Inspection Report

Sample Report

Property Address:
5555 Sample Court N
Riviera Beach Florida 33404

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Date: 2/12/2019	**Time:** 10:00 AM	**Report ID:** Sample Report #7
Property: 5555 Sample Court N Riviera Beach Florida 33404	**Customer:** Sample Report	**Real Estate Professional:**

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 inspection 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.

Inspected (IN) = 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 (NI)= 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 (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = 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.

Standards of Practice:	**In Attendance:**	**Approximate age of building:**
National Association of Certified Home Inspectors, Florida Association of Building Inspectors	Buyers Agent	1958, 1964

Type of building:	**Temperature:**	**Weather:**
Multi-family, 2 Buildings	Over 75	Clear

Ground/Soil surface condition:	**Rain in last 3 days:**
Dry	Unknown

1. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.


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Styles & Materials

Siding Style:
Cement stucco

Siding Material:
Cement stucco
Masonry

Exterior Entry Doors:
Metal
Wood

Appurtenance:
Sidewalk
Walkway

Driveway:
Asphalt

		IN	NI	NP	RR
1.0	WALLS				•
1.1	SIDING, FLASHING AND TRIM	•			
1.2	EAVES, SOFFITS AND FASCIAS				•
1.3	DOORS, DOOR FRAMES (Exterior)				•
1.4	WINDOWS, SHUTTERS AND SCREENS				•
1.5	DECKS, BALCONIES, STEPS, PORCHES, PATIOS AND SCREEN ENCLOSURES			•	
1.6	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO, WALKWAYS, GATES AND FENCING				•
1.7	INGROUND POOL,SPA AND EQUIPMENT AND POOL DECK AND FENCING			•	
1.8	IRRIGATION SYSTEM AND COMPONENTS			•	
1.9	PESTS, RODENTS, ANIMALS	•			
1.10	EXTERIOR ELECTRICAL				•
1.11	EXTERIOR VENTS	•			
1.12	OPEN GAPS				•
1.13	OTHER				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Comments:

1.0 (1) If the exterior of the home has been recently painted over, the paint can hide surface signs such as cracking which can indicate more serious defects. Or it can hide moisture, moisture damage, mold and evidence of pest activity. The inspector can only report on what is visible at the time of the inspection without intrusive means.

1.0 (2) Multiple areas of minor surface damage to the exterior walls/facade are noted but are considered cosmetic in nature. And areas of hollow/un-bonded stucco. Although it is not a structural issue they should be sealed or repaired and finished.

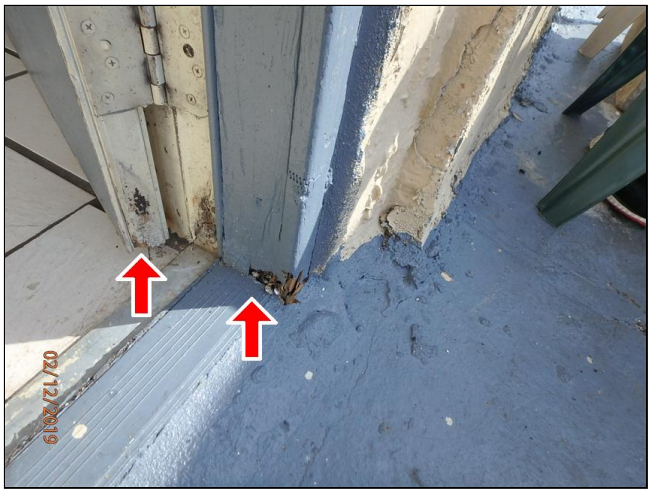
1.0 (3) There is plywood installed at the window where a window air conditioning unit is installed. The condition of the wall and wall systems behind the wood is not known

1.0 (4) It appears there might have been a window at this location at one time. Which has since been close off. Just a notation

1.2 (1) Evidence of previous repairs/replacement

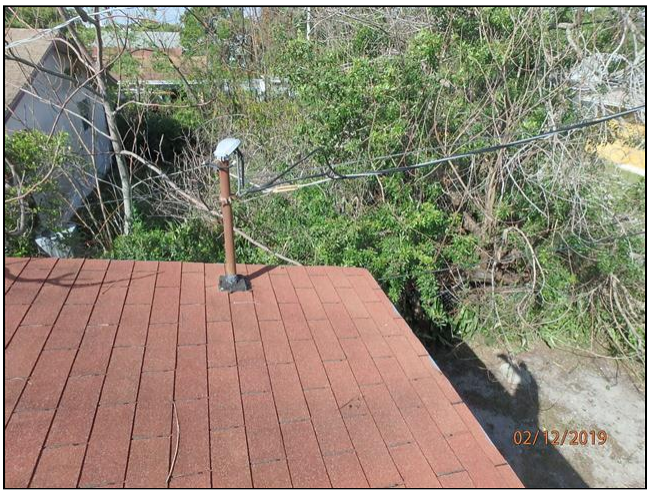
1.2 (2) Areas of deteriorated soffit trim

1.3 Wood rot is noted in the lower and upper portions of the exterior door/door jamb areas.

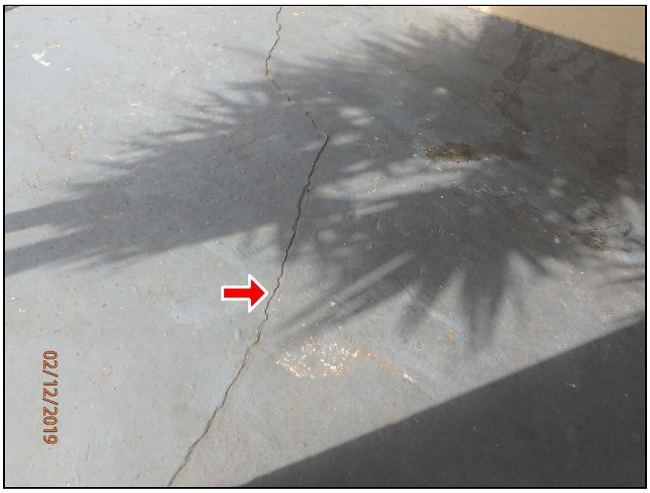


1.4 Window not properly sealed will allow moisture and rainwater to penetrate and cause moisture damage

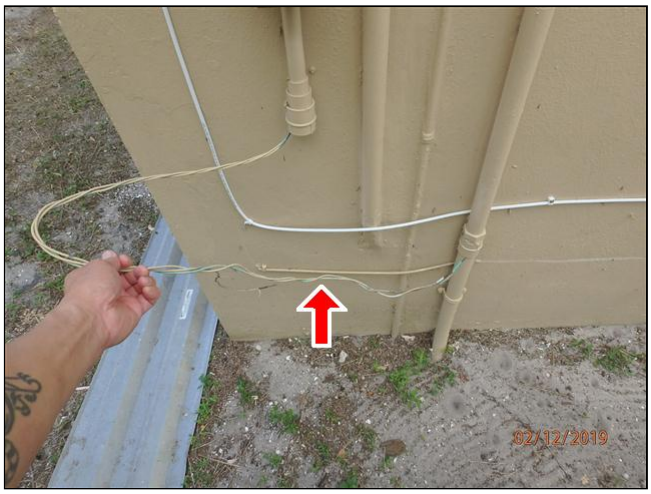
1.6 (1) Vegetation in contact with the structure. Recommend trimming ore removing



1.6 (2) Typical exterior concrete cracking



1.10 No power to this external receptacle. Wires protruding from the bottom



1.12 Open gaps in exterior walls should be sealed and finished to prevent moisture and pest entry.

1.13 The exterior water heater shed is deteriorated and has termite damage to the framing

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.

2. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

Styles & Materials

Roof Covering:
Asphalt/Fiberglass
Rolled Mineral

Viewed roof covering from:
Walked roof

Sky Light(s):
None

Chimney (exterior):
N/A

Roof Structure:
Prefabricated Wood Trusses
Plywood
Sheathing
No Attic Present

Roof-Type:
Gable
Flat

Method used to observe attic:
From entry
Not all areas were visible
Outbuilding has no attic access
Restricted access in attic

Attic info:
Scuttle hole

		IN	NI	NP	RR
2.0	ROOF COVERINGS	•			
2.1	FLASHINGS	•			
2.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			

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		IN	NI	NP	RR
2.3	ROOF GUTTER & DRAINAGE SYSTEMS	•			
2.4	ROOF STRUCTURE AND ATTIC	•			
2.5	EVIDENCE OF ACTIVE MOISTURE OR LEAKS	•			
2.6	EVIDENCE OF PREVIOUS LEAKS	•			
2.7	EVIDENCE OF RODENT OR PEST ENTRY				•

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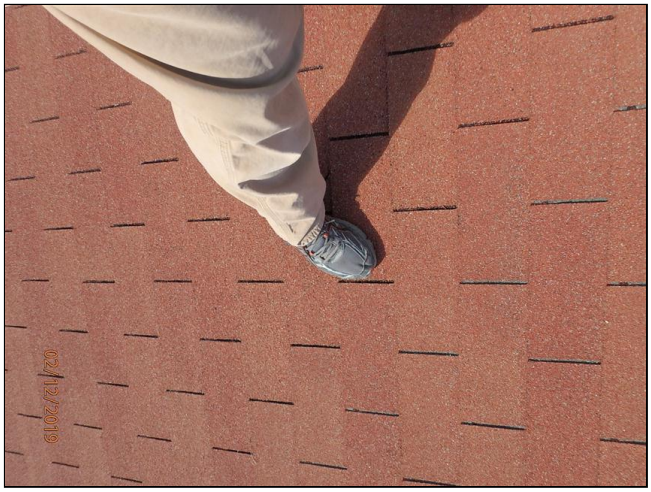
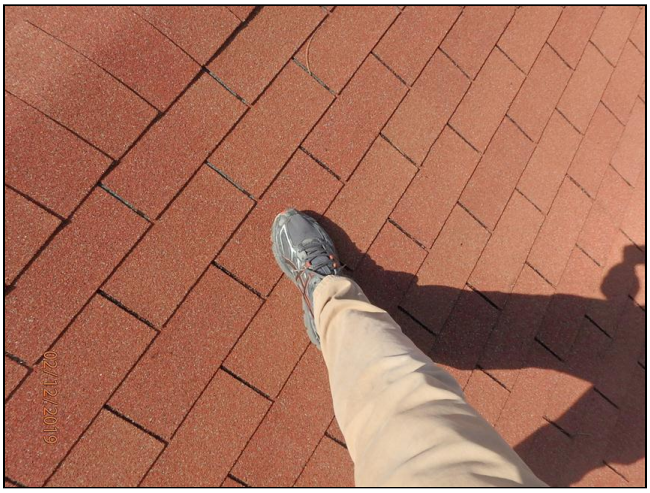
Comments:

2.0 (1) **While the inspector makes every effort to find all areas of concern, some areas can go unnoticed because they are hidden from view. Roof coverings can appear to be leak proof during inspection under favorable weather conditions but can still leak during a rain event. A home inspection is not guarantee a roof will not leak.**

There is no evidence of obvious damage that would allow water to leak. There is no visible evidence of water staining in the (limited access) attic at the roof sheathing and no evidence of water leaks or water staining at the ceilings within the living spaces. All interior ceilings were scanned with an infrared thermal imaging camera and are non resultant for any active moisture. It is reasonable to conclude that the roof is sound and water tight at this time. However, roof and attic structures have areas that are not accessible and visible during an inspection and those areas could possibly have issues that cannot be determined during an inspection.

2.0 (2) Both roofs are in general good overall condition. There is no permit history on either roof. There are some soft spots and bubbling on the roof's. The unknown age could potentially have insurance consequences





2.0 (3) Some degranulation noted

2.0 (4) Some water ponding noted

2.7 Attic truss with visible wood destroying pest activity. Recommend having a licensed pest control contractor inspect and correct

The roof 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. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection 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.

3. Appliances

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. Appliances are not required to be pulled out of their installed locations. Appliances which utilize water such as washers and dishwashers can have hidden leaks which are not visible to the inspector. Areas behind these appliances cannot be checked and conditions are not guaranteed.

		IN	NI	NP	RR
3.0	DISHWASHER			•	
3.1	RANGES/OVENS/COOKTOPS/RANGE HOOD				•
3.2	FOOD WASTE DISPOSER			•	
3.3	MICROWAVE COOKING EQUIPMENT			•	

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		IN	NI	NP	RR
3.4	REFRIGERATOR	•			
3.5	WASHING MACHINE AND DRYER			•	

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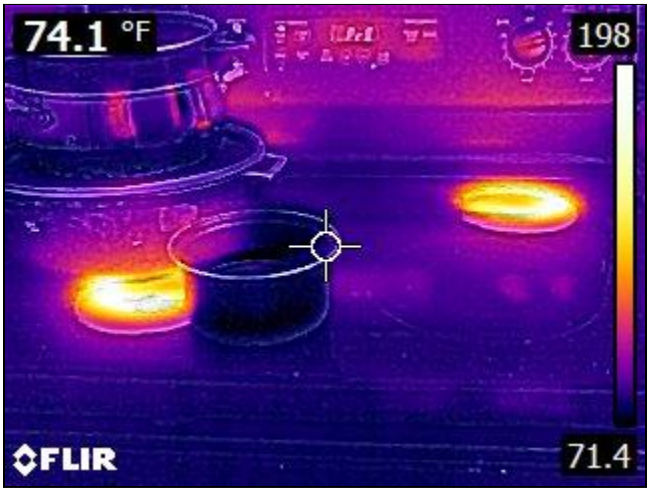
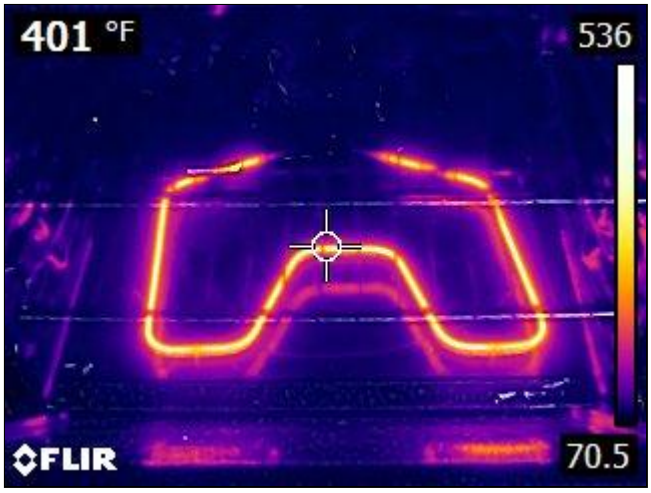
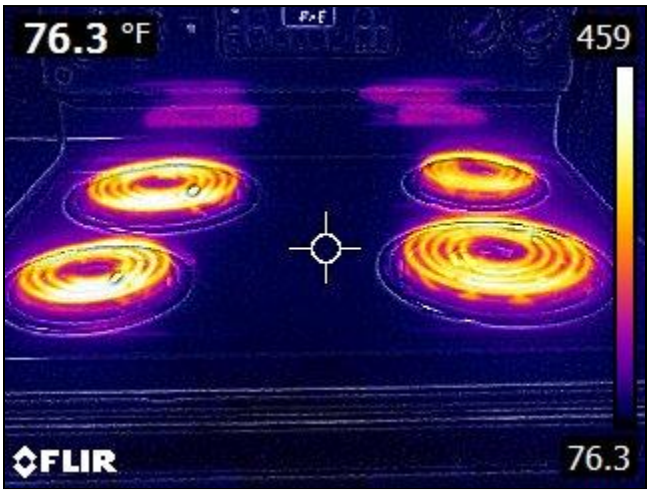
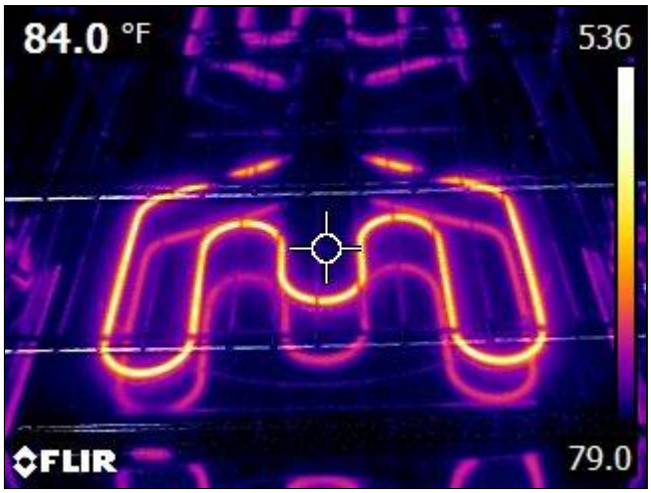
Comments:

3.1 Front, right burner does not work at the front building. Ovens worked on both

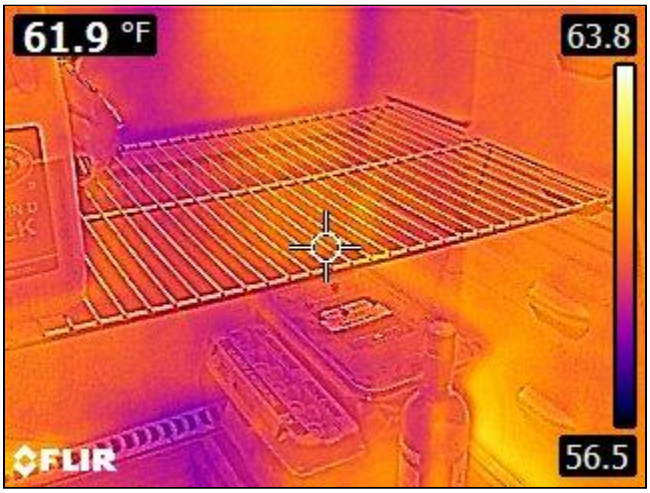


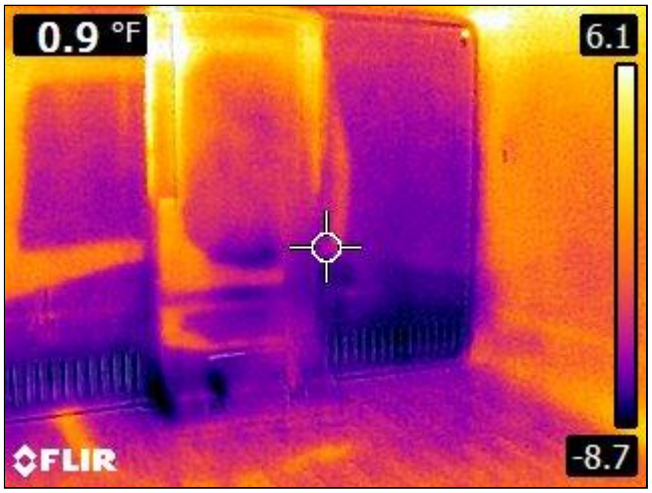


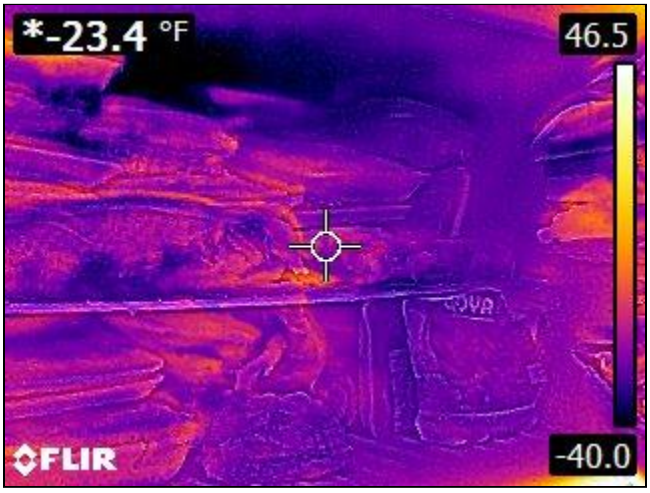


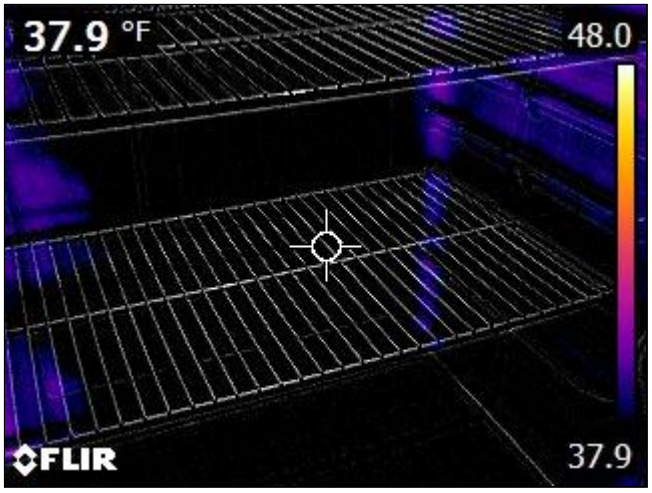


3.4 The refrigerator and freezer were operating at expected temperatures as set by the built-in temperature controls.









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.

