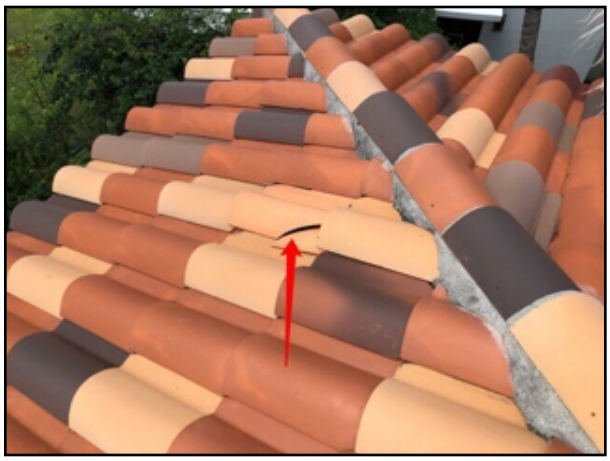

Figure 24-9

Figure 24-10

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Comment 25:
Heavy debris from surrounding vegetation collecting along roof.
Recommend removing debris from roof to prevent damage to roof coverings.
(Estimate: $200 - $400)

Figure 25-1

Figure 25-2

(Roofing continued)

Figure 25-3

Figure 25-4

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Comment 26:
Secondary Flat Roof:
- Flat roof coverings last replaced along with primary roof coverings in 2004 (Permit #04-00089325), and currently appear weathered & worn condition at the time of inspection.
- Weather-seal coating appears to have been previously applied, but is currently worn, peeling-up, and in poor condition.
- Debris from surrounding vegetation currently clogging scupper drains from flat roof covering preventing proper drainage from flat roof.
- No indications of leaking from flat roof coverings at the time of inspection, but flat roof coverings are nearing end of efficient life expectancy, and due to current condition recommend to be replaced in near future. (Estimate: $8,000 - $10,000)

(Roofing continued)

Figure 26-1

Figure 26-2

Figure 26-3

Figure 26-4

Figure 26-5

Figure 26-6

(Roofing continued)

Figure 26-7

The roof of the home was inspected and reported on the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to beleaguered proof at the time of inspection and weather conditions. Our inspections makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Attic

| | |
|---|---|
| Attic Entry: | No Attic Access Available |
| Method Used To Observe Attic: | Inaccessible |
| Roof Structure: | Not Inspected |
| Ceiling Structure: | Not Inspected |

# Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

| | |
|---|---|
| Water Service: | Public |
| Plumbing Drain, Waste & Vent Systems: | PVC, Cast Iron<br>Condition: Inspected |
| Plumbing Water Supply and Distribution Systems and Fixtures: | Copper<br>Condition: Inspected |
| Main Water Shut-off Device: | Condition: Inspected |
| Main Fuel Storage & Distribution Systems: | City Gas Utility Connection<br>Condition: Inspected |
| Main Fuel Shut-off Devise: | At Meter |

(Plumbing continued)

Comment 27:
Main water shut off valve is located in north side of property.

Figure 27-1

Figure 27-2

Comment 28:
Water pressure is good going into home. (Around 70 PSI)
- Average water pressure for residential properties ranges between 30 - 50 PSI.

Figure 28-1

(Plumbing continued)

Comment 29:
Plumbing drain lines visible from ventilation stacks on top of roof.
- Drain lines consist of aged cast iron & updated PVC piping.

Figure 29-1

Figure 29-2

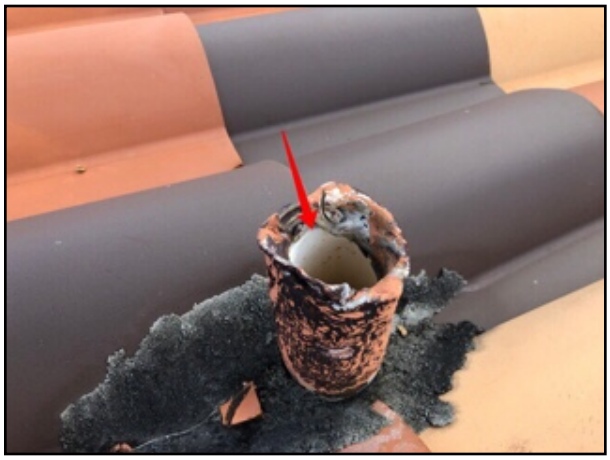

Figure 29-3

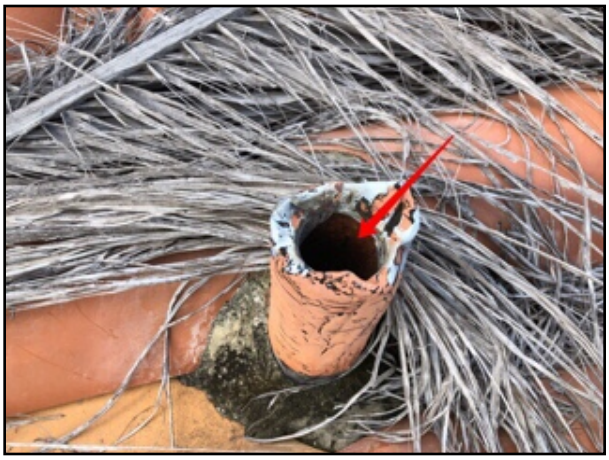

Figure 29-4

Comment 30:
City gas meter/fuel connection to property is located on north side of property.
- Main fuel shut-off valve is located next to city meter.
- Gas service currently disconnected. Utility provider has placed a lock on the meter.
- Unable to test gas appliances.

(Plumbing continued)

Figure 30-1

Figure 30-2

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Water Heater #1

| | |
|---|---|
| Manufacturer: | American Heat |
| Fuel: | Electric |
| Capacity: | Tankless |
| Location: | 2nd Floor Utility Room |
| Manufactured/Installed: | Unknown |
| Hot Water Temperature: | 116.2 Degrees |
| Fuel Disconnect: | In Same Room, Within Sight of Equipment |

(Water Heater #1 continued)

Comment 31:
Hot water heater appears in good condition and functioning properly at the time of inspection.

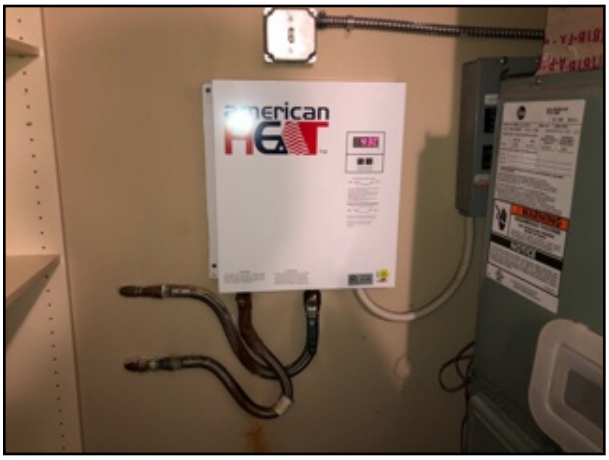


Figure 31-1

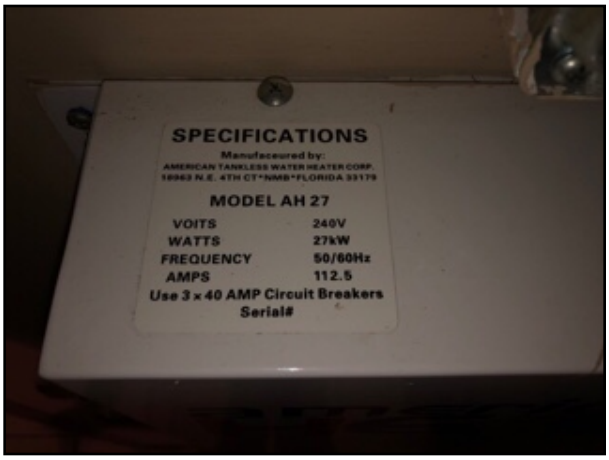


Figure 31-2

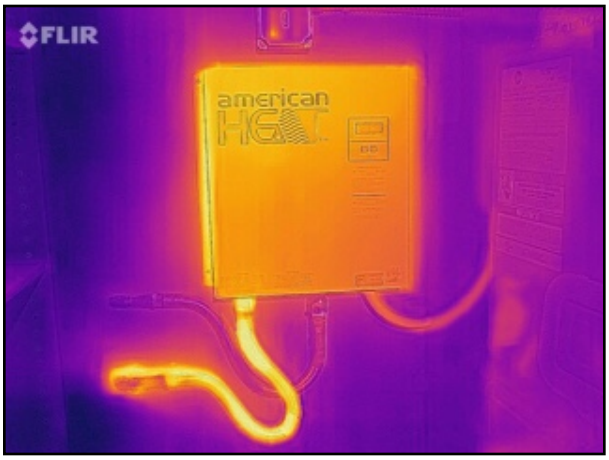


Figure 31-3


Figure 31-4

Comment 32:
Heavily oxidation/rusting to plumbing hose connection to water heater.
- Indications of previous leaking. No active leaking noticed during the time of inspection.
Recommend having a licensed plumbing contractor replace connection & hose to hot water heater to prevent any possible leaking. (Estimate: $200 - $400)

(Water Heater #1 continued)

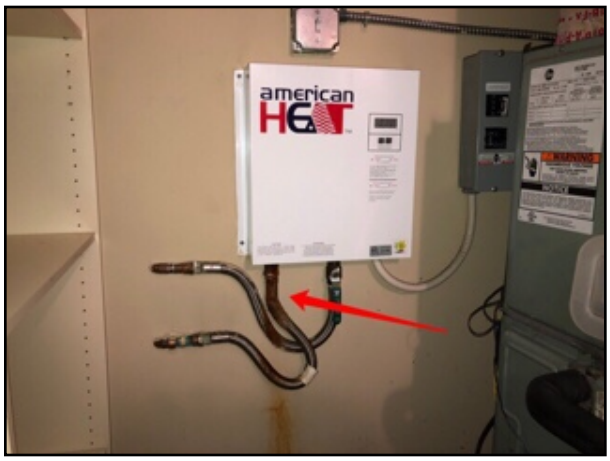


Figure 32-1

Figure 32-2


Figure 32-3

# Water Heater #2

| | |
|---|---|
| Manufacturer: | Titan |
| Fuel: | Electric |
| Capacity: | Tankless |
| Location: | Laundry Room |
| Manufactured/Installed: | 2005 |
| Hot Water Temperature: | 129.7 Degrees |
| Fuel Disconnect: | Circuit Breaker within main distribution panel |

(Water Heater #2 continued)

Comment 33:
Hot water heater functioning properly at the time of inspection.
- Water heater currently 14 years old.
- Due to age of unit, water heater is nearing end of efficient life expectancy and may need to be replaced in near future. (Estimate: $1,000 - $1,500)


Figure 33-1

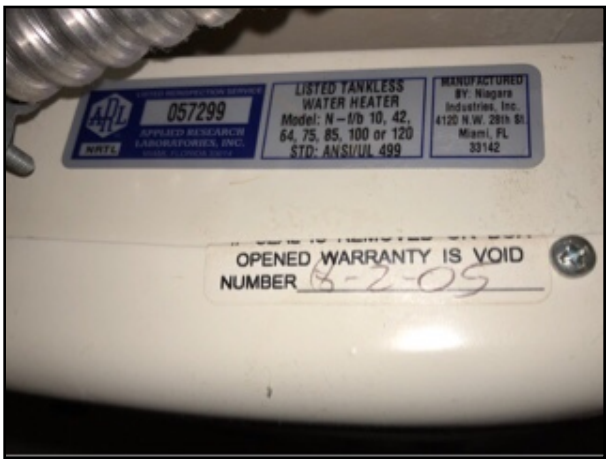


Figure 33-2

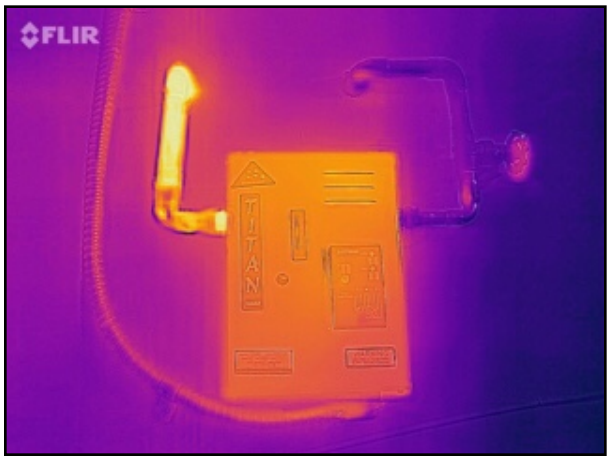


Figure 33-3

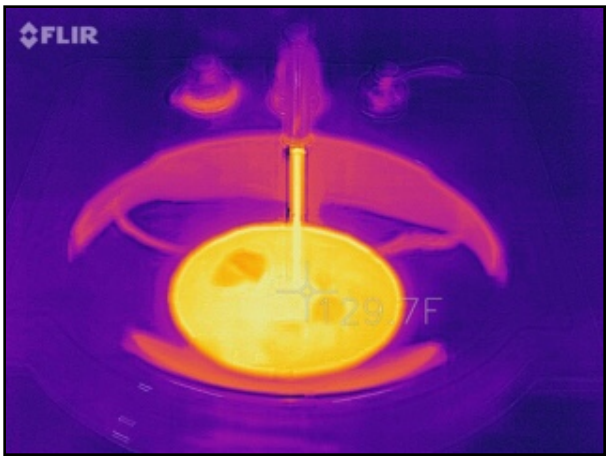


Figure 33-4

# Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

| | |
|---|---|
| Type of Service: | Underground |
| Service Entrance Conductors: | |
| | Condition: Inspected |
| Main Distribution Panel Location: | Interior |
| Distribution Panel Manufacturer: | General Electric |
| | Condition: Inspected |
| Service Amperage: | 400 AMPs |
| Panel Type: | Circuit Breakers |
| | Condition: Inspected |
| Service Ground: | Cold Water Pipe, Grounding Rod |
| Branch Circuit Wiring: | Copper |
| | Condition: Inspected |
| Operation of GFCI (Ground Fault Circuit Interrupters): | GFCIs Present |
| | Condition: Inspected |

(Electrical continued)

| | |
|---|---|
| Smoke & Carbon Monoxide Detectors: | 9 volt Battery Type, Hard Wired<br>Condition: Inspected |

Comment 34:
Electrical service entrance header & conductors located on east side of property.
- Electrical service entrance conductors are in good & working condition.
- Electrical service is properly grounded.
- Main service disconnect breaker A & B (200 AMPs each) are located next to main service meter.
- Service entrance conductors appear in good condition within service entrance panels A & B.
- Service entrance conductors appear in good condition within main distribution panels A & B.

Figure 34-1

Figure 34-2

(Electrical continued)

Figure 34-3


Figure 34-4

Figure 34-5


Figure 34-6

Figure 34-7


Figure 34-8

(Electrical continued)

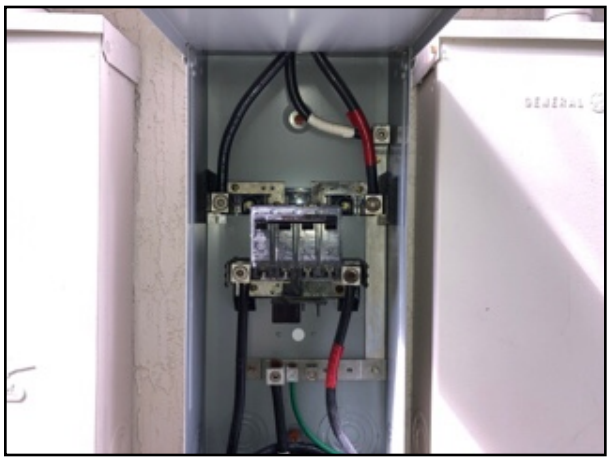

Figure 34-9

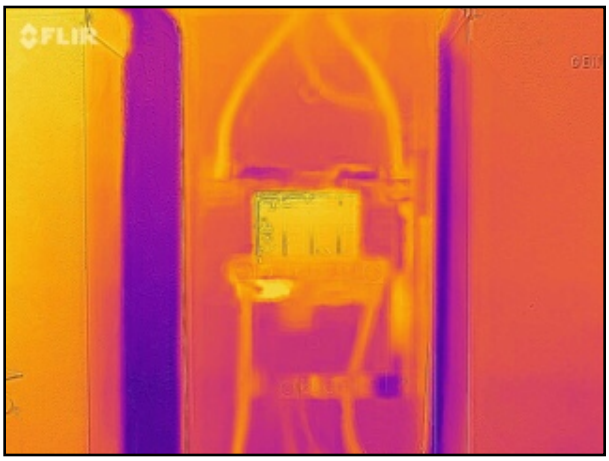


Figure 34-10

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Comment 35:
Main distribution panel A (200 AMPs) located within interior hallway.
- Distribution panel, circuit breakers, and branch wiring appear in good & working condition at the time of inspection.

