



Inspection Report

Sample Report

Property Address:

12345 Sample Hwy
Stuart Florida 34994



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Mold Assessor Lic #MRSA2872 | Mold Remediator Lic #MRSR3174

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Date: 3/21/2019	Time: 10:00 AM	Report ID: Sample Report #9
Property: 12345 Sample Hwy Stuart Florida 34994	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:

National Association of Certified Home
Inspectors, Florida Association of Building
Inspectors

In Attendance:

Customer and Seller

Approximate age of building:

1972

Type of building:

Mobile/Manufactured Home with Permanant
attachment

Temperature:

Over 80

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Unknown

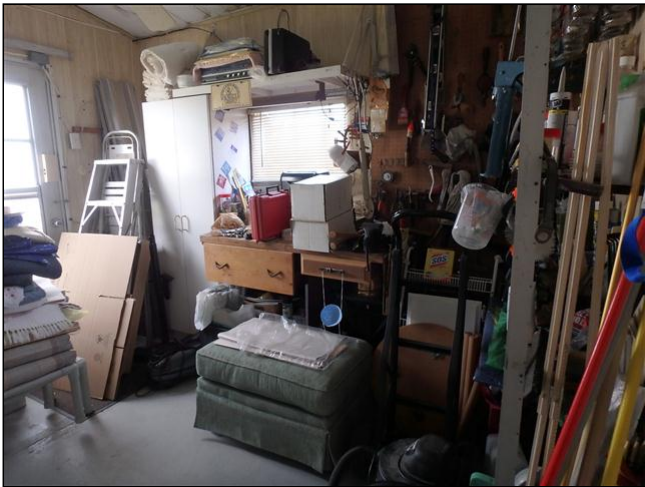
1. Exterior

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.







Styles & Materials

Siding Style: Vinyl Siding	Siding Material: Vinyl	Exterior Entry Doors: Aluminum jalousie louvers Metal
Appurtenance: Walkway	Driveway: Concrete	

		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	•			

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

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) Rear of the building has a slight tilt inwards. The siding is not flush against the wall. Reasons unknown



1.1 The exterior has installed vinyl/aluminum type siding and covers the entire exterior. As a result, the conditions of the walls behind are not accessible.

1.6 Noted area of cracking in the driveway, these appear to be settlement/expansion cracks



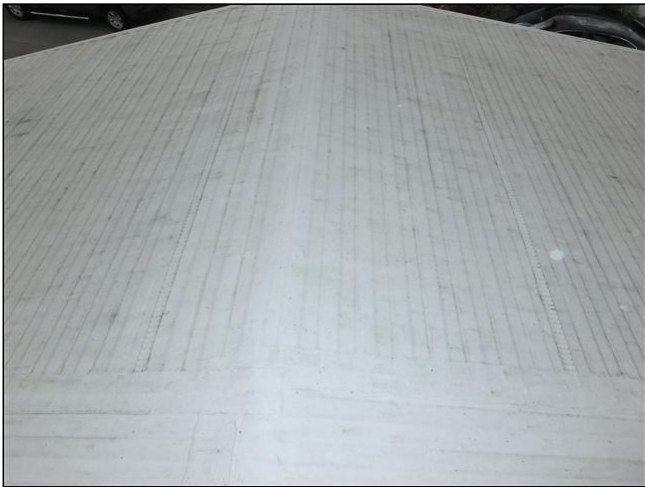
The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered 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:
Aluminum

Chimney (exterior):
N/A

Method used to observe attic:
No attic

Viewed roof covering from:
Walked roof

Roof Structure:
No Attic Present

Attic info:
No attic

Sky Light(s):
None

Roof-Type:
Gable

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

Comments:

2.0 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 and skylights 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.

2.3 Gutter system is in good overall condition



2.4 This structure does not have an attic by design. The finished interior ceilings are directly attached to the roofing structure. The areas behind the finished interior ceilings do not have any access. The conditions in these areas are unknown and cannot be inspected.

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.