4. Doors, Windows and Interior

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

A home inspection is a visual inspection only. The inspector will not perform any invasive actions such as removing any sections of walls, floors, ceilings, cabinets or appliances in order to access or inspect behind and between those areas. There is no way to see behind walls and conditions cannot be guaranteed.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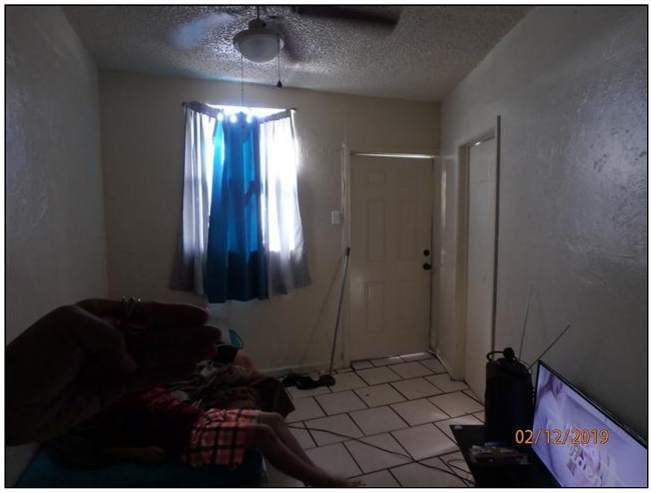
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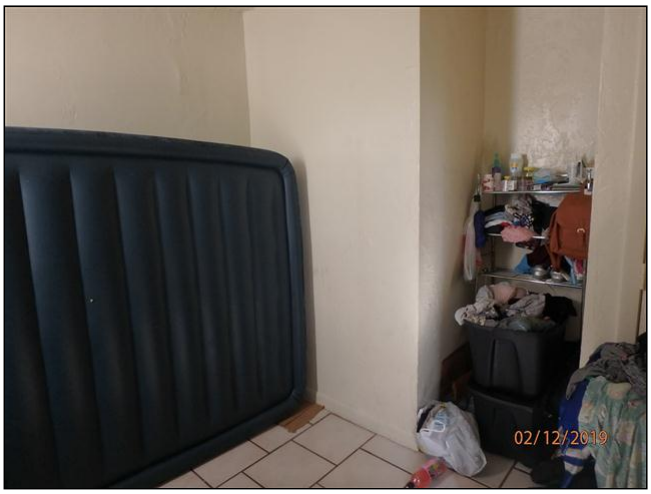
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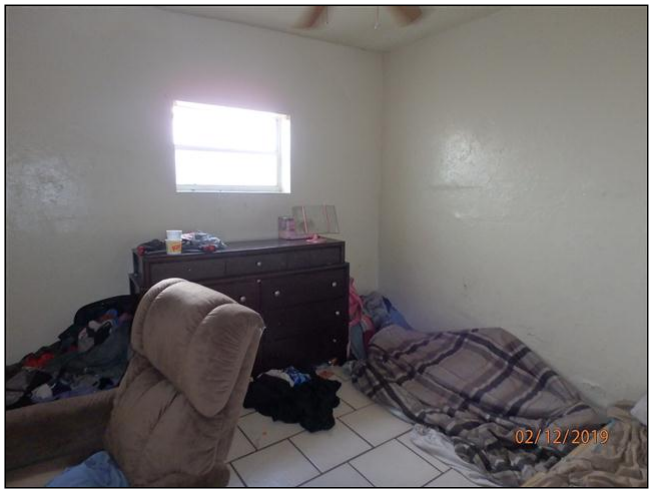
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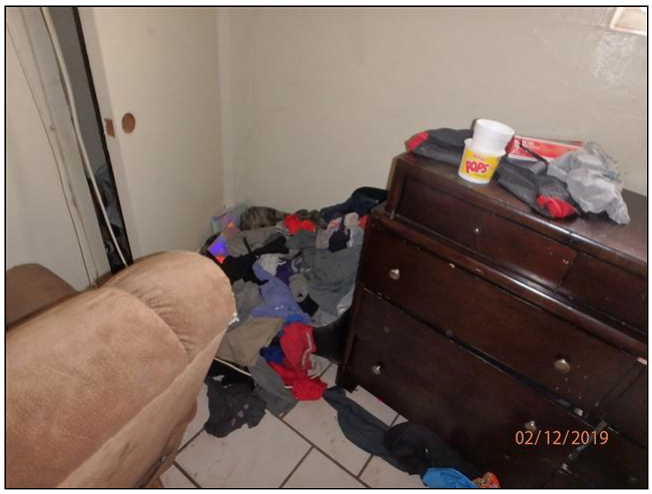
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Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall
Tile

Floor Covering(s):
Tile

Interior Doors:
Hollow core

Window Types:
Single-hung

Cabinetry:
Wood

Countertop:
Laminate

		IN	NI	NP	RR
4.0	CEILINGS, WALLS, FLOORS and TRIM				•
4.1	STEPS, STAIRWAYS, BALCONIES AND RAILINGS			•	
4.2	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
4.3	KITCHEN	•			
4.4	SHOWERS AND BATHS	•			
4.5	DOORS and HARDWARE (REPRESENTATIVE NUMBER)				•
4.6	WINDOWS (REPRESENTATIVE NUMBER)				•
4.7	EVIDENCE OF MOISTURE OR MOLD				•
4.8	EVIDENCE OF PREVIOUS MOISTURE	•			
4.9	WOOD DESTROYING ORGANISIMS, PESTS	•			
4.10	OPEN GAPS				•

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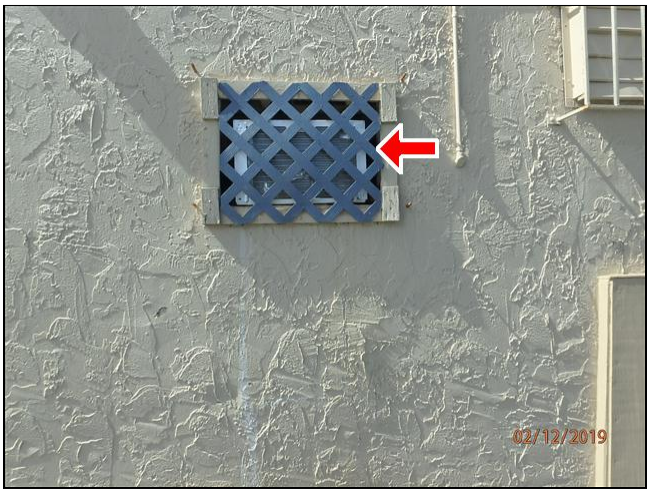
IN NI NP RR

Comments:

4.0 (1) **A home inspection is a visual inspection only. The inspector will not perform any invasive actions such as removing any sections of walls, floors, ceilings, cabinets or appliances in order to access or inspect behind and between those areas. There is no way to see behind walls and conditions cannot be guaranteed.**

Walls, floors and ceilings of every interior room were scanned with an infrared thermal camera. Unless noted in another section, were all non-resultant for active moisture. Keep in mind that certain surface materials such as glass, reflect and can cause false readings. However, surface moisture (via temperature differentials) can still be picked up thermally. However, there are multiple areas of elevated moisture at the baseboards in both buildings.

4.0 (2) Front building: The right side through-the-wall air conditioner is not properly installed. The condensation water is draining right into the wall cavity. This is evidenced by elevated moisture levels at the interior walls opposite this wall. The drywall on the inside will require replacement. There could be mold inside which is not visible at this time.