Figure 35-1

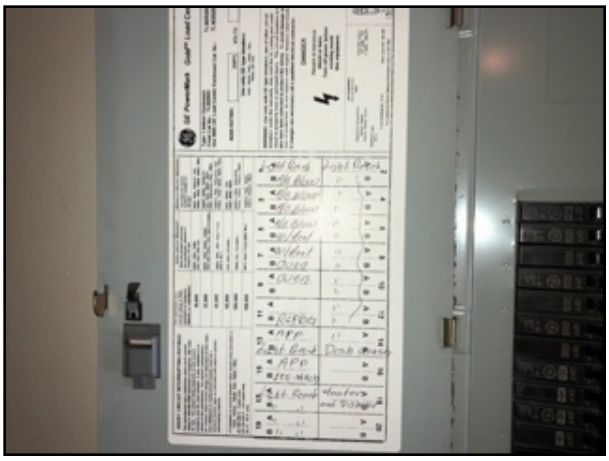

Figure 35-2

(Electrical continued)

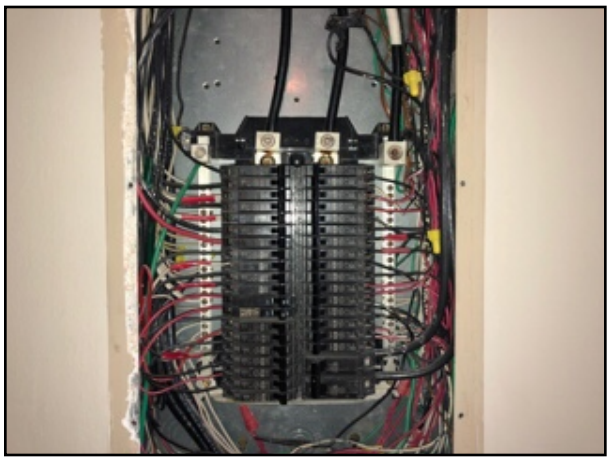

Figure 35-3

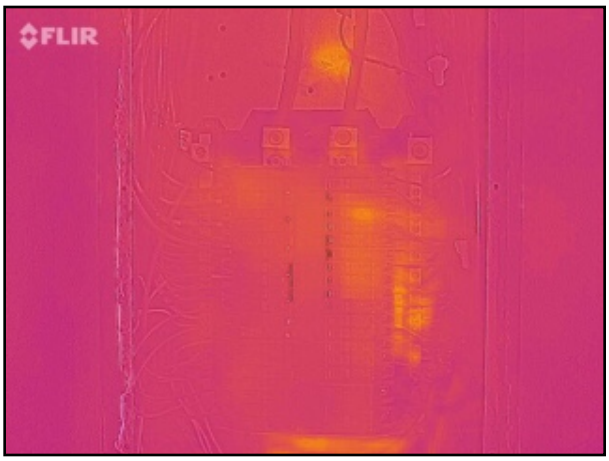


Figure 35-4

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Comment 36:
Double-tapped circuit within main distribution panel.
- Double-tapped 20 AMP breaker present with multiple circuits connected to a single circuit breaker within main distribution panel. (Breakers do not appear to be over heating or over loaded at the time of inspection.)
Recommend having a licensed electrician properly install additional circuit breakers to connect double-tapped circuits to their own individual circuit breaker within main distribution panel. (Estimate $250 - $500)

Figure 36-1

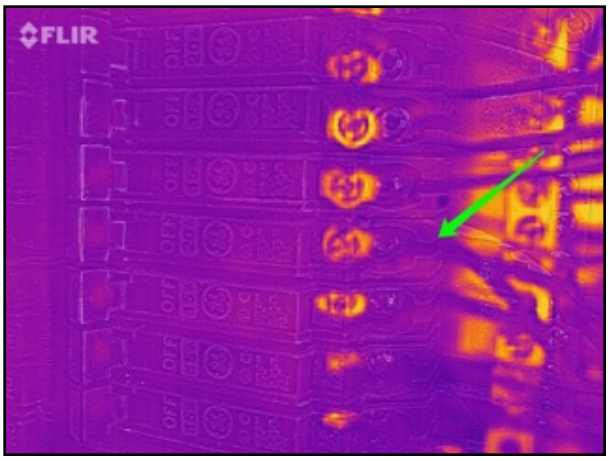


Figure 36-2

(Electrical continued)

Comment 37:
Main distribution panel B (200 AMPs) located next to main service meter within exterior north side of property.
- Distribution panel, circuit breakers, and branch wiring appear in good & working condition at the time of inspection.

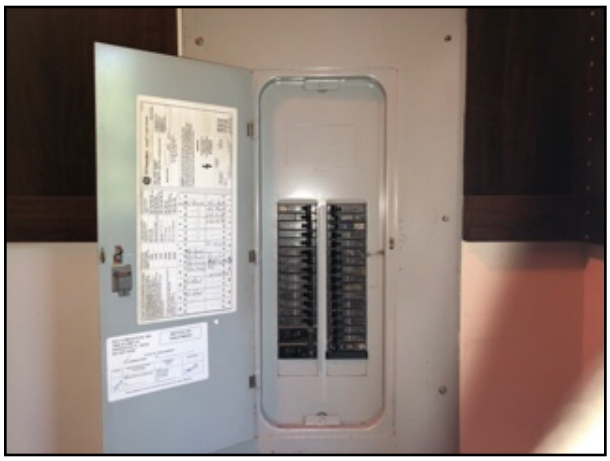

Figure 37-1

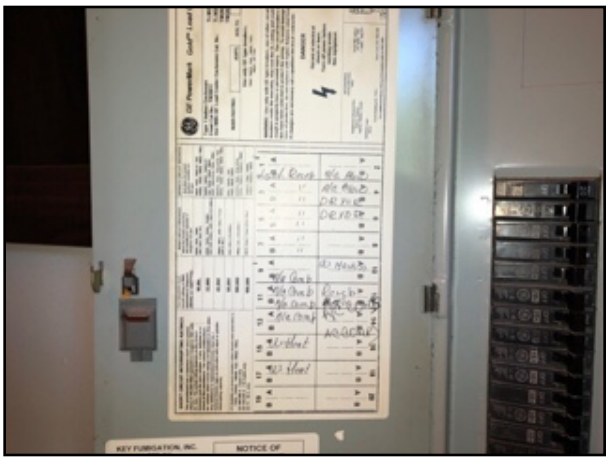

Figure 37-2

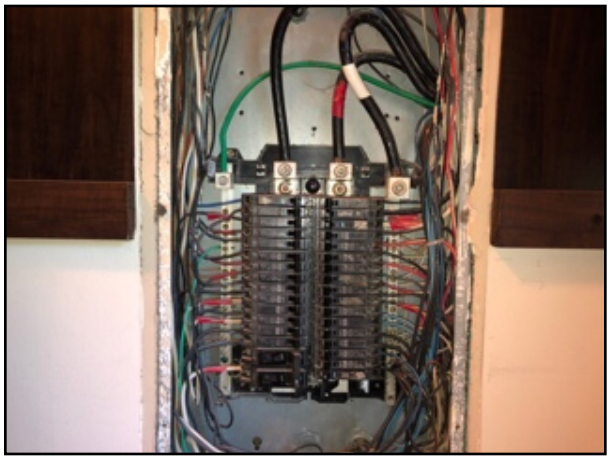

Figure 37-3


Figure 37-4

(Electrical continued)

Comment 38:
30 AMP circuit within main distribution panel appears to be overheating. (115.6 Degrees)
Recommend further evaluation of circuit and breaker by a licensed electrician to determine cause of over heating/over loading breaker and repair/replace accordingly. (Estimate: $250 - $500)

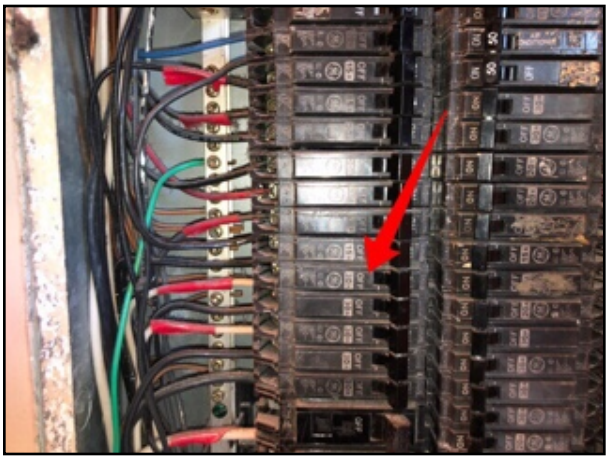

Figure 38-1


Figure 38-2

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Sub Panel

| | |
|---|---|
| Location: | Exterior |
| Service Line Material: | Copper |
| Panel Type: | Circuit Breakers |
| Branch Circuit Wiring: | Stranded Copper<br>Condition: Inspected |
| Operation of GFCI (Ground Fault Circuit Interrupters): | GFCIs Present<br>Condition: Inspected |

(Sub Panel continued)

Panel Adequacy: Adequate

---

Comment 39:
Sub-panel located next to main service meter within north side of property. (125 AMPs)

Sub-panel, circuit breakers and branch wiring are in good & working condition at the time of inspection.

Figure 39-1

Figure 39-2

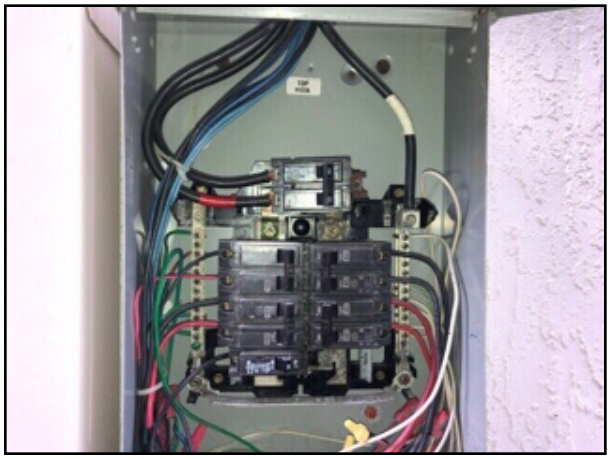

Figure 39-3


Figure 39-4

(Sub Panel continued)

Comment 40:
Electrical Sub-panel located next to service meter missing cover plate at time of inspection.
Recommend replacing missing cover plate within Sub-panel. (Estimate: $50 - $150)

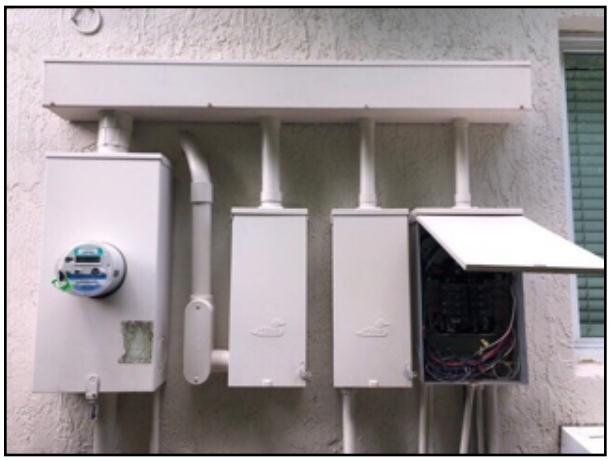

Figure 40-1

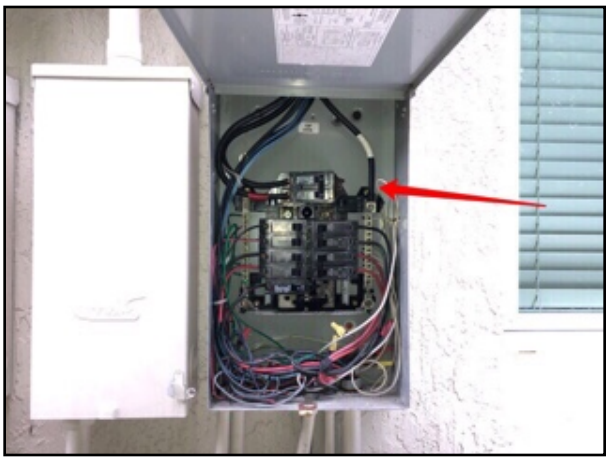

Figure 40-2

# Heating / Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

| | |
|---|---|
| Type of HVAC System(s): | Central Split System |
| Presence of Installed Cooling Source In Each Room: | Yes |
| Presence of Heat Installed In Each Room: | Yes |

---

⚠ Comment 41:
HVAC system tonnage is larger than needed for home size.
- Current units installed are four (4) 3.5 Ton units totaling 14 Tons for entire home.
- Total tonnage required for size of home (3,978 SqFt under air) should be around 8 Tons.
- Over-sizing HVAC systems for square footage under air within property may cause elevated humidity levels within home as unit may cool the air too quickly without properly dehumidifying the air within the home. Elevated humidity levels within home may then provide atmosphere for probable mold growth.
Recommend having a licensed HVAC technician properly calculate tonnage needed for size of home and installing properly sized HVAC system. ($10,000 - $20,000)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of

(Heating / Air Conditioning continued)

concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# HVAC System #1

The heating ventilation & air conditioning system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the HVAC system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

| | |
|---|---|
| Type of Equipment: | Central HVAC System<br>Condition: Inspected |
| Energy Source: | Electric<br>Condition: Inspected |
| Manufacturer (Compressor Unit): | Rheem |
| Manufactured/Installed (Compressor Unit): | 2004 |
| Input BTUs / Tonnage: | 3.5 Tons |
| Heating Equipment: | <br>Condition: Inspected |
| Operating Controls: | <br>Condition: Inspected |
| Automatic Safety Controls: | Yes<br>Condition: Inspected |
| Distribution System (including fans, pumps, ducts, and piping with supports, insulation, air filters, registers, coils & radiators): | Insulated, Flexible Ducting<br>Condition: Inspected |
| Cooling and Air Handler Equipment: | Condition: Repair or Replace |
| Manufacturer (Air Handler Unit): | Rheem |

(HVAC System #1 continued)

| | |
|---|---|
| Manufactured/Installed (Air Handler Unit): | 2004 |
| Output Temperature (Air Conditioner): | 80.0 Degrees |
| Filter Type & Size: | Disposable<br>Condition: Inspected |

---

Comment 42:
HVAC system exterior compressor unit.
- HVAC currently 15 years old.
- HVAC system does not appear to be compressing or cooling refrigerant line properly at the time of the inspection. As HVAC system unit is nearing end off efficient life expectancy, estimate system may need to be replaced. (Estimate: $2,000 - $4,000)

Figure 42-1


Figure 42-2

(HVAC System #1 continued)

Comment 43:
Insulation weathered/worn away around refrigerant line to exterior compressor unit.
- Missing insulation may cause refrigerant line to condensate and cause water damage to surrounding areas.
Recommend replacing insulation around refrigerant line to exterior compressor unit. (Estimate: $100 - $200)

Figure 43-1

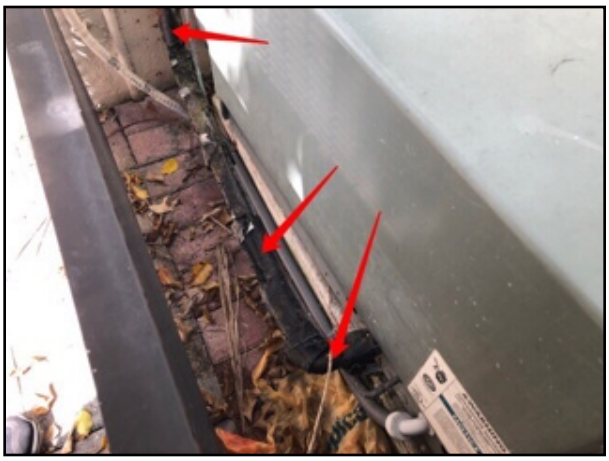

Figure 43-2

Comment 44:
HVAC system air handler unit.
- HVAC system controlling first floor bathroom, kitchen & living room.
- HVAC system in fair condition at the time of inspection.
- A/C radiator & coils appear in fair condition at the time of inspection.
- Minor debris build up along exterior of radiator.
- HVAC system coils do not appear to be cooling properly. Estimate due to compressor unit not functioning properly.
- HVAC currently 15 years old and nearing end of efficient life expectancy.
Recommend further evaluation by a licensed HVAC technician and repair or replace accordingly. (Estimate $2,000 - $4,000)

Recommend having HVAC system serviced/cleaned periodically by a licensed HVAC technician for better maintenance.

(HVAC System #1 continued)

Figure 44-1


Figure 44-2

Figure 44-3

Figure 44-4

Figure 44-5

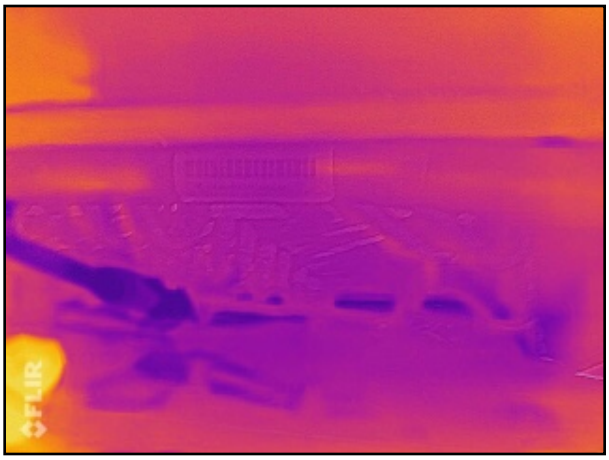


Figure 44-6

(HVAC System #1 continued)


Figure 44-7


Figure 44-8

HVAC systems over 10 years old should be checked, cleaned and serviced yearly by a licensed HVAC technician.

# HVAC System #2

The heating ventilation & air conditioning system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the HVAC system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

| | |
|---|---|
| Type of Equipment: | Central HVAC System<br>Condition: Inspected |
| Energy Source: | Electric<br>Condition: Inspected |
| Manufacturer (Compressor Unit): | Rheem |
| Manufactured/Installed (Compressor Unit): | 2016 |
| Input BTUs / Tonnage: | 3.5 Tons |
| Heating Equipment: | <br>Condition: Inspected |
| Operating Controls: | <br>Condition: Inspected |
| Automatic Safety Controls: | Yes<br>Condition: Inspected |

(HVAC System #2 continued)

| | |
|---|---|
| Distribution System (including fans, pumps, ducts, and piping with supports, insulation, air filters, registers, coils & radiators): | Insulated, Flexible Ducting<br>Condition: Inspected |
| Cooling and Air Handler Equipment: | Condition: Inspected |
| Manufacturer (Air Handler Unit): | Rheem |
| Manufactured/Installed (Air Handler Unit): | 2016 |
| Output Temperature (Air Conditioner): | 66.4 Degrees |
| Filter Type & Size: | Washable<br>Condition: Inspected |

---

Comment 45:
HVAC system exterior compressor unit.

Figure 45-1

Figure 45-2

(HVAC System #2 continued)

Comment 46:
HVAC system air handler unit.
- HVAC system controlling first floor bedrooms, bathroom & hallway within northeast side of property.
- HVAC system in good & working condition at the time of inspection.
- A/C radiator & coils appear in good condition at the time of inspection.
- Minor debris build up along exterior of radiator.

Recommend having HVAC systems serviced/cleaned periodically by a licensed HVAC technician for better maintenance.