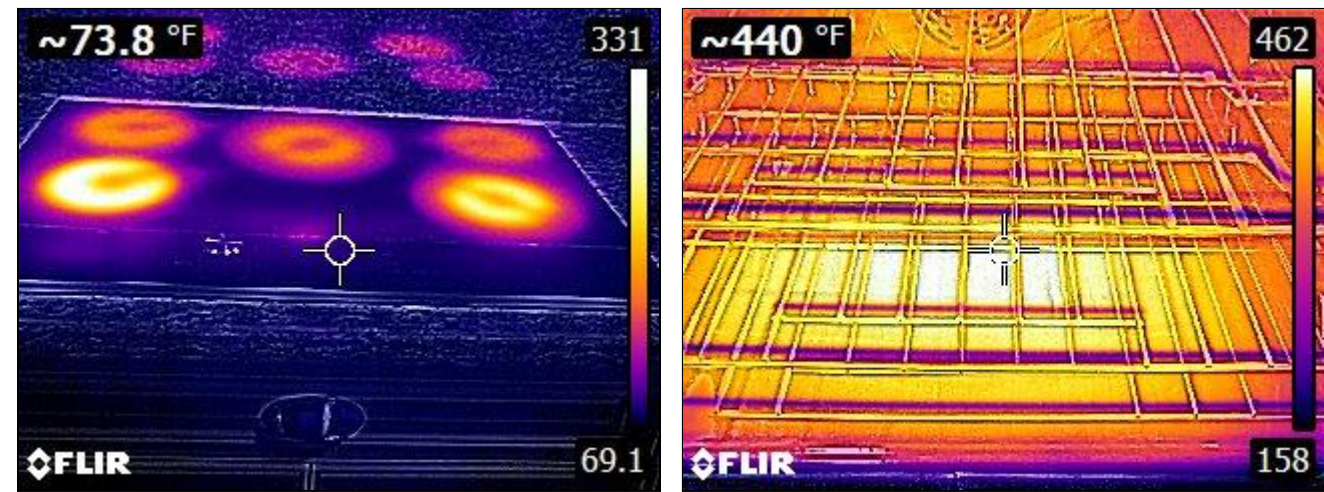
		IN	NI	NP	RR
3.0	DISHWASHER	•			
3.1	RANGES/OVENS/COOKTOPS/RANGE HOOD	•			
3.2	FOOD WASTE DISPOSER	•			
3.3	MICROWAVE COOKING EQUIPMENT	•			
3.4	REFRIGERATOR	•			
3.5	WASHING MACHINE AND DRYER	•			

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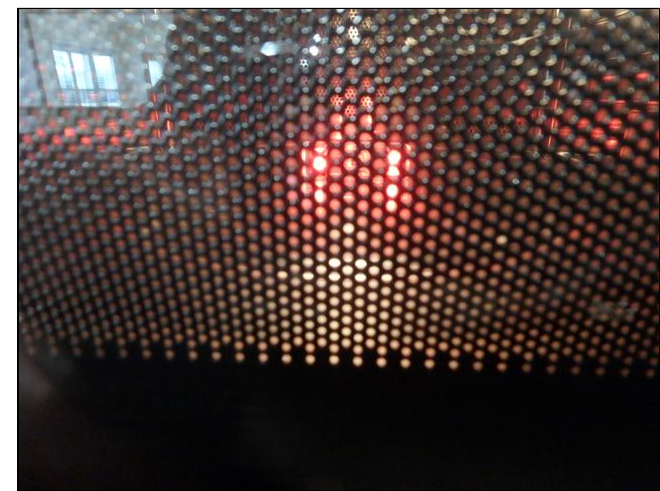
INNI NP RR

Comments:

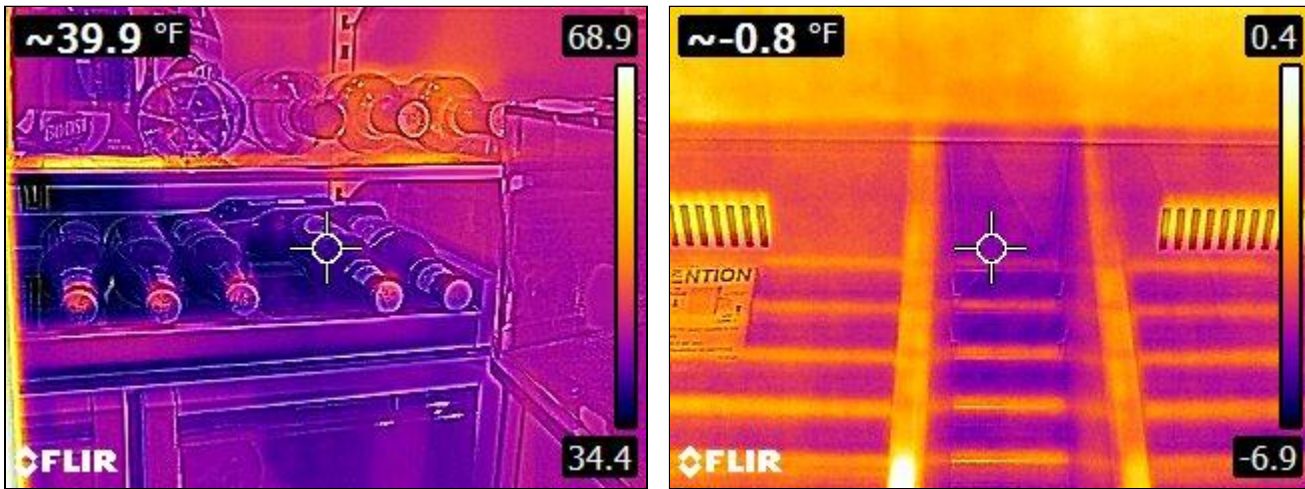
- 3.0 The dishwasher operated and cycled through to the end with no visible leaking or other obvious defect
- 3.1 Range burners all worked as expected. The oven operated normally and as expected with satisfactory temperatures