4.0 (3) There are minor surface type imperfections to the finished drywall of the walls or ceilings. These are considered cosmetic in nature but noteworthy since they were not originally designed that way. They should be repaired and finished.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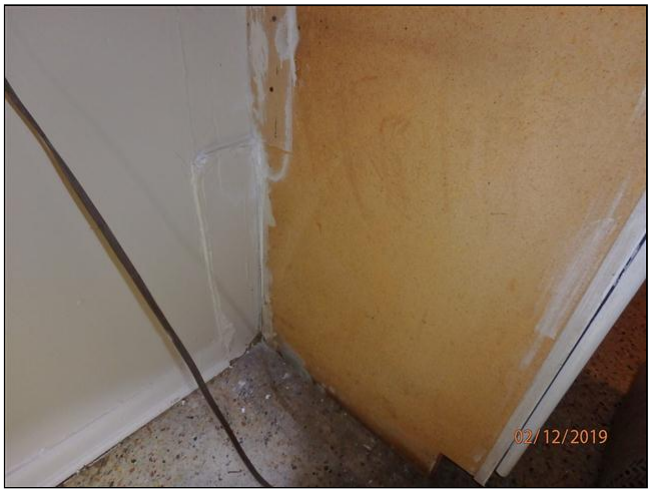
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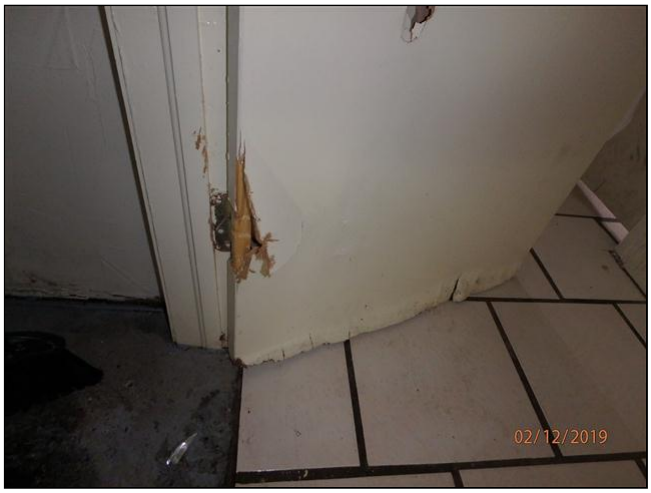
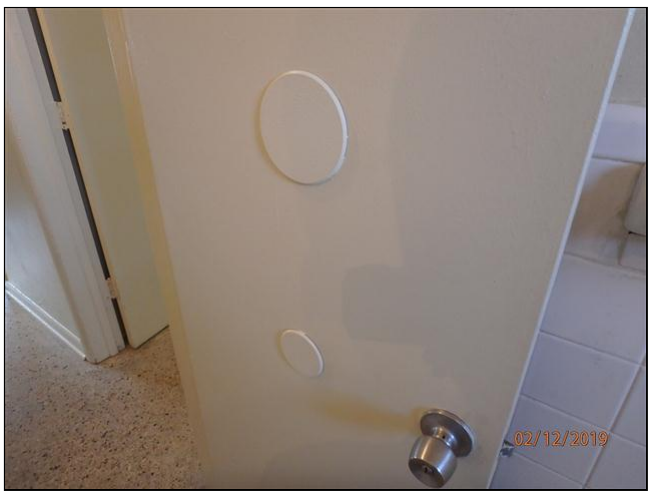
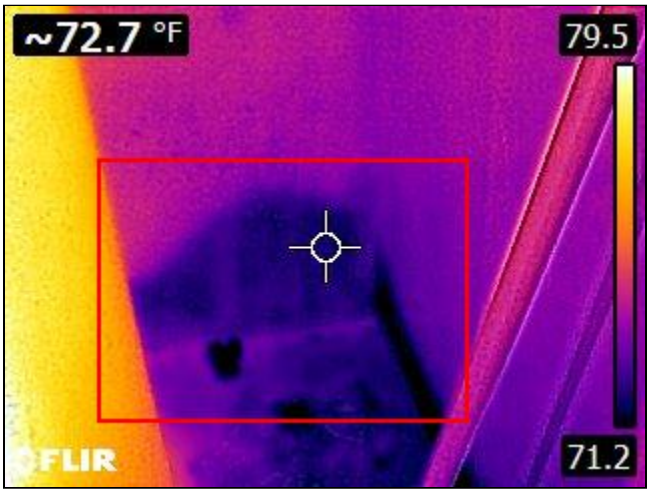
4.5 Front building: Multiple interior doors in disrepair and requires replacement





4.6 Numerous windows are difficult to operate. Recommend service to windows for proper and efficient operation.

4.7 (1) Front building: There is some visible mold at the utility closet which houses the water heater due to the water leak issue from the water heater



4.7 (2) Both buildings: There are multiple areas along the baseboard which have elevated moisture levels. The moisture sensor triggers at 17% which is considered elevated for drywall. The reason for the elevated levels is not known.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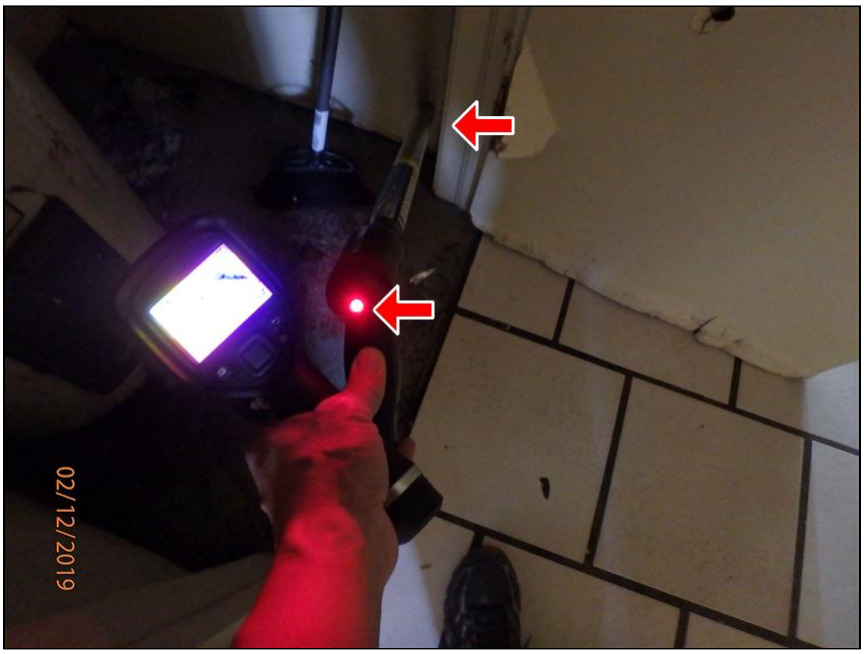
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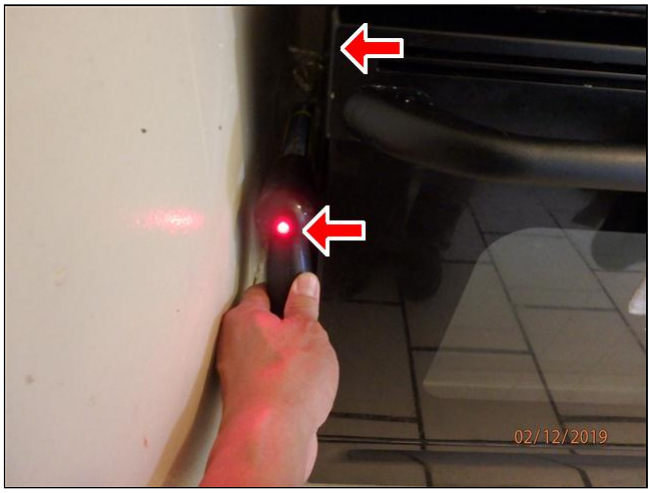
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Surveymaster
22.1
WET
PROTIMETER
02/12/2019


Surveymaster
41.3
WET
PROTIMETER
02/12/2019

4.7 (3) Active moisture was found at the base of the toilet. This is possibly due to a compromise of the wax seal. It is recommended that the wax seal be replaced.

4.10 Any open, visible gaps in wall, ceilings or floors should be properly sealed to prevent moisture intrusion, pest entry and unwanted cavity/attic air from entering the living spaces. Moisture or condensation within wall cavities can offer favorable conditions conducive to mold/microbial and contaminant growth. These areas are usually not visible, however, any open gaps should serve as a point of entry and should be sealed and finished.

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.

5. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

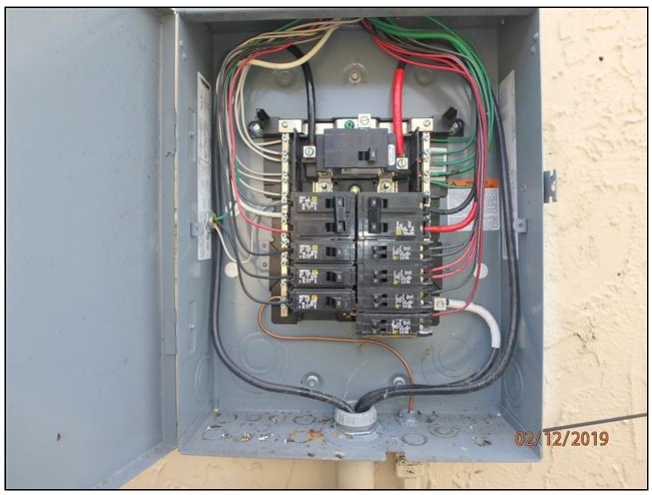

02/12/2019


02/12/2019


MAIN
02/12/2019


MAIN
02/12/2019


02/12/2019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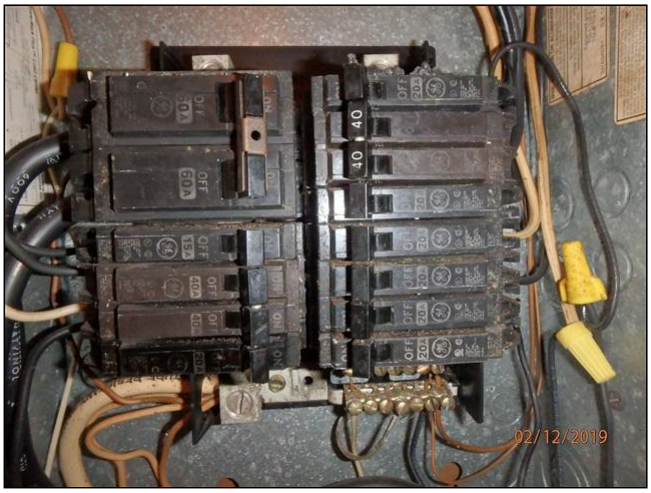

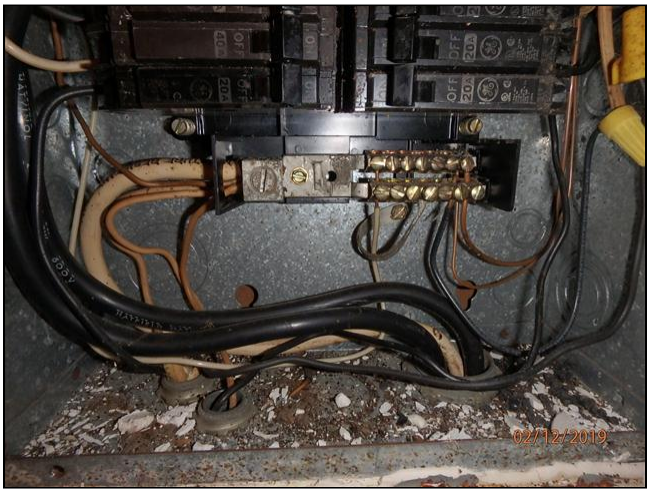

Styles & Materials

Panel Type:
Circuit breakers

Electrical Service Conductors:
Overhead service

Panel capacity:
100 AMP

Electric Panel Manufacturer:
GENERAL ELECTRIC

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Conduit
Where Visible

		IN	NI	NP	RR
5.0	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
5.1	SERVICE ENTRANCE LINES	•			
5.2	METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS	•			
5.3	GROUNDS AND BONDING	•			
5.4	COVERS, BOXES, HOUSINGS AND CONDUIT				•
5.5	SWITCHES, RECEPTACLES, LIGHT FIXTURES, COMPONENTS and VISIBLE WIRING (observed from a representative number)				•
5.6	POLARITY AND GROUNDING OF RECEPTACLES	•			
5.7	OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)				•
5.8	LOW VOLTAGE EQUIPMENT AND WIRING		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Comments:

5.0 The electrical panels are located at the kitchen and outside the building.

5.4 Loose or missing electrical box covers are noted. They should be replaced with the proper cover to prevent electrical hazards

5.5 (1) Loose receptacle(s) should be properly secured to prevent movement

5.5 (2) Improperly/inadequately grounded receptacle. Should be corrected by a qualified electrical contractor

5.5 (3) Interior receptacle does not have power

5.7 There are some receptacles in the bathroom/kitchen(s) within the proximity of a sink/vanity which is not GCI protected. It is recommended that these receptacles are replaced or are protected up stream with a GFCI protected receptacle.

5.8 Low voltage systems such as alarm systems and communications systems are not inspected or tested as part of a standard home inspection.

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.

6. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.


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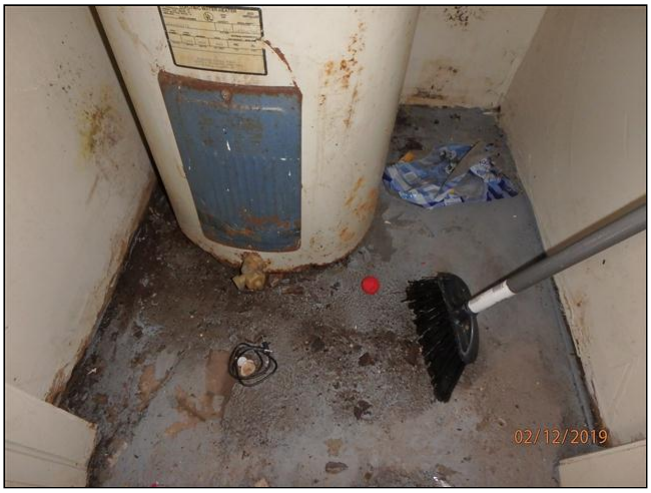

02/12/2019


This replacement water heater was supplied by Sears, Roebuck and Co. In accordance with the original tank warranty. This replacement is warranted for the same period of time from the date of the original purchase.
ELECTRIC WATER HEATER
02/12/2019


02/12/2019


Serial No. GE A051410300
Model No. GE40M06AAC
Manufacture Date. 28JAN2014
Cap. U.S. Gals. 40
Phase 1 1
Volts AC 240 208
Upper Element Watts 4500 3380
Lower Element Watts 4500 3380
Watts 4500 3380
WARNING
ELECTRIC WATER HEATER
CAUTION
DANGER
02/12/2019


02/12/2019

Styles & Materials

Water Source:
Public

Water Filters:
None

Sewage System:
Public

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper
Where Visible
PVC

Drain/Waste/Vent Piping Material:
PVC
Cast Iron

Water Heater Power Source:
Electric

Manufacturer:
RHEEM
SEARS

Water Heater Capacity:
30 Gallon
40 Gallon

Water Heater Age:
1987
2014

		IN	NI	NP	RR
6.0	MAIN WATER SHUT-OFF DEVICE	•			
6.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				•
6.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

		IN	NI	NP	RR
6.3	SINKS, SHOWERS AND BATHS				•
6.4	HOT WATER SYSTEMS, CHIMNEYS, FLUES AND VENTS	•			•
6.5	WHOLE HOUSE FILTRATION SYSTEM			•	
6.6	ACTIVE LEAKS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Comments:

6.1 (1) Noted the property appears to be equipped the original cast iron plumbing. Cast-iron plumbing of this era is considered to be at the end of the average life expectancy. The material is subject to attrition of the interior walls, cracking, root penetration and a high rate of restriction. It should be noted that the system appears to be operating normally at this time however the interior of the pipes cannot be viewed without an invasive procedure

6.1 (2) There is aged cast iron piping at the rear of the exterior of the front building. It is unknown whether or not it is still being used. But it is not properly secured to the wall and it has detached piping. This pipe should be corrected and secured or removed and capped off.