Figure 46-1

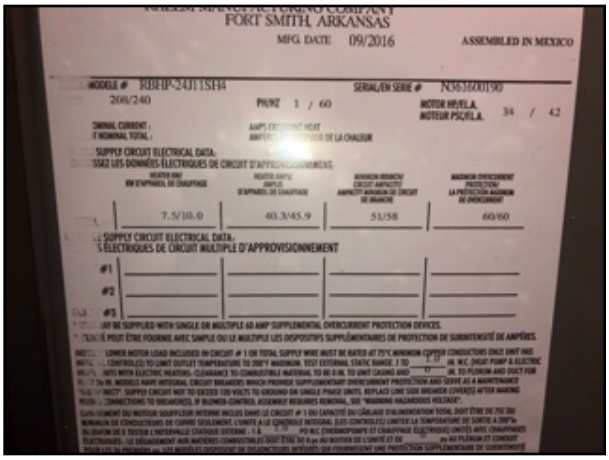


Figure 46-2

Figure 46-3

Figure 46-4

(HVAC System #2 continued)

Figure 46-5

Figure 46-6

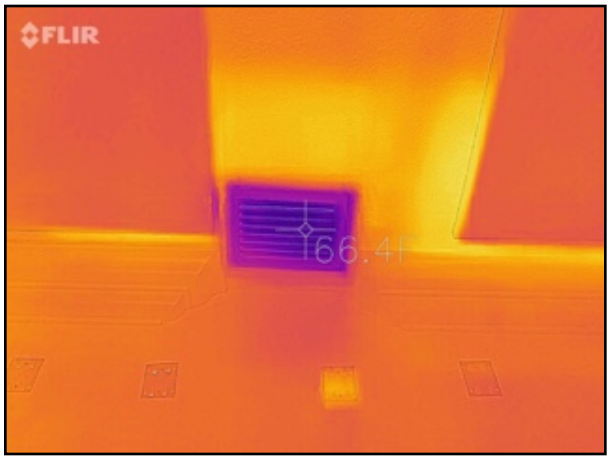


Figure 46-7

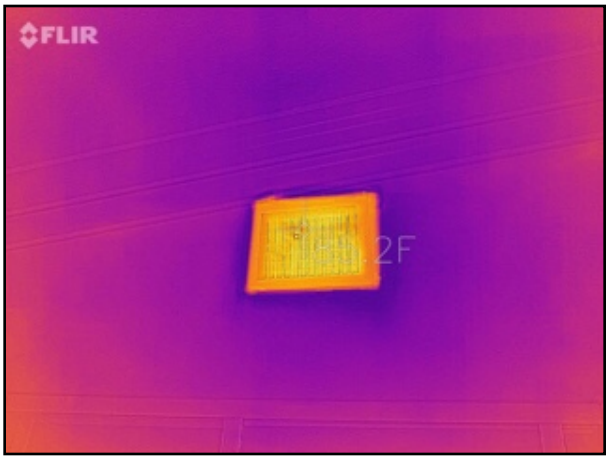


Figure 46-8

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Comment 47:
Torn foil ducting tape around plenum connection causing air to leave plenum, and not properly distribute through duct system.
Recommend re-sealing plenum connection to prevent seepage of conditioned air through ducting system. (Estimate: $100 - $200)

(HVAC System #2 continued)

Figure 47-1

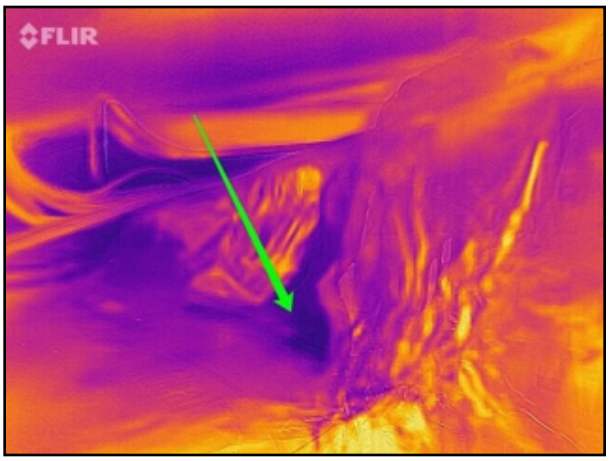


Figure 47-2

HVAC systems over 10 years old should be checked, cleaned and serviced yearly by a licensed HVAC technician.

# HVAC System #3

The heating ventilation & air conditioning system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the HVAC system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

| | |
|---|---|
| Type of Equipment: | Central HVAC System |
| | Condition: Inspected |
| Energy Source: | Electric |
| | Condition: Inspected |
| Manufacturer (Compressor Unit): | Rheem |
| Manufactured/Installed (Compressor Unit): | 2004 |
| Input BTUs / Tonnage: | 3.5 Tons |
| Heating Equipment: | |
| | Condition: Inspected |
| Output Temperature (Heat): | 91.0 Degrees |
| Operating Controls: | |
| | Condition: Inspected |

(HVAC System #3 continued)

| | |
|---|---|
| Automatic Safety Controls: | Yes<br>Condition: Inspected |
| Distribution System (including fans, pumps, ducts, and piping with supports, insulation, air filters, registers, coils & radiators): | Insulated, Flexible Ducting<br>Condition: Inspected |
| Cooling and Air Handler Equipment: | Condition: Inspected |
| Manufacturer (Air Handler Unit): | Rheem |
| Manufactured/Installed (Air Handler Unit): | 2004 |
| Output Temperature (Air Conditioner): | 54.2 Degrees |
| Filter Type & Size: | Washable<br>Condition: Inspected |

---

Comment 48:
HVAC system exterior compressor unit.
- HVAC currently 15 years old.
- HVAC system functioning properly at the time of inspection, but unit is nearing end off efficient life expectancy. HVAC system may need to be replaced in near future. (Estimate: $2,000 - $4,000)

Figure 48-1


Figure 48-2

(HVAC System #3 continued)

Comment 49:
HVAC system air handler unit.
- HVAC system controlling master bedroom.
- HVAC system in good & working condition at the time of inspection.
- A/C radiator & coils appear in good condition at the time of inspection.
- Minor debris build up along exterior of radiator.
- HVAC currently 15 years old, and nearing end of efficient life expectancy. HVAC system my need to be replaced in near future. (Estimate: $2,000 - $4,000)

Recommend having HVAC system serviced/cleaned periodically by a licensed HVAC technician for better maintenance.

Figure 49-1


Figure 49-2

Figure 49-3

Figure 49-4

(HVAC System #3 continued)

Figure 49-5


Figure 49-6

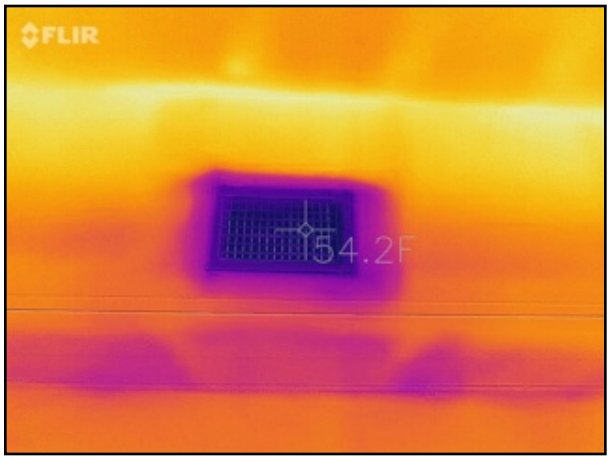


Figure 49-7

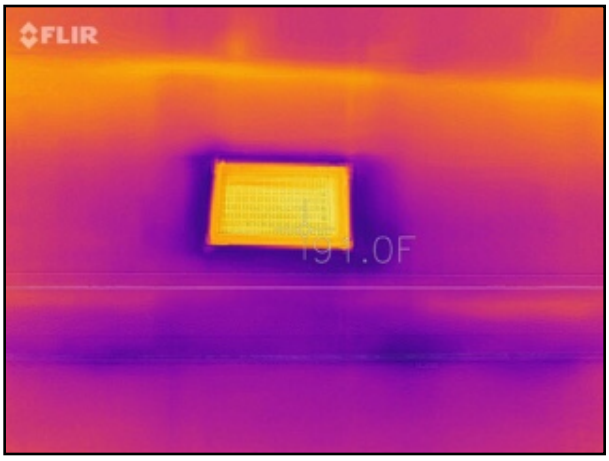


Figure 49-8

---

Comment 50:
Heavy debris build-up along base of radiator.
Recommend having HVAC system services/cleaned by a licensed HVAC technician for better maintenance. (Estimate: $250 - $500)

(HVAC System #3 continued)

Figure 50-1

Figure 50-2

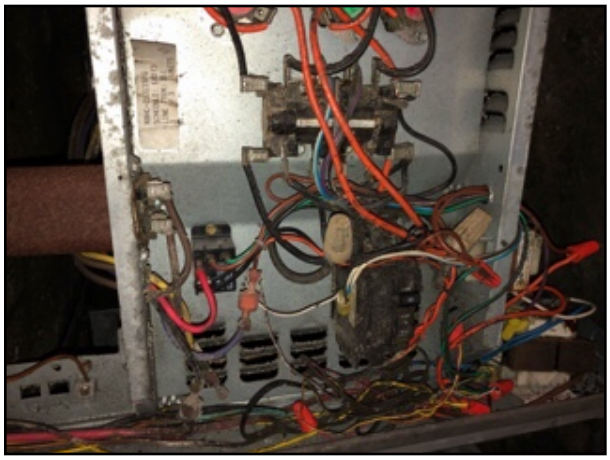

Figure 50-3

Figure 50-4

HVAC systems over 10 years old should be checked, cleaned and serviced yearly by a licensed HVAC technician.

(Heating / Air Conditioning continued)

# HVAC System #4

The heating ventilation & air conditioning system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the HVAC system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

| | |
|---|---|
| Type of Equipment: | Central HVAC System |
| | Condition: Inspected |
| Energy Source: | Electric |
| | Condition: Inspected |
| Manufacturer (Compressor Unit): | Rheem |
| Manufactured/Installed (Compressor Unit): | 2004 |
| Input BTUs / Tonnage: | 3.5 Tons |
| Heating Equipment: | |
| | Condition: Repair or Replace |
| Operating Controls: | |
| | Condition: Inspected |
| Automatic Safety Controls: | Yes |
| | Condition: Inspected |
| Distribution System (including fans, pumps, ducts, and piping with supports, insulation, air filters, registers, coils & radiators): | Insulated, Rigid Ducting<br>Condition: Inspected |
| Cooling and Air Handler Equipment: | Condition: Repair or Replace |
| Manufacturer (Air Handler Unit): | Rheem |
| Manufactured/Installed (Air Handler Unit): | 2004 |
| Output Temperature (Air Conditioner): | 84.4 Degrees |
| Filter Type & Size: | Washable |
| | Condition: Inspected |

(HVAC System #4 continued)

Comment 51:
HVAC system exterior compressor unit.
- HVAC currently 15 years old.
- HVAC system does not appear to be compressing or cooling refrigerant line properly at the time of the inspection. As HVAC system unit is nearing end off efficient life expectancy, estimate system may need to be replaced. (Estimate: $2,000 - $4,000)

Figure 51-1


Figure 51-2

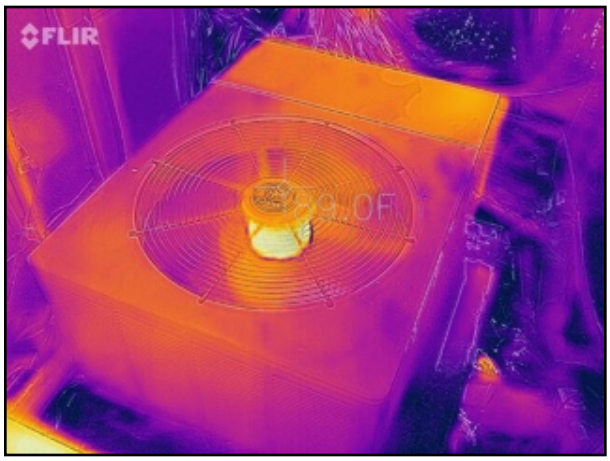


Figure 51-3


Figure 51-4

(HVAC System #4 continued)

Comment 52:
Insulation weathered/worn away around refrigerant line to exterior compressor unit.
- Missing insulation may cause refrigerant line to condensate and cause water damage to surrounding areas.
Recommend replacing insulation around refrigerant line to exterior compressor unit. (Estimate: $100 - $200)

Figure 52-1

Figure 52-2

Comment 53:
HVAC system air handler unit.
- HVAC system controlling living room & dining room.
- HVAC system in fair condition at the time of inspection.
- A/C radiator & coils appear in fair condition at the time of inspection.
- Minor debris build up along exterior of radiator.
- HVAC system not heating at the time of the inspection.
- HVAC system coils do not appear to be cooling properly. Estimate due to compressor unit not functioning properly.
- HVAC currently 15 years old and nearing end of efficient life expectancy.
Recommend further evaluation by a licensed HVAC technician and repair or replace accordingly. (Estimate $2,000 - $4,000)

Recommend having HVAC system serviced/cleaned periodically by a licensed HVAC technician for better maintenance.

(HVAC System #4 continued)

Figure 53-1


Figure 53-2

Figure 53-3

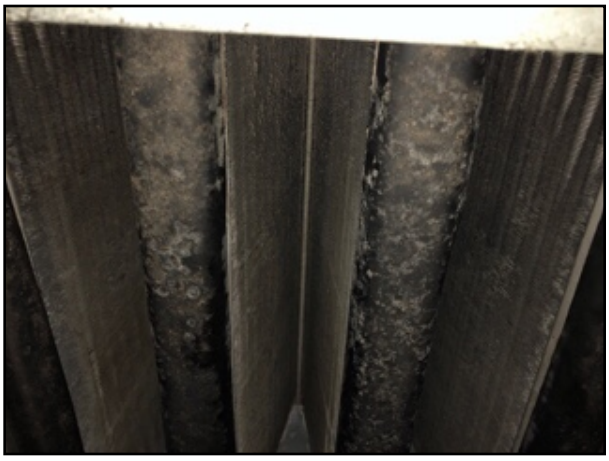

Figure 53-4

Figure 53-5

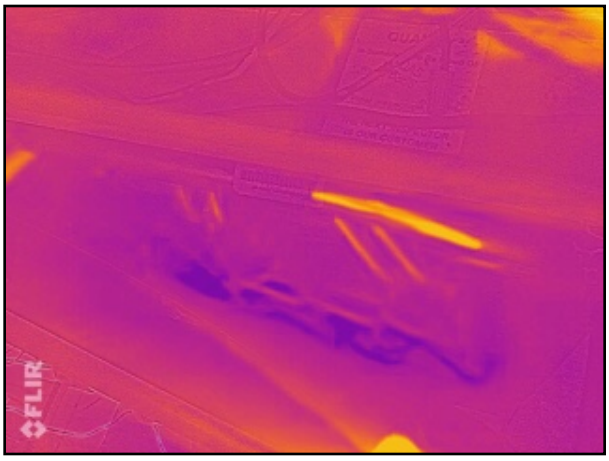


Figure 53-6

(HVAC System #4 continued)

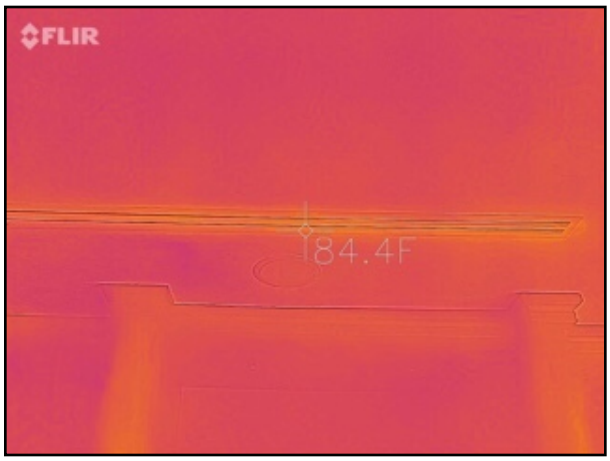


Figure 53-7

HVAC systems over 10 years old should be checked, cleaned and serviced yearly by a licensed HVAC technician.

# Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

| | |
|---|---|
| Ceilings: | Drywall<br>Condition: Inspected |
| Walls: | Drywall<br>Condition: Inspected |
| Cabinets: | Wood<br>Condition: Inspected |
| Countertops: | Granite<br>Condition: Inspected |

Comment 54:
Kitchen Photos.

Figure 54-1


Figure 54-2

(Kitchen continued)

Figure 54-3

Figure 54-4

Figure 54-5

Figure 54-6

Figure 54-7

Figure 54-8

(Kitchen continued)

Comment 55:
Missing lighting fixtures throughout kitchen leaving exposed wiring.
Replace missing lighting fixtures.  (Detailed quotation required)

Figure 55-1

Figure 55-2

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Appliances

| | |
|---|---|
| Refrigerator: | General Electric<br>Condition: Inspected |
| Range/Cooktop: | Viking<br>Condition: Not Inspected |
| Range/Oven: | General Electric<br>Condition: Inspected |
| Range Hood: | Viking<br>Condition: Repair or Replace |
| Microwave: | Miele<br>Condition: Repair or Replace |

(Appliances continued)

| | |
|---|---|
| Dishwasher: | Kitchen Aid<br>Condition: Inspected |
| Disposal: | In Sink Erator<br>Condition: Repair or Replace |

Comment 56:
Refrigerator/freezer functioning properly.

Figure 56-1


Figure 56-2


Figure 56-3


Figure 56-4

(Appliances continued)

Comment 57:
Range cooktop appears in good & working condition.
- Unable to properly test as gas service is disconnected from property at the time of inspection.

Figure 57-1

Comment 58:
Retractable range hood over cooktop not functioning properly at the time of inspection.
Recommend further evaluation by a licensed technician and repair/replace accordingly. (Estimate: $500 - $1,000)

Figure 58-1

Figure 58-2

(Appliances continued)

Comment 59:
Built-in dual oven functioning properly.

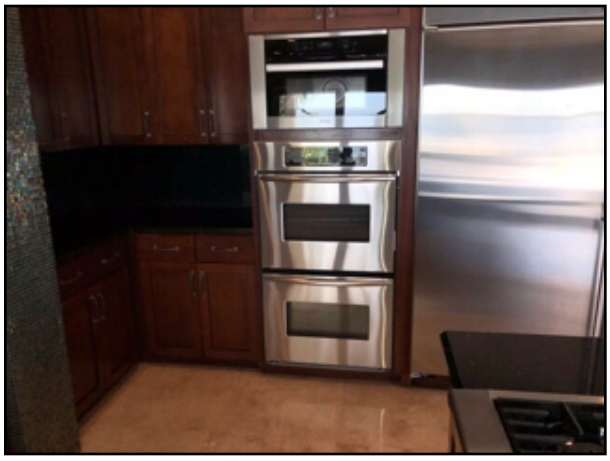

Figure 59-1


Figure 59-2

Comment 60:
Microwave functioning properly at the time of inspection.
- Control panel is currently broken/loose.
Recommend further evaluation by a licensed technician and repair/replace accordingly. (Estimate: $100 - $250)

Figure 60-1

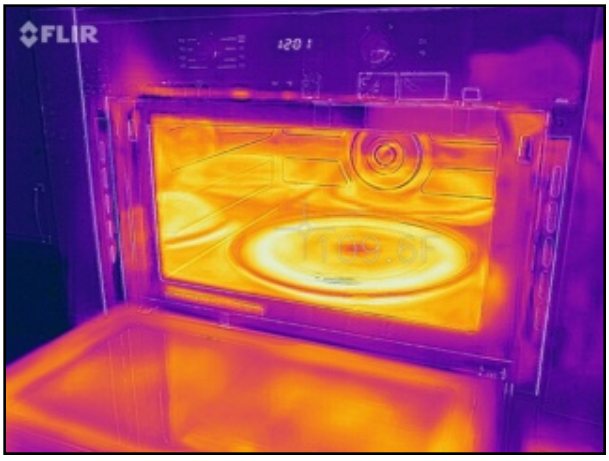


Figure 60-2

(Appliances continued)

Figure 60-3

---

Comment 61:
Dishwasher functioning properly.
- No indications of leaking from or around dishwasher at the time of inspection.