- 3.2 The food waste disposal unit operated as expected.
- 3.3 Microwave oven operated normally as expected as indicated by the presence of the red diode lights



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



3.5 Both the washer and dryer operated as expected. The washer was set to a light load and at the warm water setting. It completed through each cycle and there is no indications of water leaking. The dryer was tested with no clothing inside and completed it's cycle successfully.

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.







Styles & Materials

Ceiling Materials: <div>Drywall Panelling</div>	Wall Material: <div>Drywall Paneling Wallpaper</div>	Floor Covering(s): <div>Tile Carpet</div>
Interior Doors: <div>Hollow core</div>	Window Types: <div>Single-hung Sliders</div>	Cabinetry: <div>Wood</div>
Countertop: <div>Stone</div>		

		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	IR THERMAL	•			


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INNI NP RR

Comments:

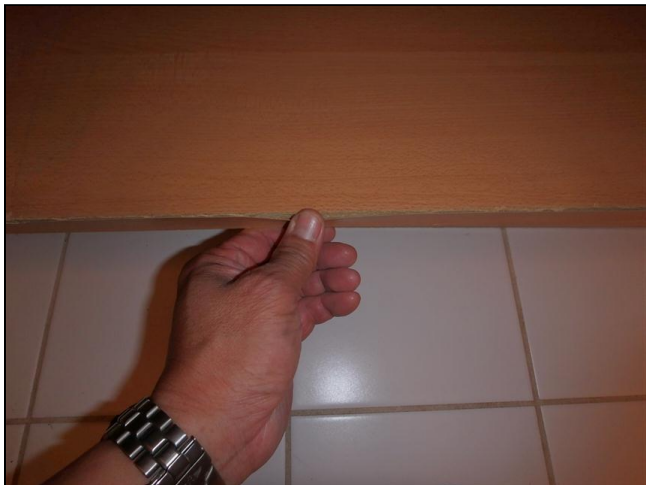
4.0 (1) There is currently no way to see behind walls and conditions cannot be guaranteed. Water leaks and other conditions BEHIND walls cannot be discovered via a visual inspection and is beyond the scope of a home inspection.

All of the interior walls, floors and ceilings of every interior room were scanned with an infrared thermal camera and areas of usual moisture presence such as bathrooms and kitchens were further tested with a Protimeter Survey-master moisture meter. Unless noted elsewhere in this report, they were all non-resultant for active moisture or water intrusion.

 **4.0** (2) There are rooms with the carpeting removed. There are minor surface type imperfections to the finished 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.



 **4.2** Cabinet doors/drawer fronts are delaminating at the edges



4.4 Note: There are one-piece plastic tub and shower enclosure units in the bathrooms. The condition of the wall and floors behind and under these enclosures are unknown. These types of shower retrofit enclosures tend to be a "quick fix" for bathrooms. They could potentially be covering previous issues which are now unknown.



4.5 Interior door does not latch properly when in the closed position. Could be due to alignment of shift from settlement over time