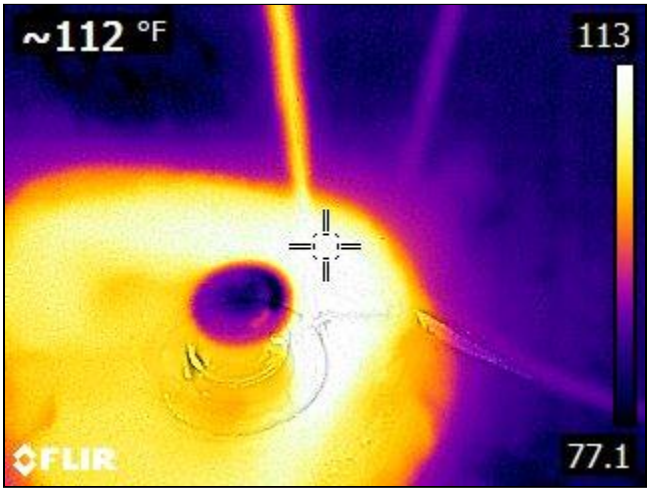
There are small children living in the home and this is a hazardous situation.

6.1 (3) Note: There is new vent piping installed at the rear of the front building

6.2 The water to the front building is not turned on. It has been turned off due to the water heater leaking. The water supply to the sinks, toilet and shower could not be inspected or tested as a result. The rear building has a detached kitchen sink drain

6.3 Rear building: Kitchen sink drain is detached.

6.4 The hot water temperature to the rear building was 112 degrees fahrenheit at the time of the inspection. The front building water was turned off.



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.

7. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

Heat Type:
None

Heating System Size:
N/A

Ductwork:
N/A

Filter Type:
N/A

Cooling Equipment Type:
Window AC
Wall Mounted Unit

Central Air Manufacturer:
N/A

Number of AC Units:
None

System Age:
N/A

System Size:
N/A

Air Handler Location: N/A

Condenser Unit Location: N/A

Condensate Overflow Shut-off Switch: N/A

		IN	NI	NP	RR
7.0	COOLING AND AIR HANDLER EQUIPMENT		•		
7.1	AIR HANDLER CLOSET		•		
7.2	COOLING SYSTEM PERFORMANCE				•
7.3	HEATING SYSTEM PERFORMANCE			•	
7.4	NORMAL OPERATING CONTROLS		•		
7.5	AUTOMATIC SAFETY CONTROLS		•		
7.6	DISTRIBUTION SYSTEMS (including ducts and piping, insulation, air filters, registers and coils)			•	
7.7	PRESENCE OF INSTALLED HEATING AND COOLING SOURCE IN EACH ROOM	•			
7.8	CHIMNEYS, FLUES AND VENTS		•		
7.9	EVIDENCE OF MOISTURE OR MOLD	•			
7.10	OPEN GAPS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

Comments:

7.0 There is no central HVAC system installed. There are only window/through-the-wall type units installed. These units may not be sufficient and are not inspected. It is recommended that a central HVAC system is installed.

7.2 The relative humidity at the time of inspection was 61-70%. According to the US EPA 30 to 50% is most comfortable and levels above 60% are conducive to mold and mildew growth. These levels are considered elevated and prolonged elevated levels can be conducive to mold growth.

7.3 There is no heating system installed in the building

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 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.

8. Insulation and Ventilation

The inspector shall inspect:
The insulation in unfinished spaces. The ventilation of attic spaces. Mechanical ventilation systems. And report on the general absence or lack of insulation.

The inspector is not required to:
Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion. To move, touch, or disturb insulation. To move, touch or disturb vapor retarders.
Break or otherwise damage the surface finish or weather seal on or around access panels and covers. Identify the composition of or the exact R-value of insulation material. Activate thermostatically operated fans. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring. Determine adequacy of ventilation.

Styles & Materials

Attic Insulation:
Blown

Ventilation:
Soffit Vents

Exhaust Fans:
None

Dryer Power Source:
None

Dryer Vent:
Not visible

		IN	NI	NP	RR
8.0	INSULATION IN ATTIC	•			
8.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
8.2	VENTING SYSTEMS (Kitchens, baths and laundry)	•			
8.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

9. Foundation, Crawlspace, Attic

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

NOTE: THE FRONT BUILDING DOES NOT HAVE AN ATTIC. THE REAR BUILDING HAS A SMALL SCUTTLE ACCESS, BUT THE ATTIC ITSELF IS VERY SHORT AND CANOT BE ENTERED SAFELY. THE CONDITONS OF THE TRUSSING AT THE FRONT BUILDING IS NOT KNOWN. THE TRUSSES AT THE REAR BUILDING APPEAR IN GOOD OVERALL CONDITION.

Styles & Materials

Foundation:
Poured concrete

Floor Structure:
Slab

Wall Structure:
Masonry

Ceiling Structure:
Prefabricated Wood Trusses
Not visible

		IN	NI	NP	RR
9.0	FOUNDATIONS, CRAWLSPACE AND ATTIC	•			
9.1	WALLS (Structural)	•			
9.2	COLUMNS OR OTHER STRUCTURAL MEMBERS	•			
9.3	FLOORS (Structural)	•			
9.4	CEILINGS (structural)	•			
9.5	EVIDENCE OF MOISTURE	•			
9.6	EVIDENCE OF PREVIOUS MOISTURE LEAKS	•			
9.7	EVIDENCE OF MOLD IN ATTIC/CRAWLSPACE			•	
9.8	EVIDENCE OF PEST ACTIVITY				•
9.9	ELECTRICAL IN ATTIC/CRAWLSPACE	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.8 The rear building has a small attic access scuttle. There is a roof truss with visible pest damage. The attic access was limited to the scuttle access area. The other areas are not visible. Conditions are not known. Recommend a licensed pest control to conduct a pest inspection and advise on any correction.

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.

10. Fire and Safety

Fire and safety notes

As an added ancillary feature of this inspection, the inspector will look for deficiencies in fire and safety insofar as it pertains to means of egress, smoke and carbon monoxide detectors and fire extinguishers. Each household should have a fire safety plan and emergency action plan that includes fire escape routes and emergency management. The fire plan should be practiced twice a year for familiarity.

Means of Egress Main egress doors shall be maintained unobstructed at all times. Secondary means of egress such as windows shall be maintained in good working order and unobstructed at all times. These means of egress shall be openable from the inside without the use of a key, tool, special knowledge or effort. *(FBC 1003.6, 1008.1.1, 1008.1.8)*

Smoke alarms and Carbon monoxide detectors: A smoke alarm or (CO/smoke detector combination) should be installed on every floor and in every bedroom. A smoke alarm should be installed at least 10 feet from cooking appliances and installed on the ceiling or high on the wall. These detectors shall be replaced every 10 years or sooner if necessary. They shall be tested on a monthly basis. Dual sensor smoke alarms are recommended because they use both ionization and photo-electric sensors. *NFPA72*

Fire extinguishers Portable fire extinguishers shall be maintained fully charged and in operable condition. They shall be installed conspicuously located along normal paths of travel, including exits from areas where they are readily available and unobstructed from view. Fire extinguishers should be placed on every floor of the home. There should be in the garage, laundry room, patio/ grill, each bedroom and any other source of heat. Standard ABC type fire extinguishers are adequate. The kitchen could use a class K fire extinguisher or ABC combination extinguisher. Fire extinguishers shall be visually inspected monthly and if rechargeable, serviced annually. Non rechargeable extinguishers should be replaced every 12 years. *NFPA10*

Styles & Materials

Means of Egress:
Front entrance
Rear entrance

Secondary Means of Egress (Sleeping rooms):
Door
Window

Fire Extinguishers:
NONE PRESENT

Smoke Alarms and Carbon Monoxide Detectors:
Recommend Installing New Detectors

		IN	NI	NP	RR
10.0	MEANS OF EGRESS (MAIN, SIDES, REAR)	•			
10.1	SECONDARY MEANS OF EGRESS (BEDROOMS)	•			
10.2	FIRE EXTINGUISHERS			•	
10.3	SMOKE AND CARBON MONOXIDE DETECTORS				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 The primary means of egress are the primary ways an occupant can escape an untenable situation. Primary means of egress are most often a door but could be another means. These primary means of egress should be maintained clear and free of obstructions at all times. And the egress should be accessible without special knowledge or the use of any tools or keys.