Figure 61-1


Figure 61-2

(Appliances continued)

Comment 62:
Garbage disposal not functioning at the time of inspection.
- Disposal appears to be functional but internal blade is stuck.
Repair or replace garbage disposal unit below sink. (Estimate: $100 - $350)

Figure 62-1

Comment 63:
Mini wine refrigerator functioning properly.

Figure 63-1

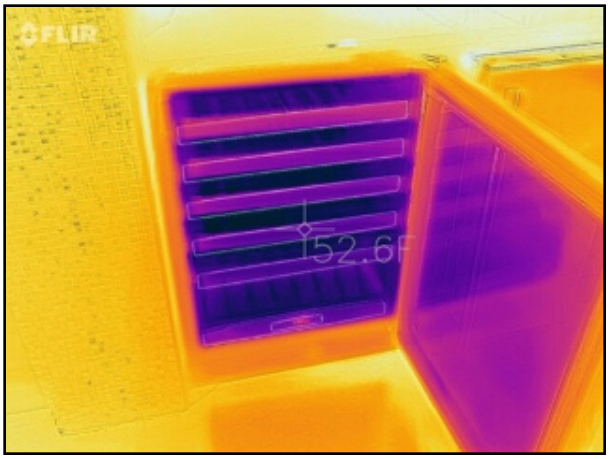


Figure 63-2

(Appliances continued)

Comment 64:
Ice maker functioning properly.

Figure 64-1

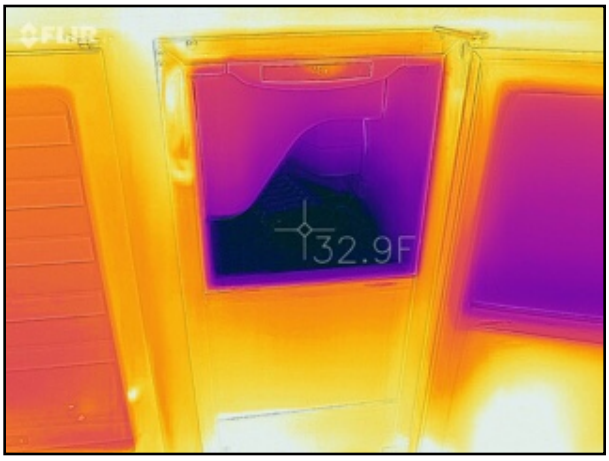


Figure 64-2

Comment 65:
Wine refrigerator functioning properly.

Figure 65-1


Figure 65-2

(Appliances continued)


Figure 65-3

# Laundry Room

| | |
|---|---|
| GFCI Protection: | No |
| | Condition: Not Present |
| Washer: | Not Present |
| Dryer: | Not Present |
| Dryer Venting: | Flexible Metal |
| | Condition: Inspected |
| Dryer Power Source: | 220V Electric |
| | Condition: Inspected |

Comment 66:
Laundry Room Photos.
- Washer & dryer not installed at the time of inspection.
- No indications of water damage or leaking at the time of inspection.

Figure 66-1


Figure 66-2

(Laundry Room continued)

Figure 66-3


Figure 66-4

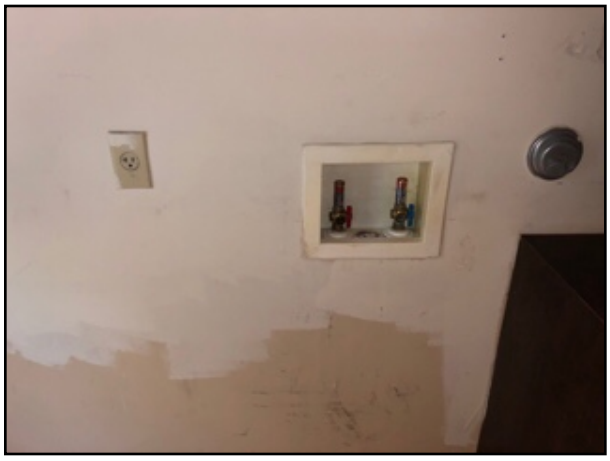

Figure 66-5


Figure 66-6

# Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

| | |
|---|---|
| Ceilings: | Drywall |
| Walls: | Drywall |
| Floors: | Tile, Marble, Wood, Engineered Wood |
| Window Types: | |
| | Condition: Inspected |
| Window Materials: | Aluminum |
| Interior Doors: | Hollow Core |
| | Condition: Inspected |

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Living Room

| | |
|---|---|
| Ceilings: | |
| | Condition: Inspected |
| Walls: | |
| | Condition: Inspected |
| Floors: | Tile |
| | Condition: Inspected |
| Windows: | |
| | Condition: Inspected |

(Living Room continued)

Outlets Switches & Fixtures:

Condition: Inspected

---

Comment 67:
Living Room Photos.

Figure 67-1


Figure 67-2

Figure 67-3


Figure 67-4

(Living Room continued)

Comment 68:
Missing overhead lighting fixture in living room leaving exposed wiring.
Replace missing lighting fixture.  (Detailed quotation required)

Figure 68-1

# Bedrooms

| | |
|---|---|
| Ceilings: | |
| | Condition: Inspected |
| Walls: | |
| | Condition: Inspected |
| Floors: | Tile, Engineered Wood |
| | Condition: Inspected |
| Windows: | |
| | Condition: Inspected |
| Outlets Switches & Fixtures: | |
| | Condition: Inspected |

(Bedrooms continued)

Comment 69:
Downstairs Bedroom #1 Photos.

Figure 69-1


Figure 69-2

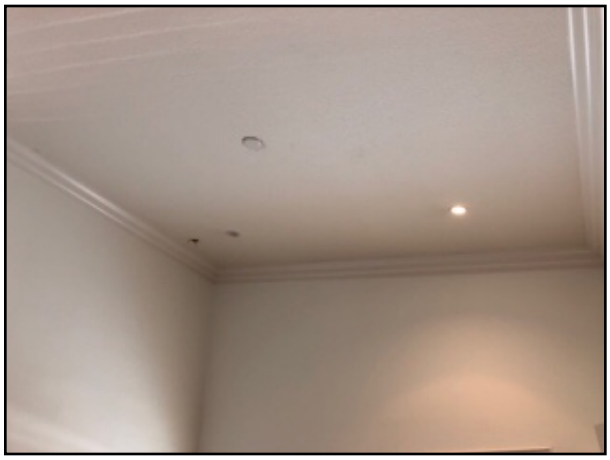

Figure 69-3


Figure 69-4

(Bedrooms continued)

Figure 69-5

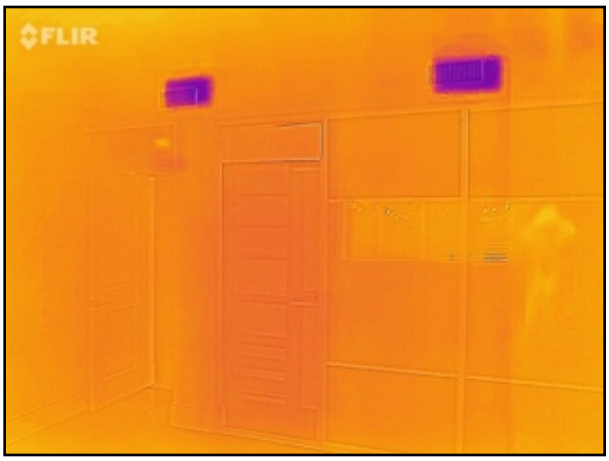


Figure 69-6

Figure 69-7

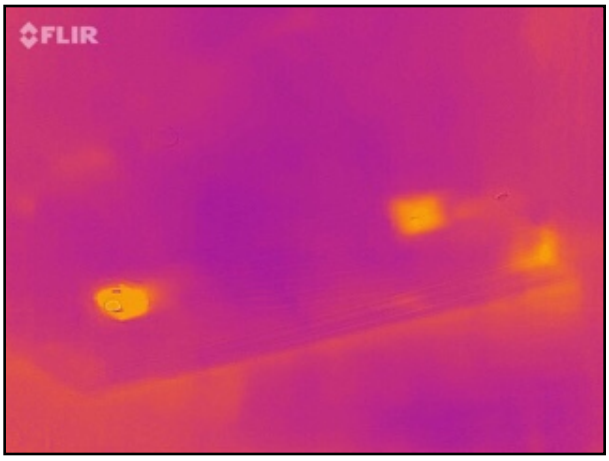


Figure 69-8

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Comment 70:
Smoke detector not properly installed & missing battery within downstairs bedroom #1.
Properly connect smoke detector, and replace missing 9V battery. (Estimate: $25 - $50)

(Bedrooms continued)

Figure 70-1

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Comment 71:
Missing overhead lighting fixtures within downstairs bedroom #1 leaving exposed wiring.
Replace missing lighting fixtures.  (Detailed quotation required)

Figure 71-1

(Bedrooms continued)

Comment 72:
Downstairs Bedroom #2 Photos.

Figure 72-1


Figure 72-2

Figure 72-3


Figure 72-4

(Bedrooms continued)

Comment 73:
Downstairs Bedroom #3 Photos.

Figure 73-1


Figure 73-2

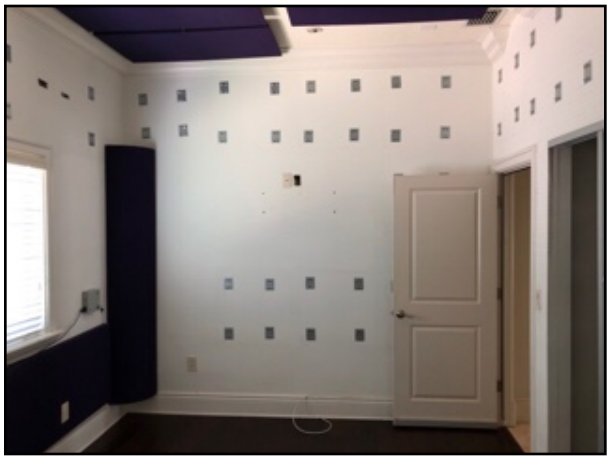

Figure 73-3

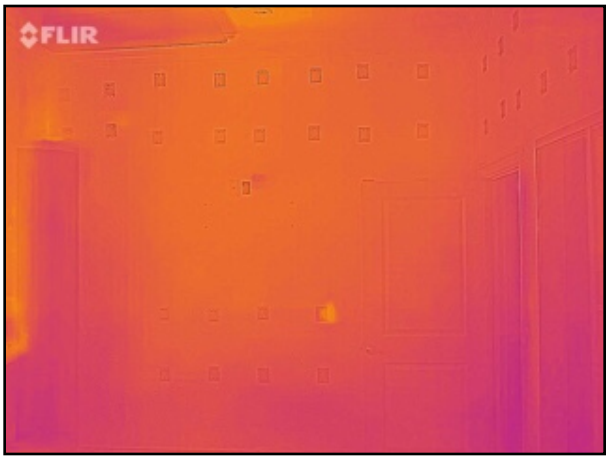


Figure 73-4

(Bedrooms continued)

Comment 74:
Upstairs Master Bedroom Photos.

Figure 74-1


Figure 74-2

Figure 74-3


Figure 74-4

(Bedrooms continued)

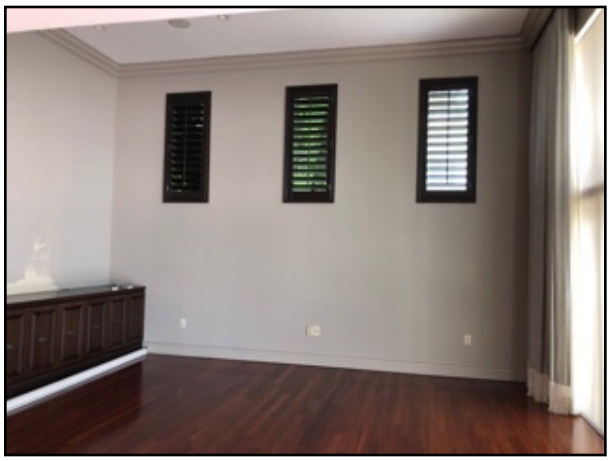

Figure 74-5


Figure 74-6

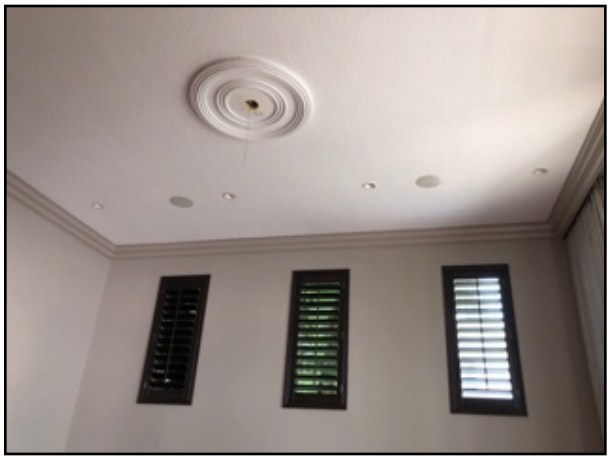

Figure 74-7


Figure 74-8

Figure 74-9


Figure 74-10

(Bedrooms continued)

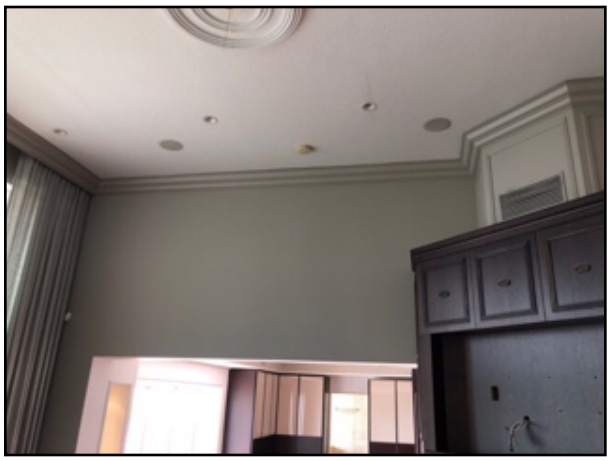

Figure 74-11


Figure 74-12

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Comment 75:
Built-in mini wine refrigerator within upstairs master bedroom not functioning properly at the time of inspection.
Repair or replace mini wine refrigerator. (Estimate: $400 - $800)

Figure 75-1


Figure 75-2

(Bedrooms continued)

Comment 76:
Loose wood flooring within master bedroom popping when pressure is applied. Recommend further evaluation of sub-flooring below and repair/replace accordingly. (Estimate: $250 - $500)

Figure 76-1

Comment 77:
Missing overhead lighting fixture in upstairs master bedroom leaving exposed wiring.
Replace missing lighting fixture.  (Detailed quotation required)

Figure 77-1

(Bedrooms continued)

Comment 78:
Minor water damage found around corner rear sliding glass door/window frame in master bedroom to exterior terrace.
- Indications of minor moisture intrusion along interior walls around door/window frame at the time of inspection.
Recommend repairing/re-sealing around exterior of window framing to prevent possible moisture intrusion or water damage in the future. (Estimate: $150 - $300)

Figure 78-1

Figure 78-2


Figure 78-3

(Interior continued)

# Dining Room

Ceilings:
Condition: Inspected

Walls:
Condition: Inspected

Floors: Tile
Condition: Inspected

Windows:
Condition: Inspected

Outlets Switches & Fixtures:
Condition: Inspected

---

Comment 79:
Dining Room/Area Photos.

Figure 79-1


Figure 79-2

(Dining Room continued)

Figure 79-3

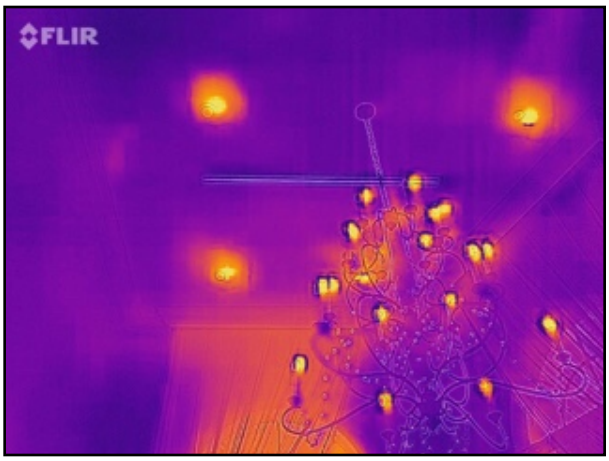


Figure 79-4

Figure 79-5

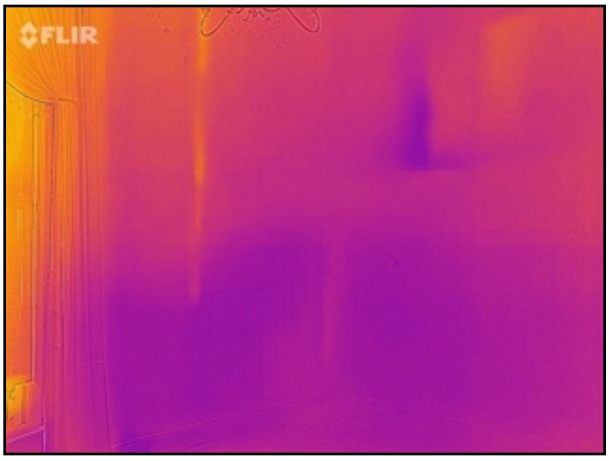


Figure 79-6

Figure 79-7

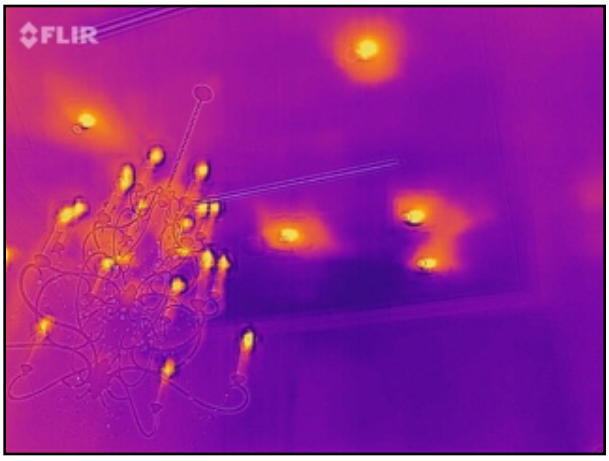


Figure 79-8

(Dining Room continued)

Comment 80:
Apparent water damage to drywall around base of wall & baseboards below dining room window.
- Indications of current moisture intrusion detected in wall. Estimate leaking from window frame above.
Recommend re-sealing window above to prevent further leaking & water damage. (Estimate: $150 - $300)
Replace water damaged drywall & baseboards. (Estimate: $250 - $500)

Figure 80-1


Figure 80-2

Figure 80-3

Figure 80-4

(Interior continued)

# Hallways & Other Rooms

Ceilings:

Condition: Inspected

Walls:

Condition: Inspected

Floors: Tile

Condition: Inspected

Windows:

Condition: Inspected

Outlets Switches & Fixtures:

Condition: Inspected

Comment 81:
Downstairs Entrance/Foyer.