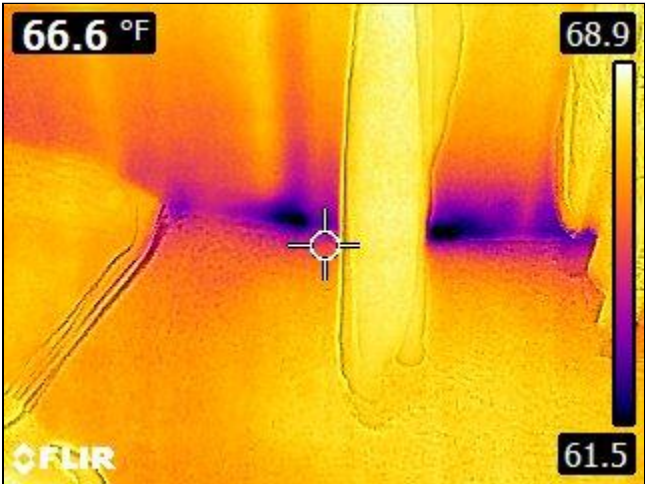
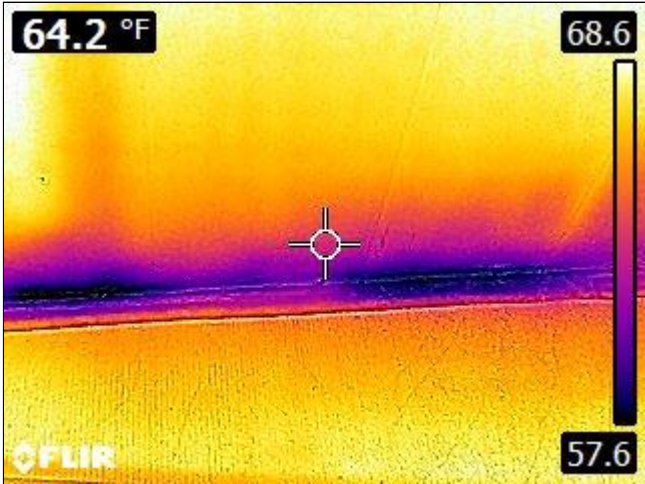
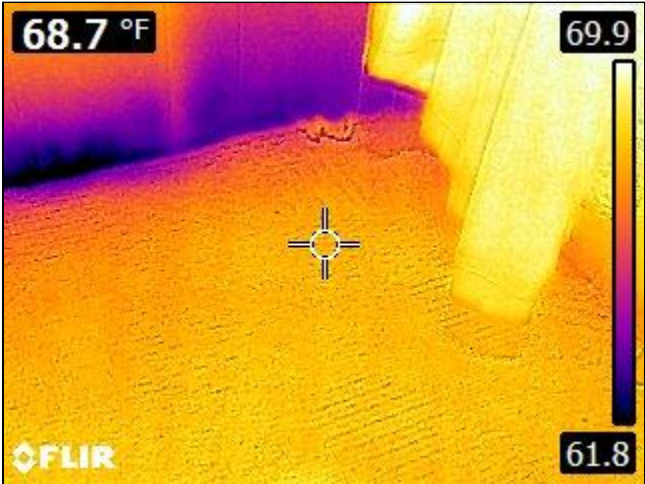


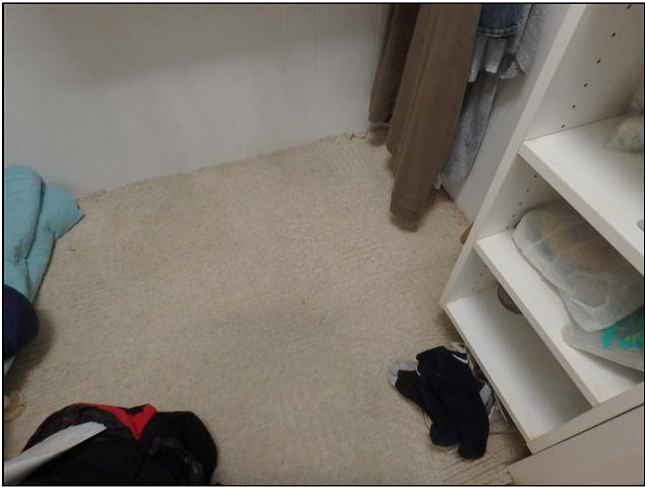
4.6 Window counter balance return springs were noted to be damaged, recommend repair and maintenance of all additional windows with a wax based lubricant.



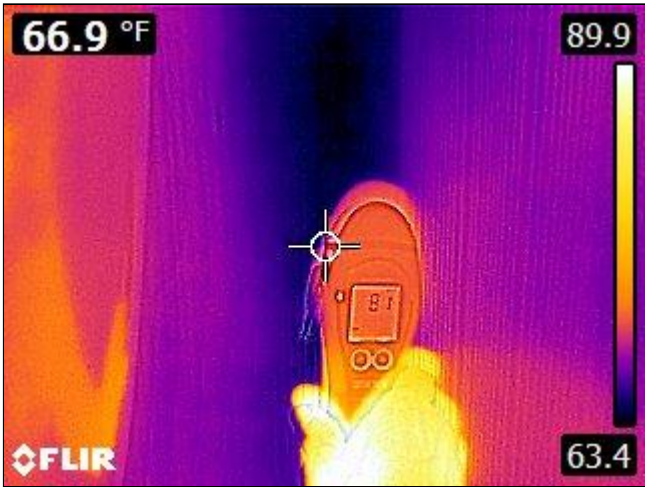


4.7 (1) Bedroom closet along the wall edges has elevated moisture levels. The carpeting was pulled back and the tack strip and underlying flooring has elevated moisture. The opposite side of the common wall is the shower in the other bathroom. There could be a potential issue behind the wall.