NOTE: THE FRONT BUILDING HAS SOME PERMANENT TYPE WINDOW SECURITY BARS/SCREENS INSTALLED WHICH RENDER THOSE WINDOWS BLOCKED FOR EMERGENCY EGRESS. BUYER SHOULD ENSURE THERE ARE ADEQUATE MEANS OF EGRESS IN THE EVENT OF ANY EMERGENCY.

10.1 The secondary means of egress are the alternative ways an occupant can escape an untenable situation if the primary means of egress is obstructed for any reason. Secondary means of egress can be a window or door or other means. Just like the primary means, the secondary means of egress should be maintained clear and free of obstructions at all times. And the egress should be accessible without special knowledge or the use of any tools or keys.

10.2 There were no fire extinguishers present in the home. It is recommended that fire extinguishers are purchased and installed in accordance to NFPA Standard 10

10.3 Smoke/CO detectors were noted to be present in the home. However they appear to be aged or age is not determined and recommend replacement as a matter of precautionary safety and installed in accordance to NFPA which can be found at:

https://www.nfpa.org/Public-Education/By-topic/Smoke-alarms/Installing-and-maintaining-smoke-alarms

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The inspector has inspected visible areas of the home for clear paths to and from the means of egress, secondary means of egress, presence and condition of fire extinguishers and presence and condition of smoke/carbon monoxide detectors. Any notations regarding fire ad safety concerns should be taken as recommendations and not code compliance.

General Summary

West Palm Beach, FL 33411
561-400-0394

Customer
Sample Report

Address
5555 Sample Court N
Riviera Beach Florida 33404

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.0 WALLS

(2) Multiple areas of minor surface damage to the exterior walls/facade are noted but are considered cosmetic in nature. And areas of hollow/un-bonded stucco. Although it is not a structural issue they should be sealed or repaired and finished.

(3) There is plywood installed at the window where a window air conditioning unit is installed. The condition of the wall and wall systems behind the wood is not known

1.2 EAVES, SOFFITS AND FASCIAS

(2) Areas of deteriorated soffit trim

1.3 DOORS, DOOR FRAMES (Exterior)

Wood rot is noted in the lower and upper portions of the exterior door/door jamb areas.

1.4 WINDOWS, SHUTTERS AND SCREENS

Window not properly sealed will allow moisture and rainwater to penetrate and cause moisture damage

1.6 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO, WALKWAYS, GATES AND FENCING

(1) Vegetation in contact with the structure. Recommend trimming ore removing

1.10 EXTERIOR ELECTRICAL

No power to this external receptacle. Wires protruding from the bottom

1.12 OPEN GAPS

Open gaps in exterior walls should be sealed and finished to prevent moisture and pest entry.

1.13 OTHER

The exterior water heater shed is deteriorated and has termite damage to the framing

2. Roof

2.7 EVIDENCE OF RODENT OR PEST ENTRY

Attic truss with visible wood destroying pest activity. Recommend having a licensed pest control contractor inspect and correct

3. Appliances

3.1 RANGES/OVENS/COOKTOPS/RANGE HOOD

Front, right burner does not work at the front building. Ovens worked on both

4. Doors, Windows and Interior

4.0 CEILINGS, WALLS, FLOORS and TRIM

(2) Front building: The right side through-the-wall air conditioner is not properly installed. The condensation water is draining right into the wall cavity. This is evidenced by elevated moisture levels at the interior walls opposite this wall. The drywall on the inside will require replacement. There could be mold inside which is not visible at this time.

(3) There are minor surface type imperfections to the finished drywall of the walls or ceilings. These are considered cosmetic in nature but noteworthy since they were not originally designed that way. They should be repaired and finished.

4.5 DOORS and HARDWARE (REPRESENTATIVE NUMBER)

Front building: Multiple interior doors in disrepair and requires replacement

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Numerous windows are difficult to operate. Recommend service to windows for proper and efficient operation.

4.7 EVIDENCE OF MOISTURE OR MOLD

(1) Front building: There is some visible mold at the utility closet which houses the water heater due to the water leak issue from the water heater

(2) Both buildings: There are multiple areas along the baseboard which have elevated moisture levels. The moisture sensor triggers at 17% which is considered elevated for drywall. The reason for the elevated levels is not known.

(3) Active moisture was found at the base of the toilet. This is possibly due to a compromise of the wax seal. It is recommended that the wax seal be replaced.

4.10 OPEN GAPS

Any open, visible gaps in wall, ceilings or floors should be properly sealed to prevent moisture intrusion, pest entry and unwanted cavity/attic air from entering the living spaces. Moisture or condensation within wall cavities can offer favorable conditions conducive to mold/microbial and contaminant growth. These areas are usually not visible, however, any open gaps should serve as a point of entry and should be sealed and finished.

5. Electrical

5.4 COVERS, BOXES, HOUSINGS AND CONDUIT

Loose or missing electrical box covers are noted. They should be replaced with the proper cover to prevent electrical hazards

5.5 SWITCHES, RECEPTACLES, LIGHT FIXTURES, COMPONENTS and VISIBLE WIRING (observed from a representative number)

- (1) Loose receptacle(s) should be properly secured to prevent movement
- (2) Improperly/inadequately grounded receptacle. Should be corrected by a qualified electrical contractor
- (3) Interior receptacle does not have power

5.7 OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)

There are some receptacles in the bathroom/kitchen(s) within the proximity of a sink/vanity which is not GCI protected. It is recommended that these receptacles are replaced or are protected up stream with a GFCI protected receptacle.

6. Plumbing

6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

(1) Noted the property appears to be equipped the original cast iron plumbing. Cast-iron plumbing of this era is considered to be at the end of the average life expectancy. The material is subject to attrition of the interior walls, cracking, root penetration and a high rate of restriction. It should be noted that the system appears to be operating normally at this time however the interior of the pipes cannot be viewed without an invasive procedure

(2) There is aged cast iron piping at the rear of the exterior of the front building. It is unknown whether or not it is still being used. But it is not properly secured to the wall and it has detached piping. This pipe should be corrected and secured or removed and capped off.

There are small children living in the home and this is a hazardous situation.

6.3 SINKS, SHOWERS AND BATHS

Rear building: Kitchen sink drain is detached.

6.4 HOT WATER SYSTEMS, CHIMNEYS, FLUES AND VENTS

The hot water temperature to the rear building was 112 degrees fahrenheit at the time of the inspection. The front building water was turned off.

7. Heating and Cooling

7.2 COOLING SYSTEM PERFORMANCE

The relative humidity at the time of inspection was 61-70%. According to the US EPA 30 to 50% is most comfortable and levels above 60% are conducive to mold and mildew growth. These levels are considered elevated and prolonged elevated levels can be conducive to mold growth.

9. Foundation, Crawlspace, Attic

9.8 EVIDENCE OF PEST ACTIVITY

The rear building has a small attic access scuttle. There is a roof truss with visible pest damage. The attic access was limited to the scuttle access area. The other areas are not visible. Conditions are not known. Recommend a licensed pest control to conduct a pest inspection and advise on any correction.

10. Fire and Safety

10.3 SMOKE AND CARBON MONOXIDE DETECTORS

Smoke/CO detectors were noted to be present in the home. However they appear to be aged or age is not determined and recommend replacement as a matter of precautionary safety and installed in accordance to NFPA which can be found at:

https://www.nfpa.org/Public-Education/By-topic/Smoke-alarms/Installing-and-maintaining-smoke-alarms

Home 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. Home 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 home 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.

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