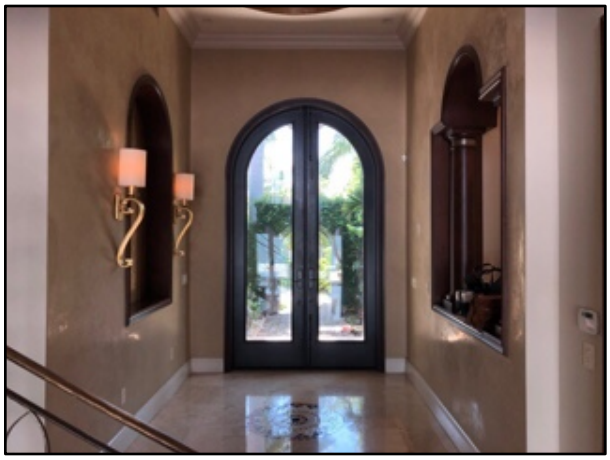

Figure 81-1


Figure 81-2

(Hallways & Other Rooms continued)

Figure 81-3

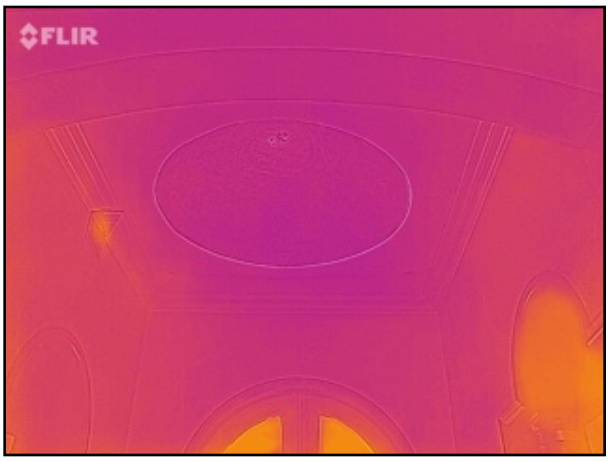


Figure 81-4

Figure 81-5


Figure 81-6

---

Comment 82:
Missing overhead lighting fixture/chandelier in over front entrance/foyer leaving exposed wiring.
Replace missing lighting fixture/chandelier.  (Detailed quotation required)

(Hallways & Other Rooms continued)

Figure 82-1

---

Comment 83:
Water damage/active moisture intrusion detected along ceiling & wall over front entrance hallway adjacent to dining room.
- Estimate active roof leak from above currently causing moisture intrusion & water damage.
Recommend having a licensed roofer further evaluate roof coverings above & repair accordingly to prevent further moisture intrusion or water damage.
Recommend replacing water damaged drywall over front entrance hallway adjacent to dining room. (Estimate: $1,000 - $2,000)

Figure 83-1

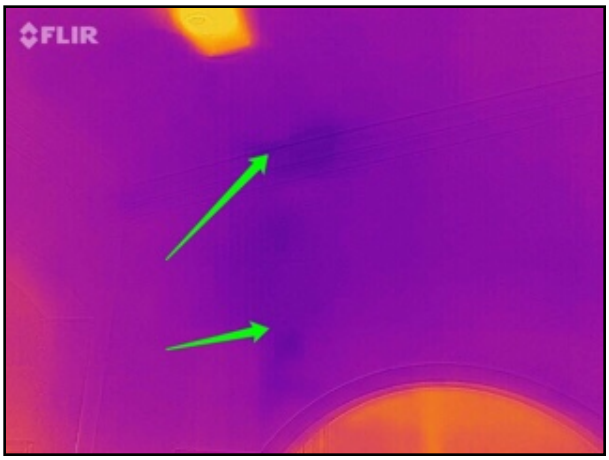


Figure 83-2

(Hallways & Other Rooms continued)

Comment 84:
Water damage/active moisture intrusion detected along ceiling & wall over downstairs bedroom hallway.
- Estimate active roof leak from above currently causing moisture intrusion & water damage.
Recommend having a licensed roofer further evaluate roof coverings above & repair accordingly to prevent further moisture intrusion or water damage.
Recommend replacing water damaged drywall & baseboards in downstairs hallway. (Estimate: $1,000 - $2,000)

Figure 84-1

Figure 84-2


Figure 84-3

Figure 84-4

(Hallways & Other Rooms continued)

Figure 84-5


Figure 84-6

Figure 84-7

# Bathrooms

## Bathroom #1

| | |
|---|---|
| Location: | Downstairs Hallwah Behind Kitchen |
| Floor: | Tile<br>Condition: Inspected |
| Shower: | Stand-up<br>Condition: Inspected |
| Sink(s): | Single Vanity<br>Condition: Inspected |
| Toilet: | Standard Tank<br>Condition: Inspected |
| Ventilation Type: | Window<br>Condition: Inspected |
| GFCI Protection: | Outlets<br>Condition: Inspected |

Comment 85:
Bathroom Photos.

Figure 85-1

Figure 85-2

(Bathroom #1 continued)

Figure 85-3

Figure 85-4

Figure 85-5

Figure 85-6

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Comment 86:
Water supply turn-stop valve to toilet fixture leaking at the time of inspection.
Replace water supply turn-stop valve to toilet fixture. (Estimate: $150 - $300)

(Bathroom #1 continued)

Figure 86-1

Figure 86-2

Comment 87:
No mechanical ventilation exhaust fan currently installed within bathroom.
- No indications of current moisture intrusion or water damage detected along bathroom ceilings at the time of inspection.
Recommend installing mechanical ventilation exhaust fans within bathroom to promote proper ventilation and reduce elevated humidity levels in confined spaces. (Estimate: $500 - $1,000)

# Bathroom #2

| | |
|---|---|
| Location: | Downstairs Jack & Jill Bathroom |
| Floor: | Tile |
| | Condition: Inspected |
| Shower: | Stand-up |
| | Condition: Inspected |
| Sink(s): | Double Vanity |
| | Condition: Inspected |
| Toilet: | Standard Tank |
| | Condition: Inspected |
| Ventilation Type: | Mechanical Ventilator Fan |
| | Condition: Inspected |
| GFCI Protection: | Outlets |
| | Condition: Inspected |

(Bathroom #2 continued)

Comment 88:
Bathroom Photos.

Figure 88-1

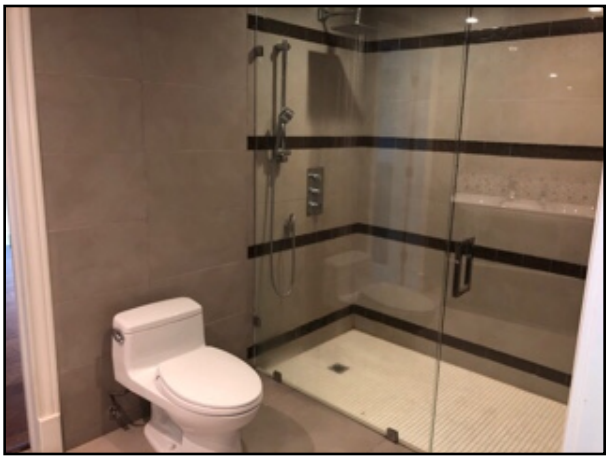

Figure 88-2

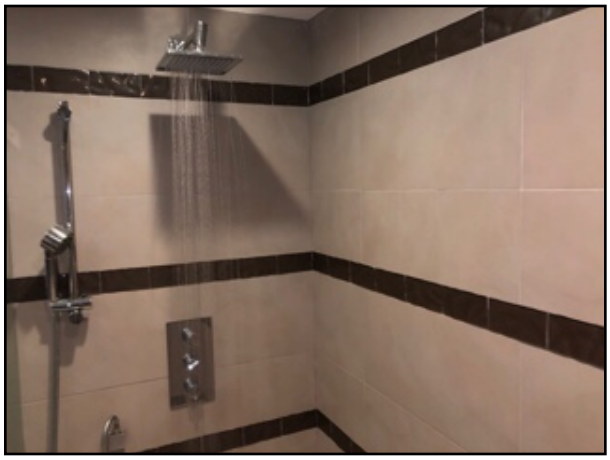

Figure 88-3

Figure 88-4

(Bathroom #2 continued)

Figure 88-5

Figure 88-6

---

Comment 89:
Low water pressure from left-hand sink fixture.  Estimate possible blockage in water supply turn-stop valves below sink.
Recommend replacing hot & cold water supply turn-stop valves below sink fixture. (Estimate: $200 - $400)

Figure 89-1

Figure 89-2

(Bathrooms continued)

# Bathroom #3

| | |
|---|---|
| Location: | Downstairs Bedroom #3 |
| Floor: | Tile<br>Condition: Inspected |
| Shower: | Stand-up<br>Condition: Inspected |
| Sink(s): | Single Vanity<br>Condition: Inspected |
| Toilet: | Standard Tank<br>Condition: Inspected |
| Ventilation Type: | Mechanical Ventilator Fan<br>Condition: Inspected |
| GFCI Protection: | Outlets<br>Condition: Inspected |

Comment 90:
Bathroom Photos.

Figure 90-1

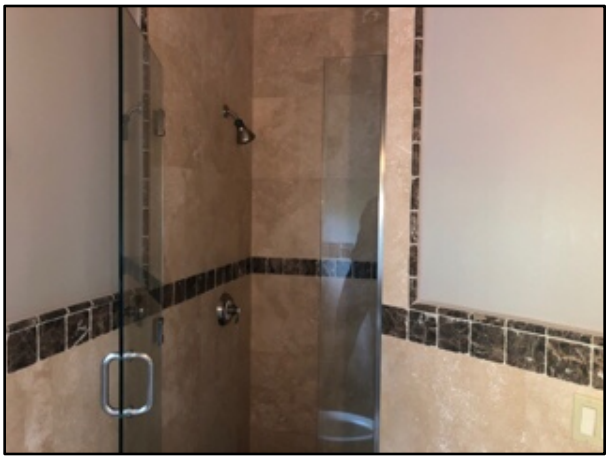

Figure 90-2

(Bathroom #3 continued)

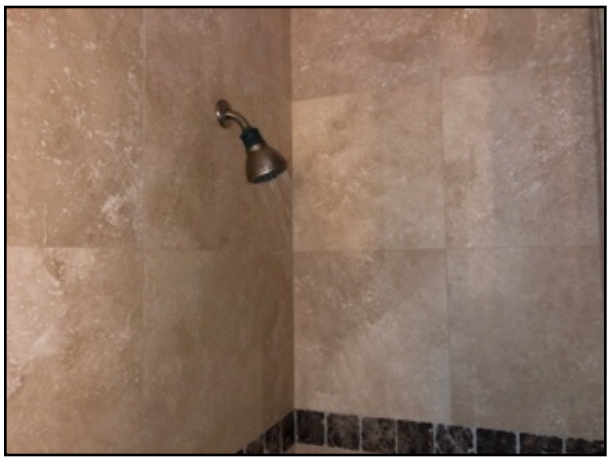

Figure 90-3

Figure 90-4

Figure 90-5

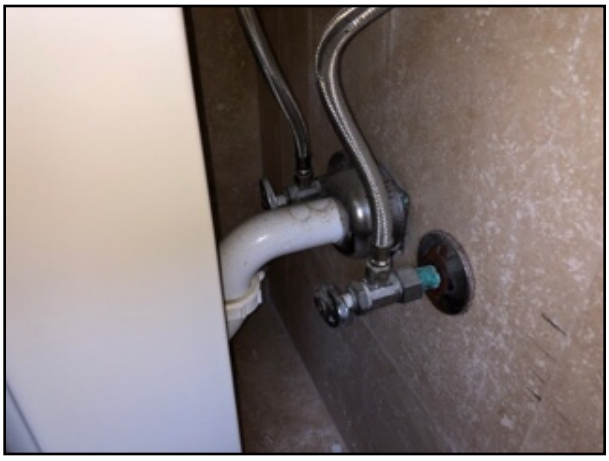

Figure 90-6

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Comment 91:
Sink fixture cold water valve handle leaking above sink.
Repair/replace cold water valve handle to sink faucet fixture. (Estimate: $100 - $200)

(Bathroom #3 continued)

Figure 91-1

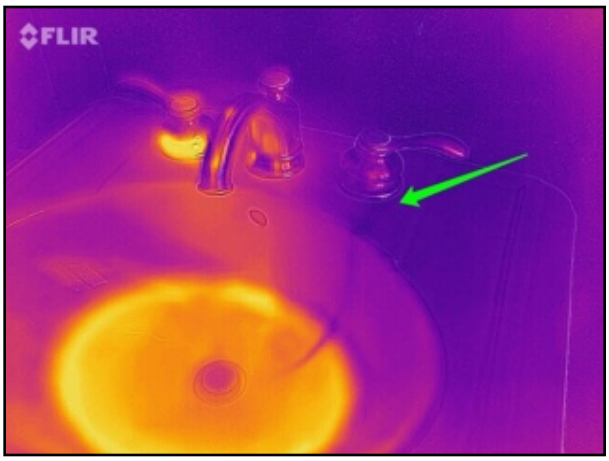


Figure 91-2

# Bathroom #4

| | |
|---|---|
| Location: | Upstairs Master Bedroom |
| Floor: | Tile |
| | Condition: Inspected |
| Bath Tub: | Recessed, Jacuzzi Tub |
| | Condition: Inspected |
| Shower: | Stand-up, In Tub |
| | Condition: Inspected |
| Sink(s): | Single Vanity |
| | Condition: Inspected |
| Toilet: | Standard Tank |
| | Condition: Inspected |
| Ventilation Type: | Mechanical Ventilator Fan |
| | Condition: Inspected |
| GFCI Protection: | Outlets |
| | Condition: Inspected |

(Bathroom #4 continued)

Comment 92:
Bathroom Photos.

Figure 92-1

Figure 92-2

Figure 92-3

Figure 92-4

(Bathroom #4 continued)

Figure 92-5

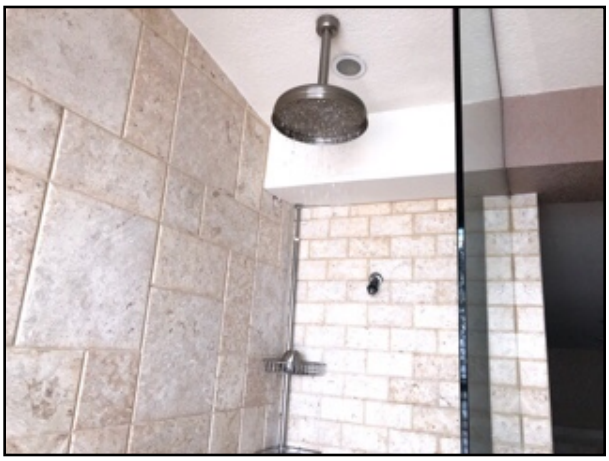

Figure 92-6

Figure 92-7

Figure 92-8

Figure 92-9

Figure 92-10

(Bathroom #4 continued)

Comment 93:
Jacuzzi tub not functioning properly.
- No indications of leaking from around jacuzzi tub at the time of inspection.
- Jacuzzi motor does not activate with control panel.

Recommend further evaluation by a professional contractor and repair/replace accordingly. (Estimate: $500 - $1,000)

Figure 93-1


Figure 93-2

Figure 93-3

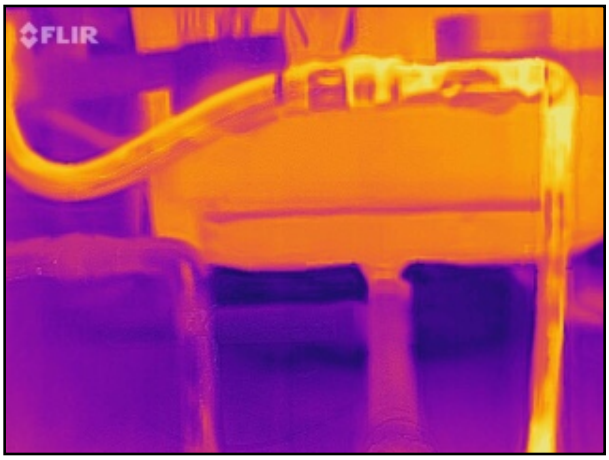


Figure 93-4

(Bathroom #4 continued)

Comment 94:
Wall mounted shower head fixture removed within stand-up shower fixture.
Replace shower head fixture. (Estimate: $150 - $300)

Figure 94-1

Comment 95:
Broken flooring tile within master bathroom.
Replace broken flooring tile. (Estimate: $150 - $300)

Figure 95-1

Figure 95-2

(Bathroom #4 continued)

Comment 96:
Bathroom GFCI outlet functioning properly, but does not trip when electrical surge is detected.
Recommend replacing GFCI outlet. (Estimate: $50 - $100)

Figure 96-1

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Site

1) Comment 1: Vegetation/trees growing along siding & roof.
Recommend cutting back vegetation/trees from side of home and roof to prevent damage to home siding & roof coverings. (Estimate: $500 - $1,000)

Figure 1-1

Figure 1-2

2) Comment 2: Automatic privacy gate for driveway not functioning at the time of inspection.
- System attempted to be reset by reset switch, but continues to be non-functional.
Recommend further evaluation by a professional installer or LiftMaster technician and repair or replace accordingly. (Estimate: $250 - $500)

(Report Summary continued)

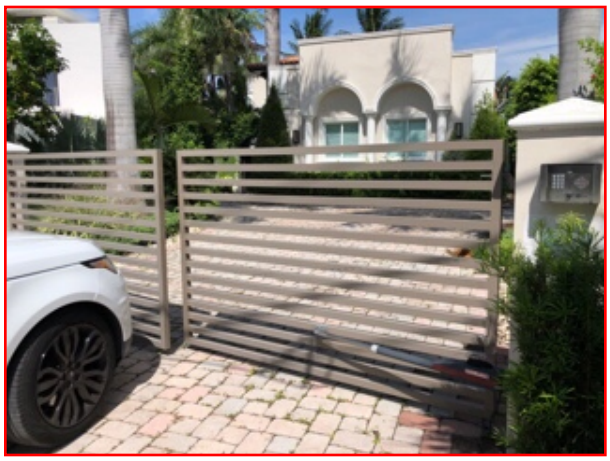

Figure 2-1

Figure 2-2


Figure 2-3

3) Comment 3: Landscaping lighting around exterior of property currently appears in poor condition, and does not appear to be functional.
- Multiple damaged & broken exterior landscape lighting at the time of inspection.
Recommend further evaluation by a licensed contractor and repair/replace landscape lighting accordingly. (Estimate: $500 - $1,000)

(Report Summary continued)

Figure 3-1

Figure 3-2

Figure 3-3

Figure 3-4

Exterior

4) Comment 6: Front entrance door glazing has faulty double-pane glazing at the time of inspection.