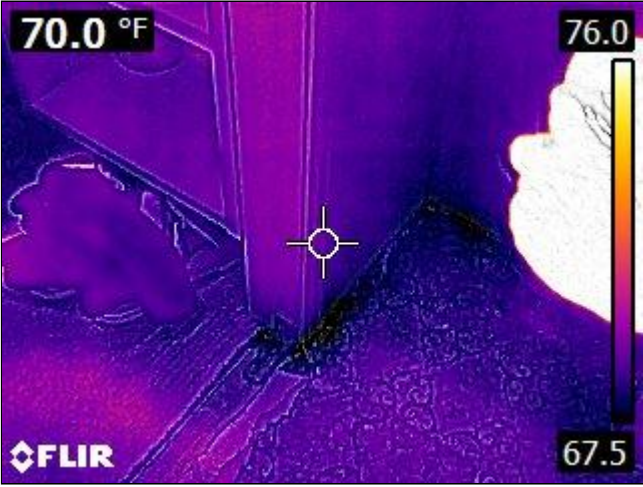
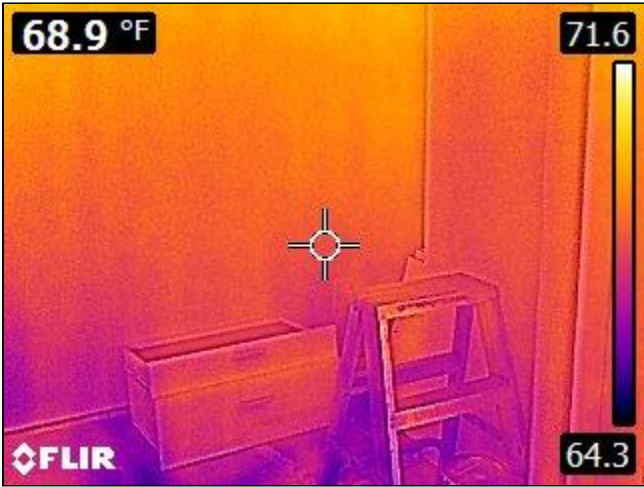
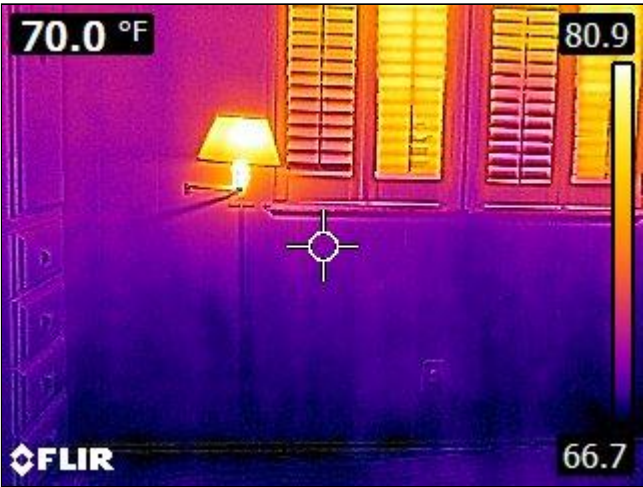
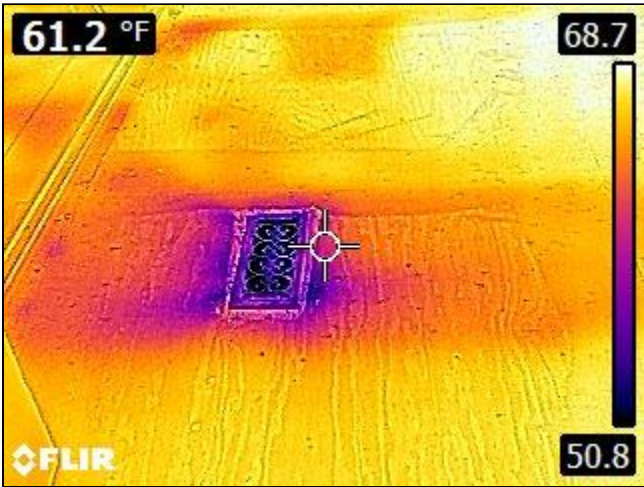


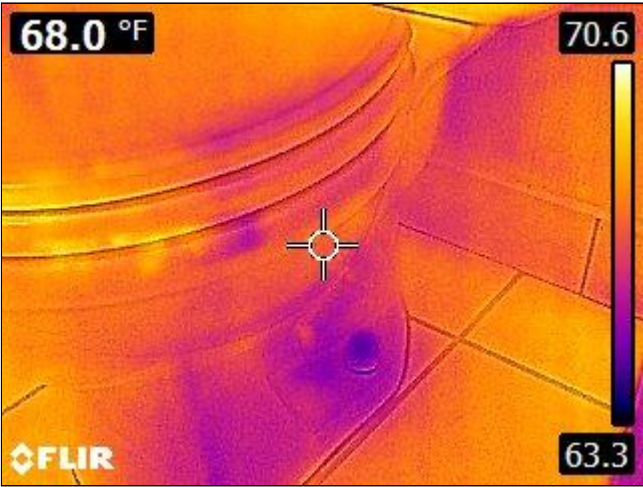
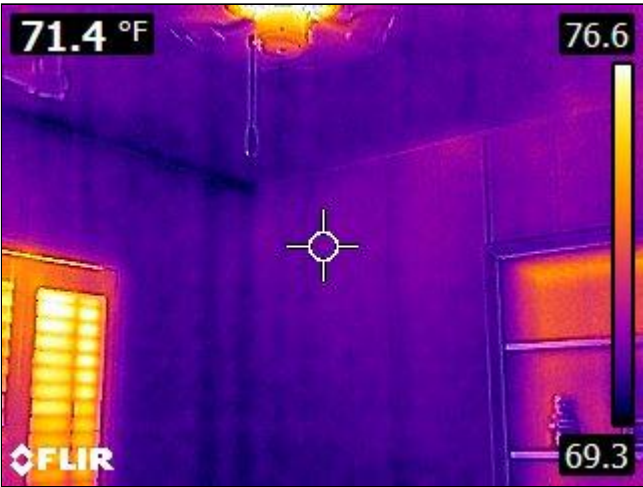
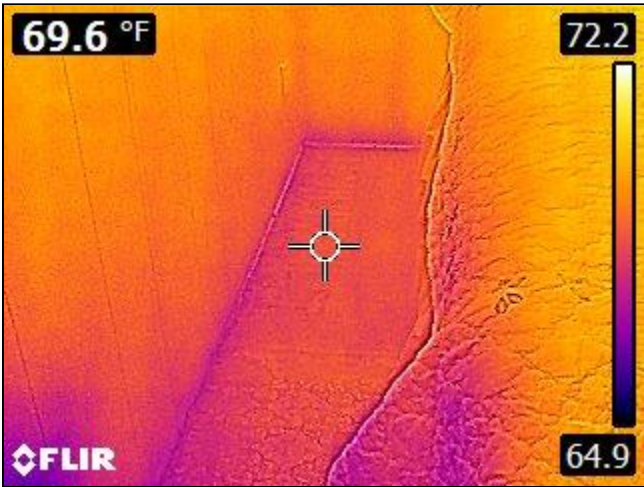
4.7 (2) There is a small area to the right and behind a toilet that appears to have elevated moisture levels but was tested with a moisture sensor and moisture meter and were not elevated. This could just be an anomaly.