- Estimate over time the double-pane window seal may have failed allowing the inert gas within the window to leak out and moisture from outside air to seep into the space between window panes.

Recommend replacing damaged glazing within doors, or entire front entrance door. (Estimate $5,000 - $10,000)

(Report Summary continued)

Figure 6-1

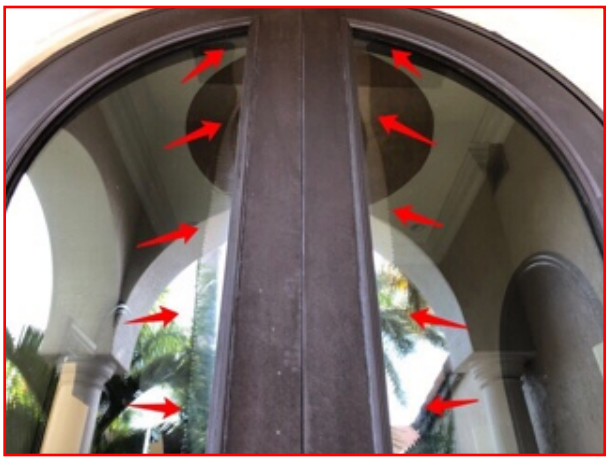

Figure 6-2

Figure 6-3

Figure 6-4

5) Comment 7: Multiple exterior windows within property have faulty double-pane glazing at the time of inspection.
- Large storefront windows around dining room.
- Kitchen windows.
- Estimate over time the double-pane window seal may have failed allowing the inert gas within the window to leak out and moisture from outside air to seep into the space between window panes.

Recommend replacing all damaged exterior windows. (Estimate $15,000 - $20,000)

(Report Summary continued)

Figure 7-1

Figure 7-2

Figure 7-3

Figure 7-4

Figure 7-5

Figure 7-6

(Report Summary continued)

Figure 7-7

Figure 7-8

6) Comment 8: Broken exterior tile along front porch.
Replace broken exterior tiles along front porch. (Estimate: $250 - $500)

Figure 8-1

Figure 8-2

7) Comment 9: Apparent water damage/wood-rot to fascia within north & back sides of property.
Recommend repairing/replacing damaged fascia boards. (Estimate: $1,000 - $2,000)

(Report Summary continued)

Figure 9-1

Figure 9-2

Figure 9-3

Figure 9-4

8) Comment 10: Electrical junction box left open within exterior wall on north side of property exposing live wiring.
Recommend enclosing electrical junction box within exterior wall to properly conceal live wiring. (Estimate: $50 - $100)

(Report Summary continued)

Figure 10-1

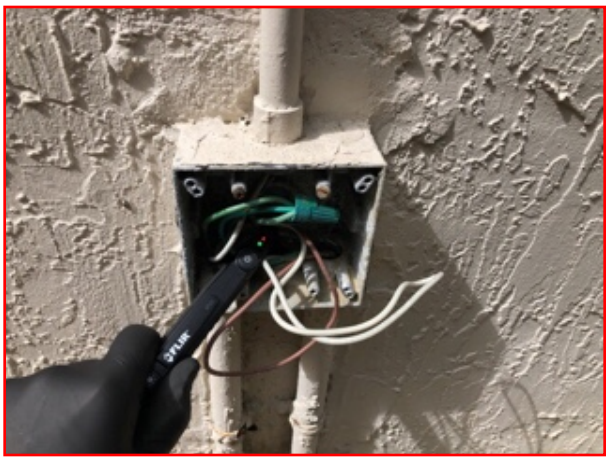

Figure 10-2

9) Comment 11: Automatic screen covering around back of property not functioning at the time of inspection.
- Automatic awning over rear patio appears to be functional, but is not level. Recommend adjusting to open out & close properly.
- Remaining screens over exterior windows and doors do not appear to be functional. Recommend further evaluation by a professional technician or contractor, and repair/replace accordingly. (Estimate: $500 - $2,500)

Figure 11-1

Figure 11-2

(Report Summary continued)

Figure 11-3

Figure 11-4

10) Comment 12: Heavily oxidized/rusted exterior lighting & fan fixtures over rear patio. Recommend replacing fixtures with proper outdoor fixtures to prevent excessive oxidation/rusting. (Estimate: $500 - $1,500)

Figure 12-1

Figure 12-2

(Report Summary continued)

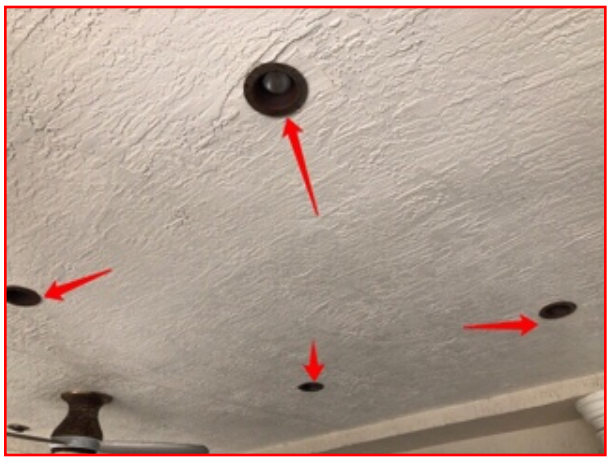

Figure 12-3

Figure 12-4

11) Comment 14: Apparent settlement cracking along exterior tiling/pavers in back of property.
Replace cracked/broken tile/pavers to remove settlement cracking. (Estimate: $1,000 - $2,500)

Figure 14-1

Figure 14-2

(Report Summary continued)

Figure 14-3

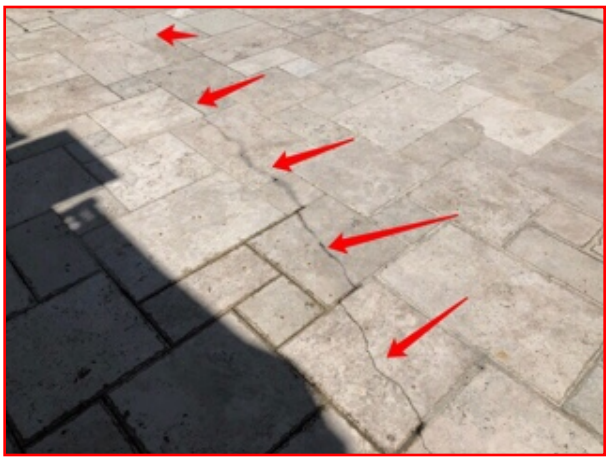

Figure 14-4

## Pool/Spa

12) Comment 15: Pool and pool lining appears in fair condition.
- Pool appears to have not been properly maintained and currently full with debris. Recommend having a licensed professional drain pool & properly clean/acid wash pool lining. (Estimate: $750 - $1,500)

Figure 15-1

Figure 15-2

(Report Summary continued)

Figure 15-3

Figure 15-4

13) Comment 16: Pool pump & filtration equipment appears to be functioning properly at the time of inspection.
- Minor leaking apparent from connecting pipe fitting to pool pump & filtration equipment at the time of the inspection.
Recommend repair/replace damaged & leaking piping to pump & filtration equipment to prevent further leaking. (Estimate: $100 - $250)

Figure 16-1


Figure 16-2

(Report Summary continued)

Figure 16-3


Figure 16-4

14) Comment 17: Pool heater appears in poor condition, and does not appear to be functioning properly at time of inspection.
Recommend further evaluating by a licensed professional and repair or replace accordingly. (Estimate: $2,000 - $3,500)

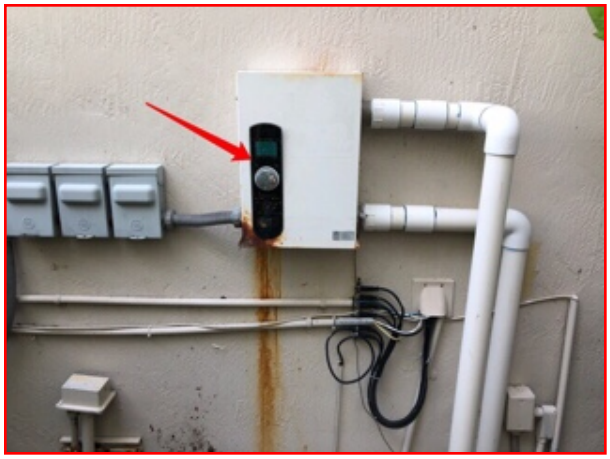

Figure 17-1

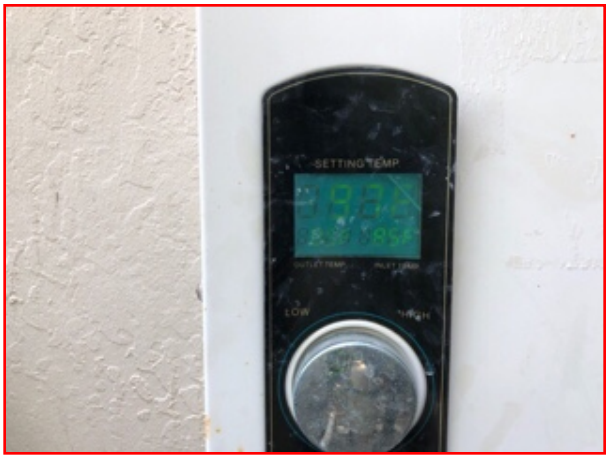


Figure 17-2

(Report Summary continued)

## Dock/Seawall

15) Comment 18: Seawall in back of property.
- Seawall appears to be in in overall fair condition at time of inspection.
- Apparent structurally cracking & spalling along concrete seawall/bulkhead on south side of seawall.
- Spalling/deterioration appears to be exposing rebar reinforcement from within structure due to apparent oxidation/rusting around cracking.

Recommend having a structural engineer or seawall contractor further evaluate spalling, and advise for proper repairs. (Detailed quotation required)

As we can only check for visual deficiencies above water level, we recommend further evaluation of dock & seawall by a licensed structural engineer or seawall contractor for proper structural evaluation of seawall.

Figure 18-1

Figure 18-2

(Report Summary continued)

Figure 18-3

Figure 18-4

Figure 18-5

Figure 18-6

Figure 18-7

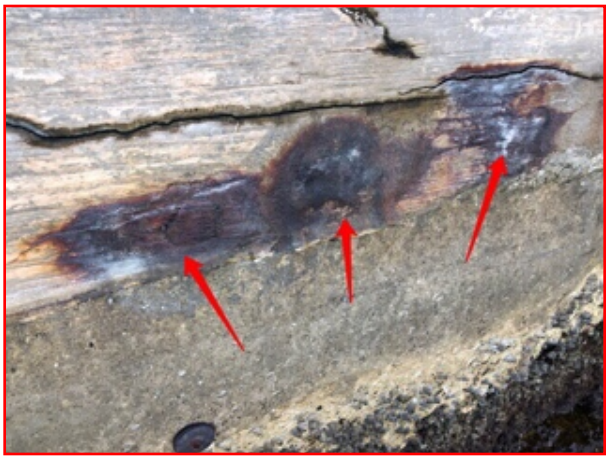

Figure 18-8

(Report Summary continued)

16) Comment 19: Apparent erosion of soil directly behind seawall.
- Estimate erosion may be due to previous storm surge splashing over seawall during severe weather.
Recommend replacing eroded soil & earth from be hind seawall with backfill soil.
(Estimate: $500 - $1,000)

Figure 19-1

Figure 19-2

Figure 19-3

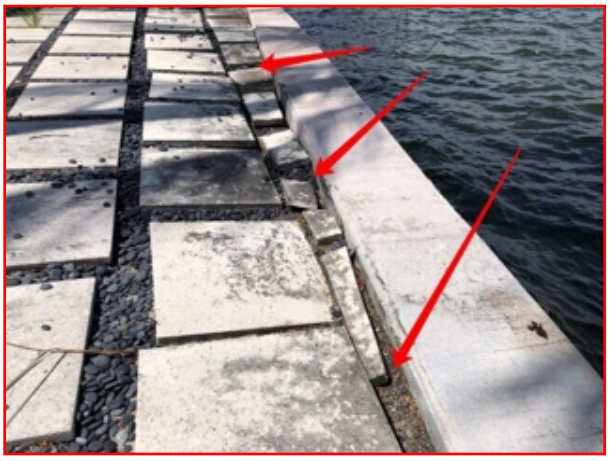

Figure 19-4

17) Comment 21: Dry-dock boat lifts appear to be damaged & not functional at the time of inspection.
Recommend further evaluation by a licensed contractor, and repair or replace dry-dock boat lifts accordingly. (Detailed quotation required)

(Report Summary continued)

Figure 21-1

Figure 21-2

Irrigation System

18) Comment 22: Irrigation system connected to municipal water source in side of property.

- Mechanical valves for irrigation system are buried around property.
- Sprinkler system does not appear to be functioning properly at the time of inspection.
- Excessive leaking apparent from irrigation system incoming water line in front corner of property.

Recommend further evaluation by a licensed contractor and repair or replace accordingly. (Estimate: $500 - $1,000)


Figure 22-1

Figure 22-2

(Report Summary continued)

Figure 22-3

Figure 22-4

Figure 22-5

## Roofing

19) Comment 23: Roof Photos.

- Roof coverings replaced in 2004 (Permit #04-00089325), and currently appear in overall fair condition.
- Multiple indications of damage as well as active leaking from roof at the time of inspection.

Recommend further evaluation by a licensed contractor, and repair or replace roof coverings accordingly. (Estimate: $10,000 - $15,000)

(Report Summary continued)

Figure 23-1

Figure 23-2

Figure 23-3

Figure 23-4

Figure 23-5

Figure 23-6

(Report Summary continued)

Figure 23-7

Figure 23-8

20) Comment 24: Multiple cracked broken tiles present along roof.
- Roughly 45 - 60 cracked/broken, loose, or missing clay barrel tiles found at the time of inspection.

Repair/replace cracked/broken roofing tiles.

Figure 24-1

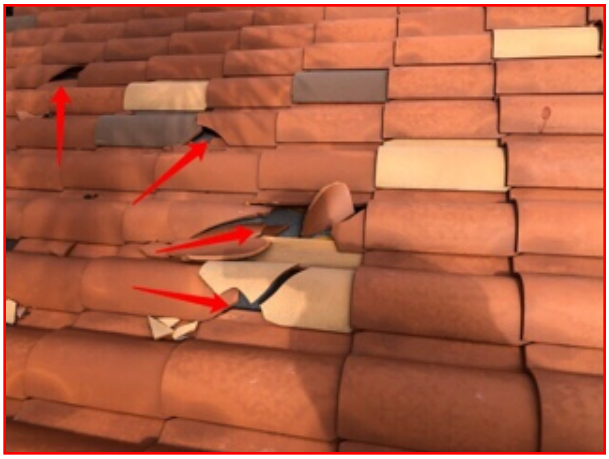

Figure 24-2

(Report Summary continued)

Figure 24-3

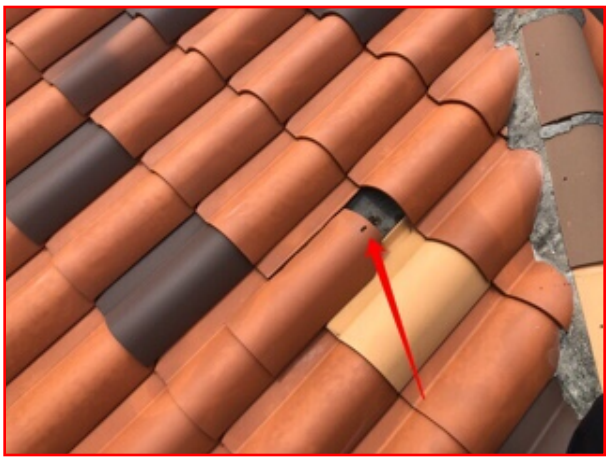

Figure 24-4

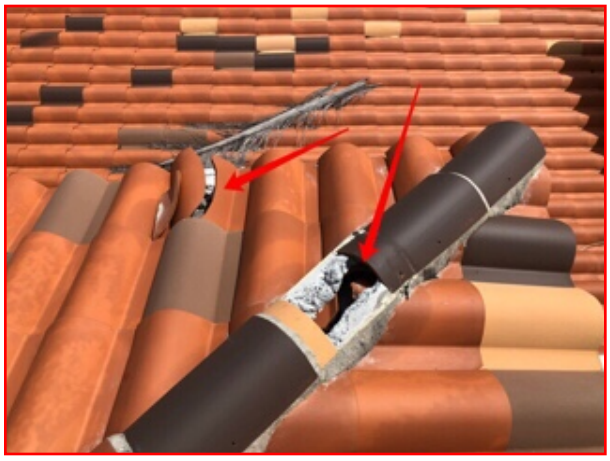

Figure 24-5

Figure 24-6

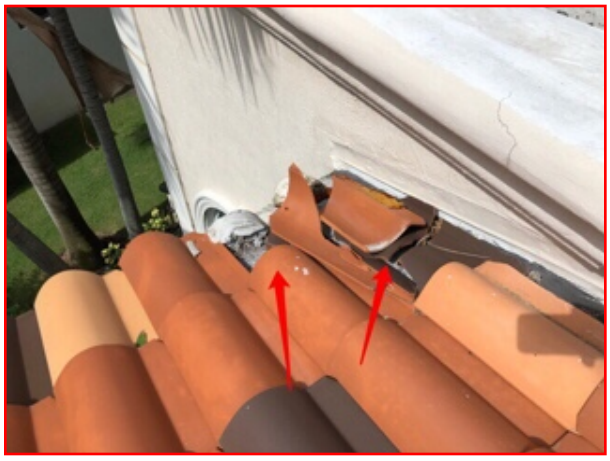

Figure 24-7

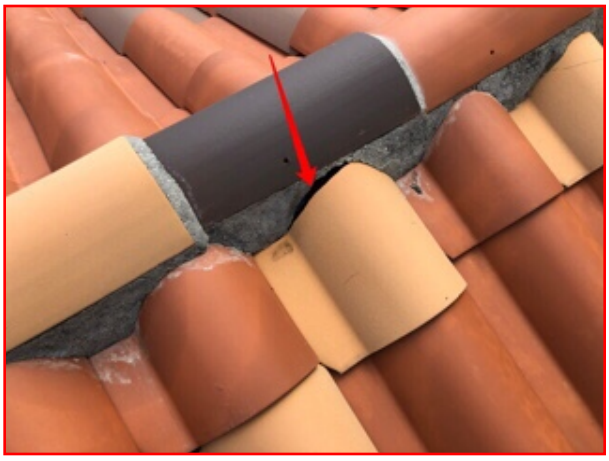

Figure 24-8

(Report Summary continued)