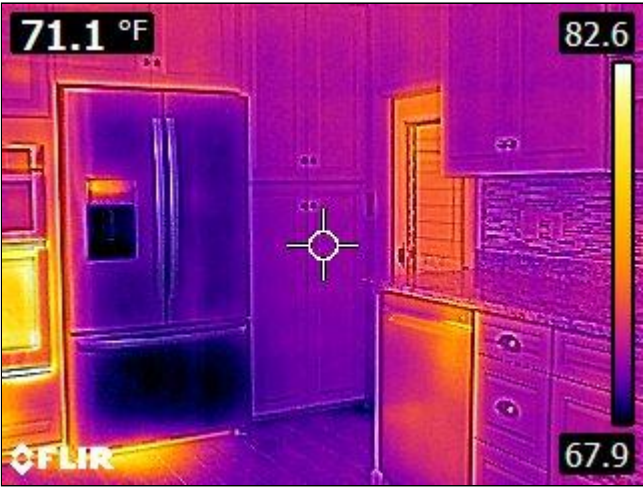
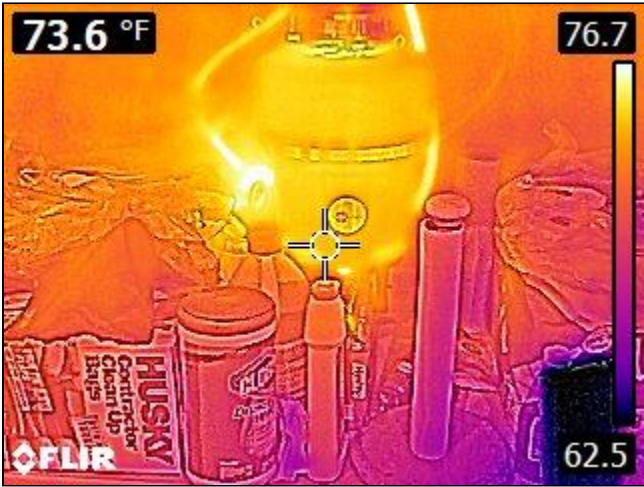
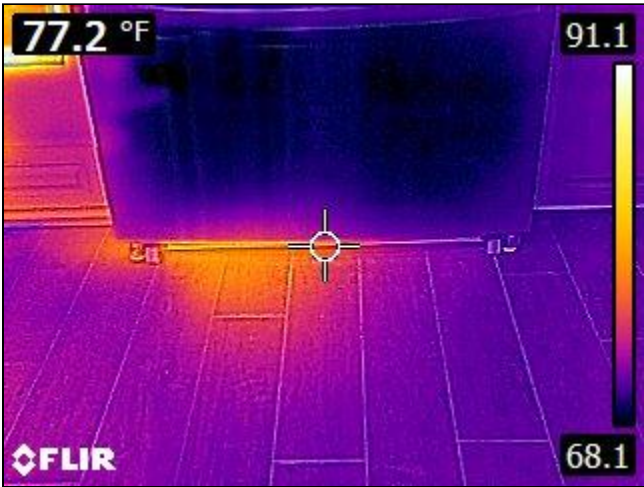


4.10 A second dedicated pass through the entire house was conducted using an infrared thermal camera and moisture meters solely to look for any signs of moisture or water intrusion. Every wall, ceiling and floor was scanned. Any indications of moisture will be reported in other sections of this report. Keep in mind that there is no way to see through walls and conditions behind walls are unknown, and outside the scope of a home inspection. The following thermal images show each room with no indications of moisture presence at the time of the inspection.











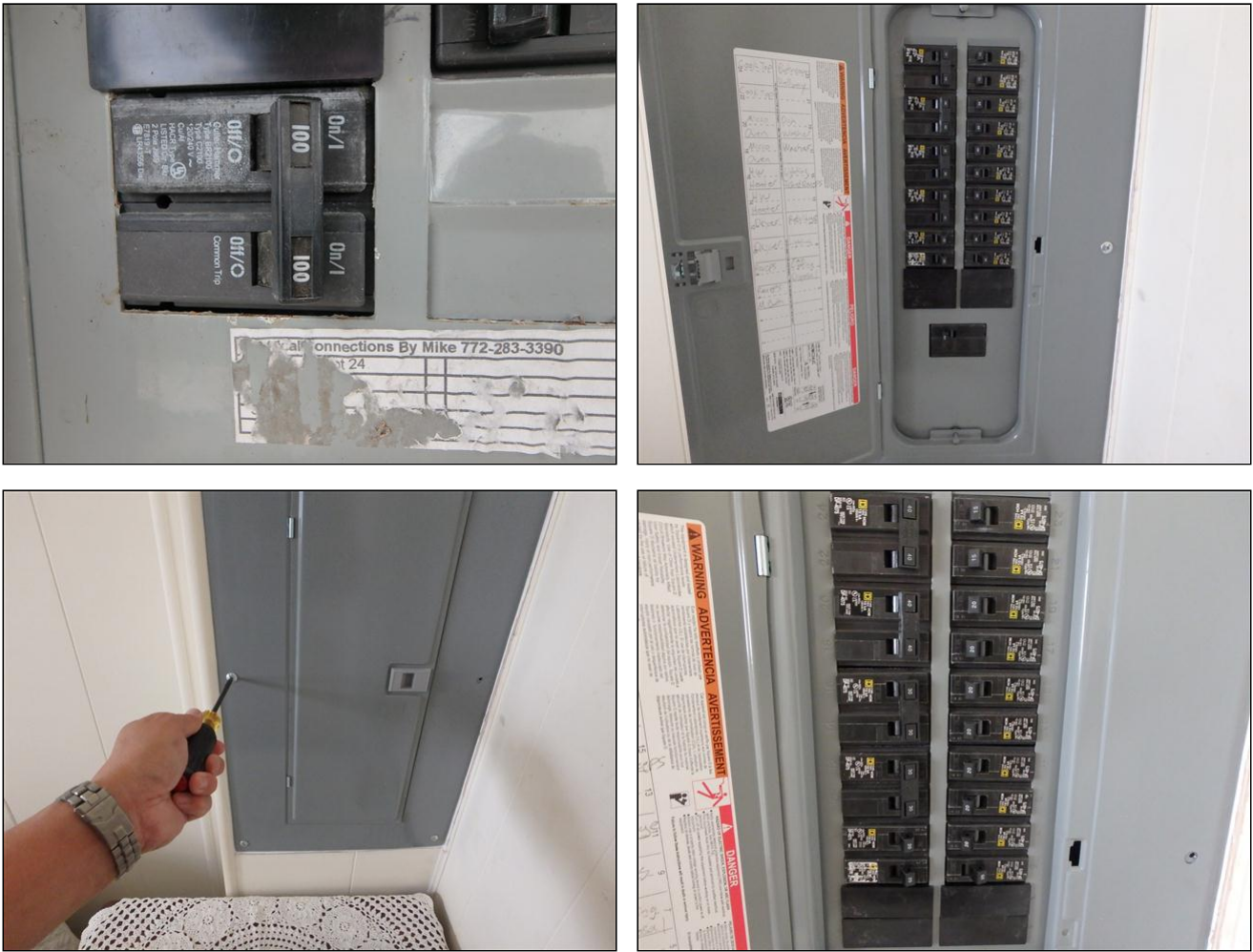
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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.