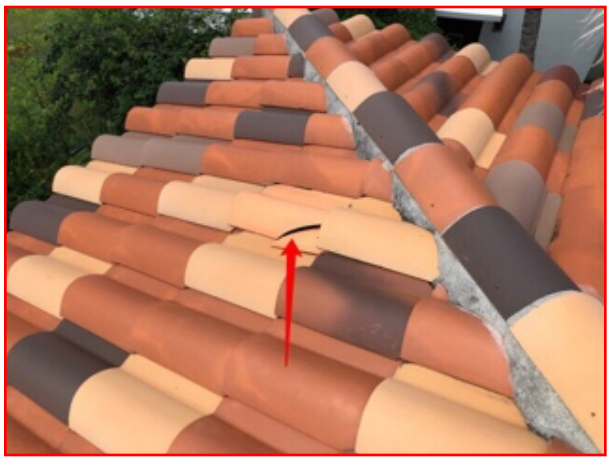

Figure 24-9

Figure 24-10

21) Comment 25: Heavy debris from surrounding vegetation collecting along roof. Recommend removing debris from roof to prevent damage to roof coverings. (Estimate: $200 - $400)

Figure 25-1

Figure 25-2

(Report Summary continued)

Figure 25-3

Figure 25-4

22) Comment 26: Secondary Flat Roof:
- Flat roof coverings last replaced along with primary roof coverings in 2004 (Permit #04-00089325), and currently appear weathered & worn condition at the time of inspection.
- Weather-seal coating appears to have been previously applied, but is currently worn, peeling-up, and in poor condition.
- Debris from surrounding vegetation currently clogging scupper drains from flat roof covering preventing proper drainage from flat roof.
- No indications of leaking from flat roof coverings at the time of inspection, but flat roof coverings are nearing end of efficient life expectancy, and due to current condition recommend to be replaced in near future. (Estimate: $8,000 - $10,000)

(Report Summary continued)

Figure 26-1

Figure 26-2

Figure 26-3

Figure 26-4

Figure 26-5

Figure 26-6

(Report Summary continued)

Figure 26-7

Plumbing: Water Heater #1

23) Comment 32: Heavily oxidation/rusting to plumbing hose connection to water heater.
- Indications of previous leaking. No active leaking noticed during the time of inspection.
Recommend having a licensed plumbing contractor replace connection & hose to hot water heater to prevent any possible leaking. (Estimate: $200 - $400)

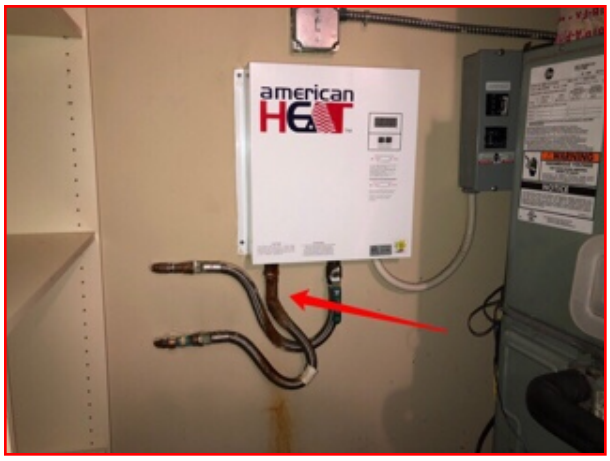


Figure 32-1

Figure 32-2

(Report Summary continued)

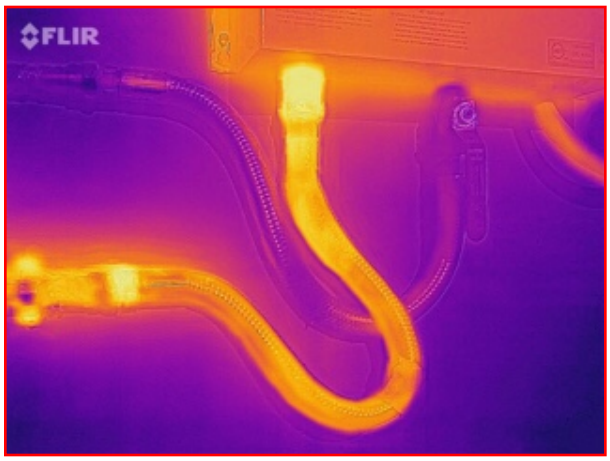


Figure 32-3

## Plumbing: Water Heater #2

24) Comment 33: Hot water heater functioning properly at the time of inspection.
- Water heater currently 14 years old.
- Due to age of unit, water heater is nearing end of efficient life expectancy and may need to be replaced in near future. (Estimate: $1,000 - $1,500)


Figure 33-1

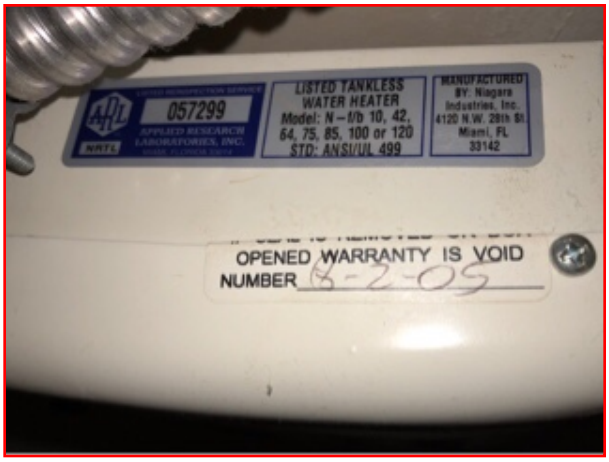


Figure 33-2

(Report Summary continued)

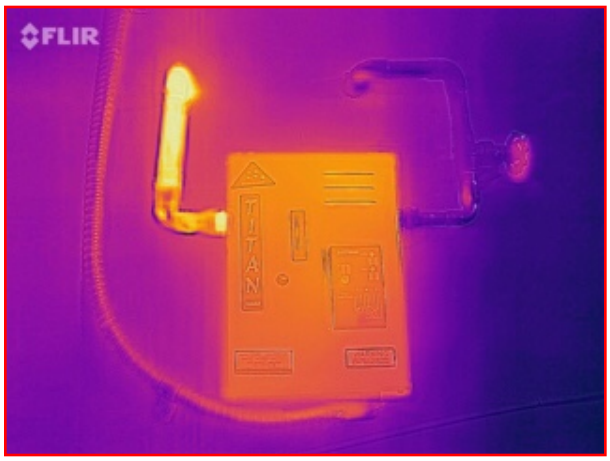


Figure 33-3

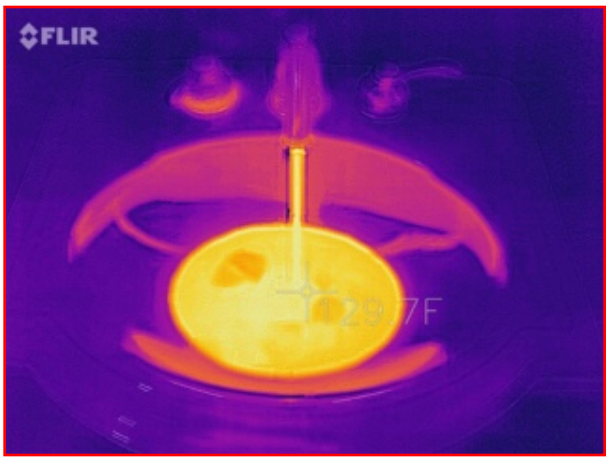


Figure 33-4

## Electrical

25) Comment 36: Double-tapped circuit within main distribution panel.
- Double-tapped 20 AMP breaker present with multiple circuits connected to a single circuit breaker within main distribution panel. (Breakers do not appear to be over heating or over loaded at the time of inspection.)

Recommend having a licensed electrician properly install additional circuit breakers to connect double-tapped circuits to their own individual circuit breaker within main distribution panel. (Estimate $250 - $500)

Figure 36-1


Figure 36-2

(Report Summary continued)

26) Comment 38: 30 AMP circuit within main distribution panel appears to be overheating. (115.6 Degrees)
Recommend further evaluation of circuit and breaker by a licensed electrician to determine cause of over heating/over loading breaker and repair/replace accordingly. (Estimate: $250 - $500)

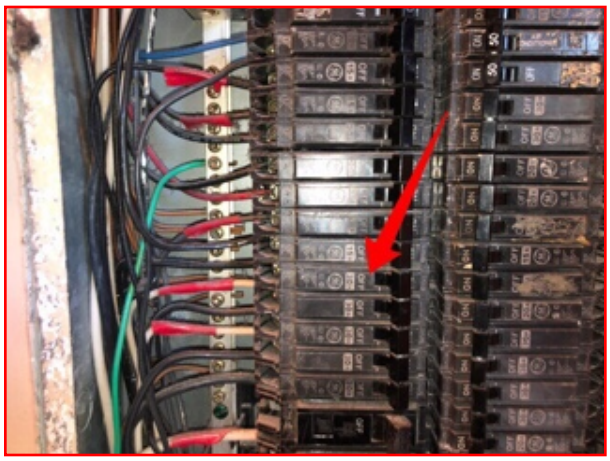

Figure 38-1


Figure 38-2

Electrical: Sub Panel

27) Comment 40: Electrical Sub-panel located next to service meter missing cover plate at time of inspection.
Recommend replacing missing cover plate within Sub-panel. (Estimate: $50 - $150)

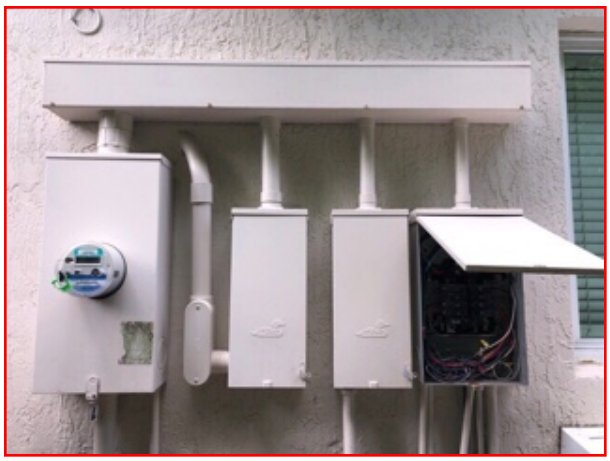

Figure 40-1

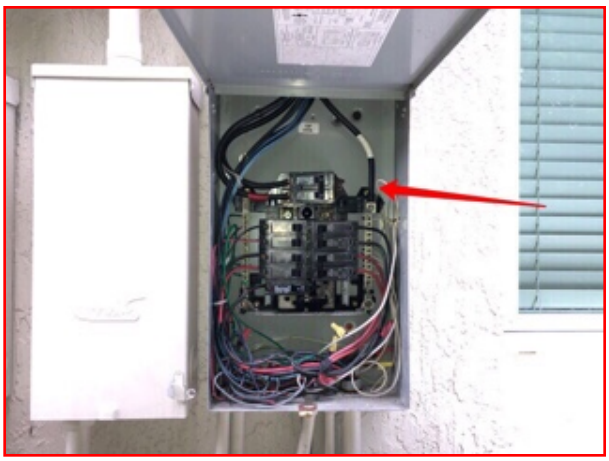

Figure 40-2

(Report Summary continued)

## Heating / Air Conditioning

28) Comment 41: HVAC system tonnage is larger than needed for home size.
- Current units installed are four (4) 3.5 Ton units totaling 14 Tons for entire home.
- Total tonnage required for size of home (3,978 SqFt under air) should be around 8 Tons.
- Over-sizing HVAC systems for square footage under air within property may cause elevated humidity levels within home as unit may cool the air too quickly without properly dehumidifying the air within the home. Elevated humidity levels within home may then provide atmosphere for probable mold growth.

Recommend having a licensed HVAC technician properly calculate tonnage needed for size of home and installing properly sized HVAC system. ($10,000 - $20,000)

## Heating / Air Conditioning: HVAC System #1

29) Comment 42: HVAC system exterior compressor unit.
- HVAC currently 15 years old.
- HVAC system does not appear to be compressing or cooling refrigerant line properly at the time of the inspection. As HVAC system unit is nearing end off efficient life expectancy, estimate system may need to be replaced. (Estimate: $2,000 - $4,000)

Figure 42-1


Figure 42-2

30) Comment 43: Insulation weathered/worn away around refrigerant line to exterior compressor unit.
- Missing insulation may cause refrigerant line to condensate and cause water damage to surrounding areas.

Recommend replacing insulation around refrigerant line to exterior compressor unit. (Estimate: $100 - $200)

(Report Summary continued)

Figure 43-1

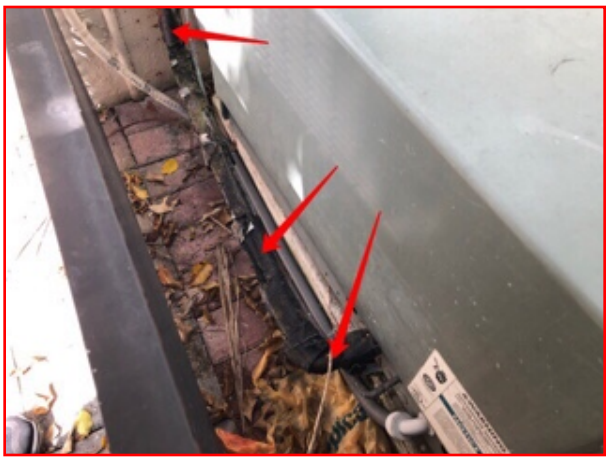

Figure 43-2

31) Comment 44: HVAC system air handler unit.
- HVAC system controlling first floor bathroom, kitchen & living room.
- HVAC system in fair condition at the time of inspection.
- A/C radiator & coils appear in fair condition at the time of inspection.
- Minor debris build up along exterior of radiator.
- HVAC system coils do not appear to be cooling properly. Estimate due to compressor unit not functioning properly.
- HVAC currently 15 years old and nearing end of efficient life expectancy.

Recommend further evaluation by a licensed HVAC technician and repair or replace accordingly. (Estimate $2,000 - $4,000)

Recommend having HVAC system serviced/cleaned periodically by a licensed HVAC technician for better maintenance.

(Report Summary continued)

Figure 44-1


Figure 44-2

Figure 44-3

Figure 44-4

Figure 44-5

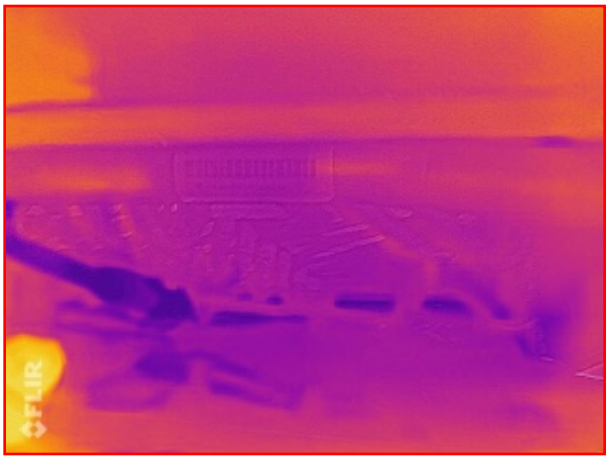


Figure 44-6

(Report Summary continued)


Figure 44-7

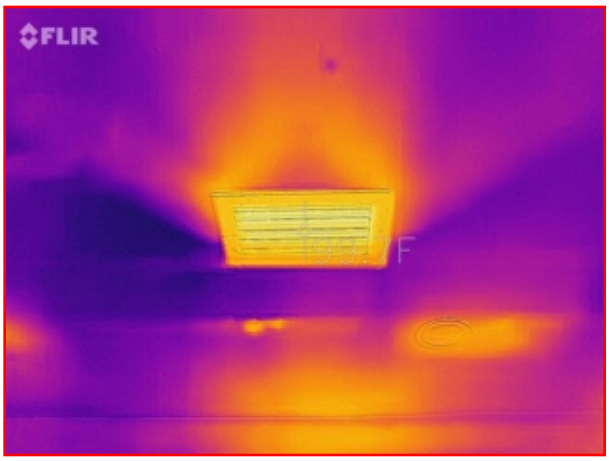


Figure 44-8

Heating / Air Conditioning: HVAC System #2

32) Comment 47: Torn foil ducting tape around plenum connection causing air to leave plenum, and not properly distribute through duct system.
Recommend re-sealing plenum connection to prevent seepage of conditioned air through ducting system. (Estimate: $100 - $200)

Figure 47-1

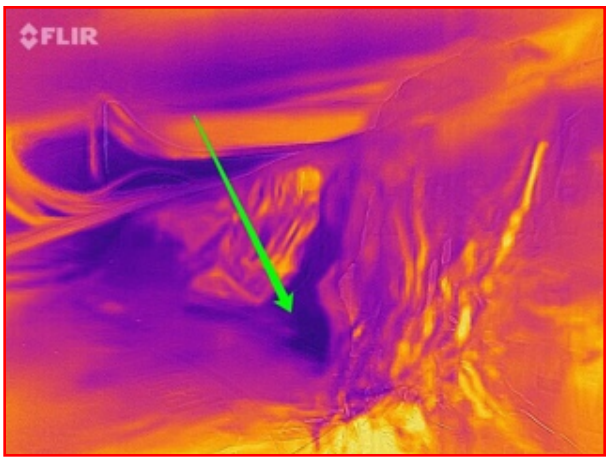


Figure 47-2

(Report Summary continued)

## Heating / Air Conditioning: HVAC System #3

33) Comment 50: Heavy debris build-up along base of radiator.
Recommend having HVAC system services/cleaned by a licensed HVAC technician for better maintenance. (Estimate: $250 - $500)

Figure 50-1

Figure 50-2

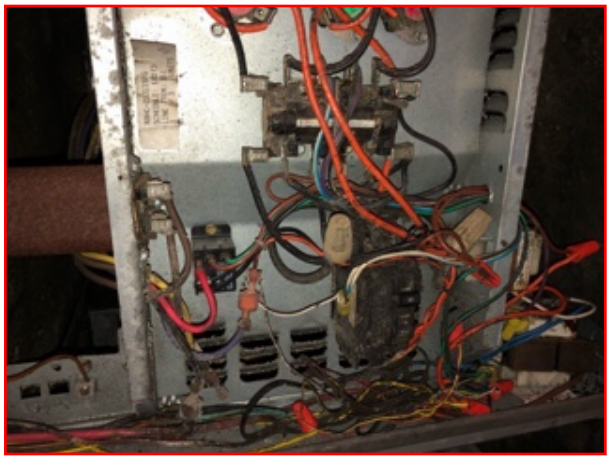

Figure 50-3

Figure 50-4

(Report Summary continued)

## Heating / Air Conditioning: HVAC System #4

34) Comment 51: HVAC system exterior compressor unit.
- HVAC currently 15 years old.
- HVAC system does not appear to be compressing or cooling refrigerant line properly at the time of the inspection. As HVAC system unit is nearing end off efficient life expectancy, estimate system may need to be replaced. (Estimate: $2,000 - $4,000)

Figure 51-1


Figure 51-2

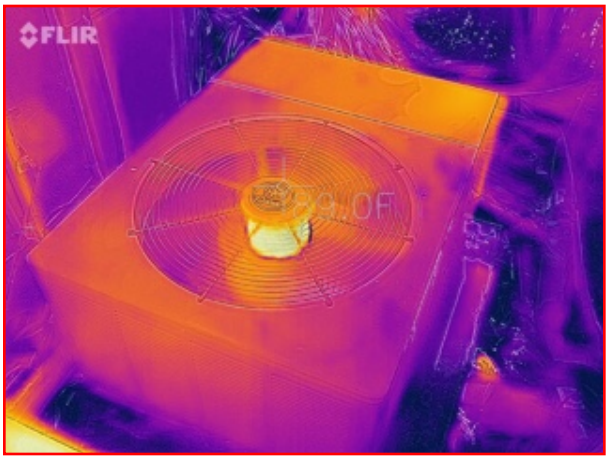


Figure 51-3

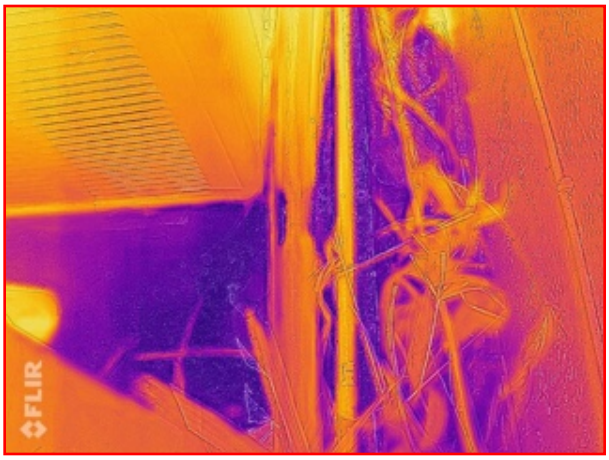


Figure 51-4

35) Comment 52: Insulation weathered/worn away around refrigerant line to exterior compressor unit.
- Missing insulation may cause refrigerant line to condensate and cause water damage to surrounding areas.

Recommend replacing insulation around refrigerant line to exterior compressor unit. (Estimate: $100 - $200)

(Report Summary continued)

Figure 52-1

Figure 52-2

36) Comment 53: HVAC system air handler unit.
- HVAC system controlling living room & dining room.
- HVAC system in fair condition at the time of inspection.
- A/C radiator & coils appear in fair condition at the time of inspection.
- Minor debris build up along exterior of radiator.
- HVAC system not heating at the time of the inspection.
- HVAC system coils do not appear to be cooling properly. Estimate due to compressor unit not functioning properly.
- HVAC currently 15 years old and nearing end of efficient life expectancy.

Recommend further evaluation by a licensed HVAC technician and repair or replace accordingly. (Estimate $2,000 - $4,000)

Recommend having HVAC system serviced/cleaned periodically by a licensed HVAC technician for better maintenance.

(Report Summary continued)

Figure 53-1


Figure 53-2

Figure 53-3

Figure 53-4

Figure 53-5

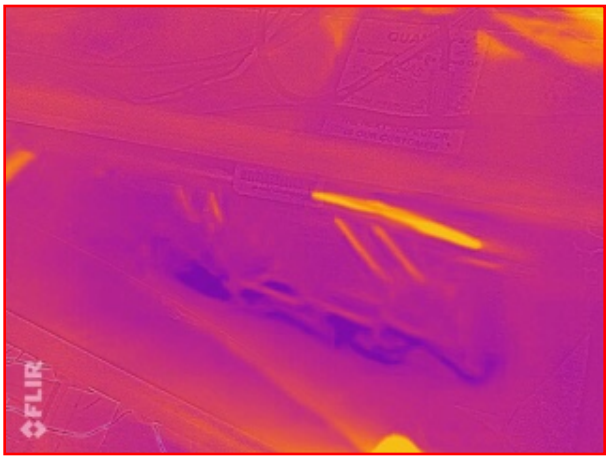


Figure 53-6

(Report Summary continued)

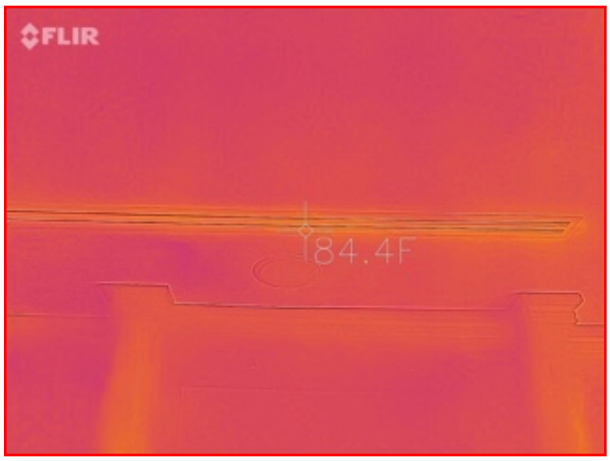


Figure 53-7

## Kitchen

37) Comment 55: Missing lighting fixtures throughout kitchen leaving exposed wiring. Replace missing lighting fixtures. (Detailed quotation required)

Figure 55-1

Figure 55-2

(Report Summary continued)

## Kitchen: Appliances

38) Comment 58: Retractable range hood over cooktop not functioning properly at the time of inspection.
Recommend further evaluation by a licensed technician and repair/replace accordingly. (Estimate: $500 - $1,000)

Figure 58-1

Figure 58-2

39) Comment 60: Microwave functioning properly at the time of inspection.
- Control panel is currently broken/loose.

Recommend further evaluation by a licensed technician and repair/replace accordingly. (Estimate: $100 - $250)

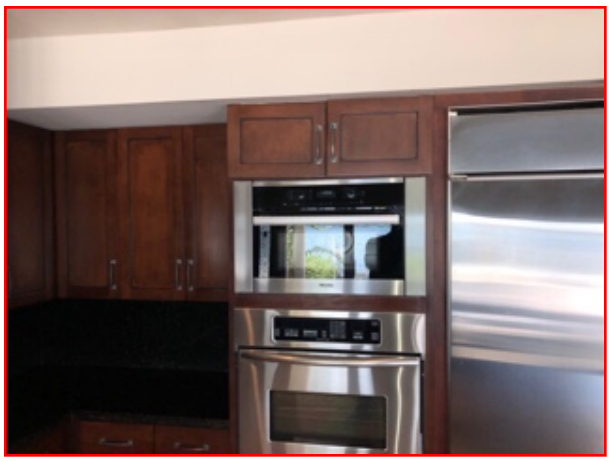

Figure 60-1

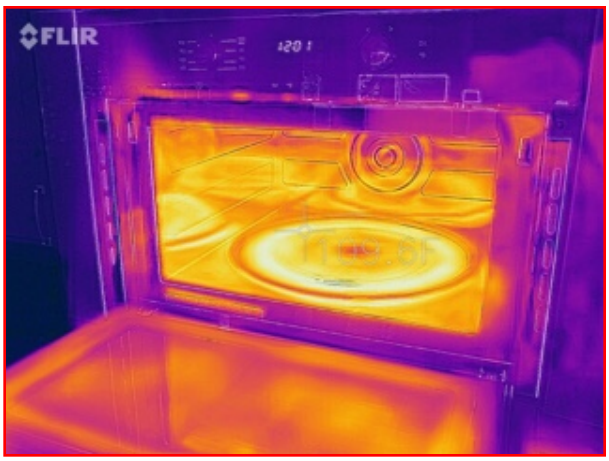


Figure 60-2

(Report Summary continued)

Figure 60-3

40) Comment 62: Garbage disposal not functioning at the time of inspection.
- Disposal appears to be functional but internal blade is stuck.

Repair or replace garbage disposal unit below sink. (Estimate: $100 - $350)

Figure 62-1

(Report Summary continued)

## Interior: Living Room

41) Comment 68: Missing overhead lighting fixture in living room leaving exposed wiring.
Replace missing lighting fixture.  (Detailed quotation required)

Figure 68-1

## Interior: Bedrooms

42) Comment 70: Smoke detector not properly installed & missing battery within downstairs bedroom #1.
Properly connect smoke detector, and replace missing 9V battery. (Estimate: $25 - $50)

Figure 70-1

43) Comment 71: Missing overhead lighting fixtures within downstairs bedroom #1 leaving exposed wiring.
Replace missing lighting fixtures.  (Detailed quotation required)

(Report Summary continued)

Figure 71-1

44) Comment 75: Built-in mini wine refrigerator within upstairs master bedroom not functioning properly at the time of inspection.
Repair or replace mini wine refrigerator. (Estimate: $400 - $800)

Figure 75-1


Figure 75-2

45) Comment 76: Loose wood flooring within master bedroom popping when pressure is applied.
Recommend further evaluation of sub-flooring below and repair/replace accordingly. (Estimate: $250 - $500)

(Report Summary continued)

Figure 76-1

46) Comment 77: Missing overhead lighting fixture in upstairs master bedroom leaving exposed wiring.
Replace missing lighting fixture.  (Detailed quotation required)

Figure 77-1

47) Comment 78: Minor water damage found around corner rear sliding glass door/window frame in master bedroom to exterior terrace.
 - Indications of minor moisture intrusion along interior walls around door/window frame at the time of inspection.
Recommend repairing/re-sealing around exterior of window framing to prevent possible moisture intrusion or water damage in the future. (Estimate: $150 - $300)

(Report Summary continued)

Figure 78-1

Figure 78-2


Figure 78-3

Interior: Dining Room

48) Comment 80: Apparent water damage to drywall around base of wall & baseboards below dining room window.
- Indications of current moisture intrusion detected in wall. Estimate leaking from window frame above.
Recommend re-sealing window above to prevent further leaking & water damage. (Estimate: $150 - $300)
Replace water damaged drywall & baseboards. (Estimate: $250 - $500)

(Report Summary continued)

Figure 80-1


Figure 80-2

Figure 80-3

Figure 80-4

Interior: Hallways & Other Rooms

49) Comment 82: Missing overhead lighting fixture/chandelier in over front entrance/foyer leaving exposed wiring.
Replace missing lighting fixture/chandelier.  (Detailed quotation required)

(Report Summary continued)

Figure 82-1

50) Comment 83: Water damage/active moisture intrusion detected along ceiling & wall over front entrance hallway adjacent to dining room.
- Estimate active roof leak from above currently causing moisture intrusion & water damage.
Recommend having a licensed roofer further evaluate roof coverings above & repair accordingly to prevent further moisture intrusion or water damage.
Recommend replacing water damaged drywall over front entrance hallway adjacent to dining room. (Estimate: $1,000 - $2,000)

Figure 83-1

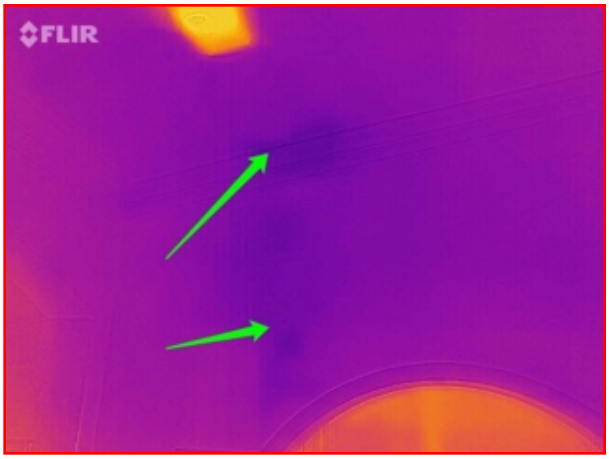


Figure 83-2

(Report Summary continued)

51) Comment 84: Water damage/active moisture intrusion detected along ceiling & wall over downstairs bedroom hallway.
- Estimate active roof leak from above currently causing moisture intrusion & water damage.
Recommend having a licensed roofer further evaluate roof coverings above & repair accordingly to prevent further moisture intrusion or water damage.
Recommend replacing water damaged drywall & baseboards in downstairs hallway.
(Estimate: $1,000 - $2,000)

Figure 84-1

Figure 84-2


Figure 84-3

Figure 84-4

(Report Summary continued)

Figure 84-5


Figure 84-6

Figure 84-7

## Bathrooms: Bathroom #1

52) Comment 86: Water supply turn-stop valve to toilet fixture leaking at the time of inspection.
Replace water supply turn-stop valve to toilet fixture. (Estimate: $150 - $300)

(Report Summary continued)

Figure 86-1

Figure 86-2

53) Comment 87: No mechanical ventilation exhaust fan currently installed within bathroom.
- No indications of current moisture intrusion or water damage detected along bathroom ceilings at the time of inspection.
Recommend installing mechanical ventilation exhaust fans within bathroom to promote proper ventilation and reduce elevated humidity levels in confined spaces. (Estimate: $500 - $1,000)

Bathrooms: Bathroom #2

54) Comment 89: Low water pressure from left-hand sink fixture. Estimate possible blockage in water supply turn-stop valves below sink.
Recommend replacing hot & cold water supply turn-stop valves below sink fixture. (Estimate: $200 - $400)

(Report Summary continued)

Figure 89-1

Figure 89-2

Bathrooms: Bathroom #3

55) Comment 91: Sink fixture cold water valve handle leaking above sink.
Repair/replace cold water valve handle to sink faucet fixture. (Estimate: $100 - $200)

Figure 91-1

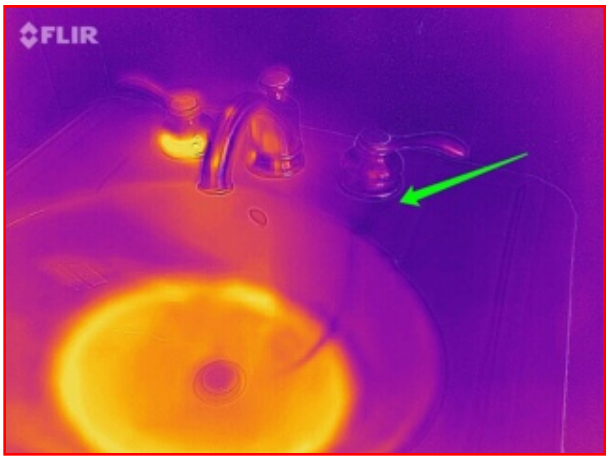


Figure 91-2

(Report Summary continued)

## Bathrooms: Bathroom #4

56) Comment 93: Jacuzzi tub not functioning properly.
- No indications of leaking from around jacuzzi tub at the time of inspection.
- Jacuzzi motor does not activate with control panel.

Recommend further evaluation by a professional contractor and repair/replace accordingly. (Estimate: $500 - $1,000)

Figure 93-1


Figure 93-2

Figure 93-3

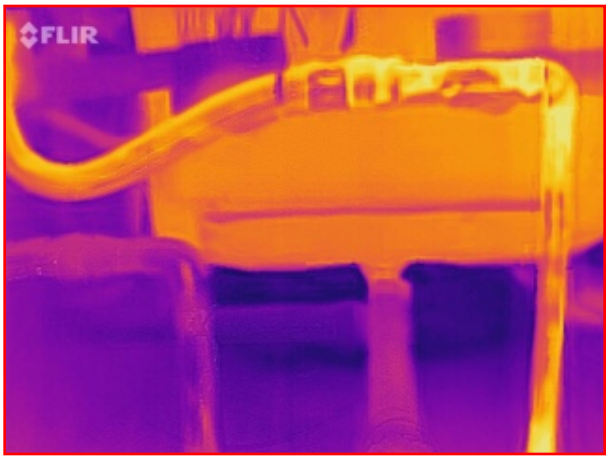


Figure 93-4

57) Comment 94: Wall mounted shower head fixture removed within stand-up shower fixture.

Replace shower head fixture. (Estimate: $150 - $300)

(Report Summary continued)

Figure 94-1

58) Comment 95: Broken flooring tile within master bathroom.
Replace broken flooring tile. (Estimate: $150 - $300)

Figure 95-1

Figure 95-2

59) Comment 96: Bathroom GFCI outlet functioning properly, but does not trip when electrical surge is detected.
Recommend replacing GFCI outlet. (Estimate: $50 - $100)

(Report Summary continued)

Figure 96-1

Building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.  Once again, Home Pro Miami appreciates the opportunity to assist you with your inspection and look forward to assisting you again in the future if you are ever in need.

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement.  The agreement was presented and signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.