Styles & Materials


Panel Type:	Electrical Service Conductors:	Panel capacity:
Circuit breakers	Below ground	100 AMP
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
CUTLER HAMMER	Unknown	Not 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		•		

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INNI NPNP RR

Comments:

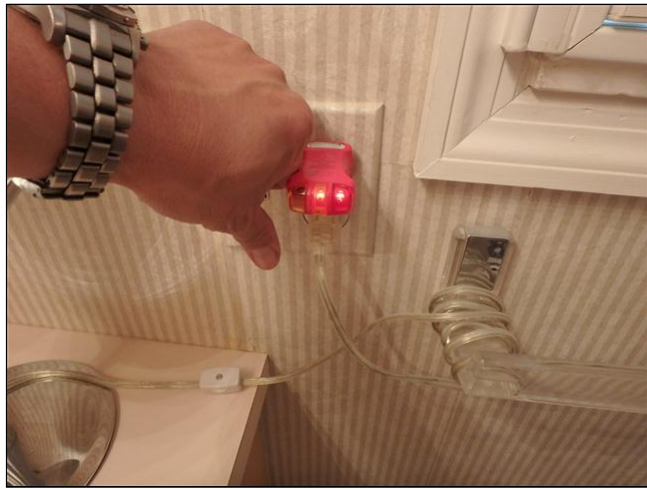
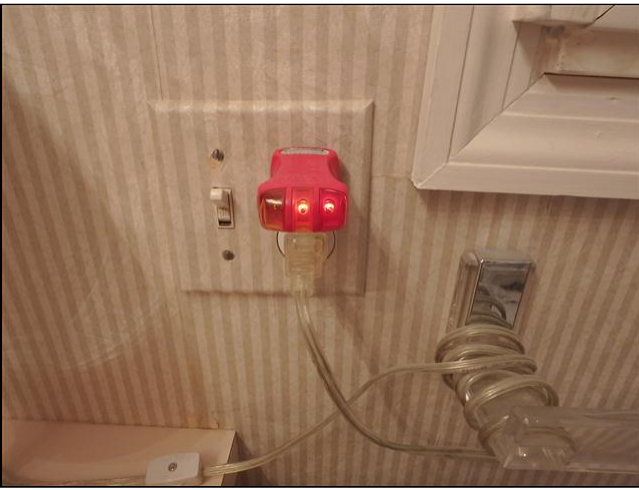
- 5.0 The location of the electric meter is located in the rear room of the building
- 5.2 (1) Note: The main electrical panel cover was not removed. The middle left screw and the two bottom screws were overly tight. No further attempt to remove were made.
-  5.2 (2) Open breaker space/knockout. This can be a safety hazard and should be covered



5.5 Missing switch knob



🏠 5.6 Noted an electrical receptacle that had reverse polarity. This should be corrected by a qualified electrical contractor



🏠 5.7 There are GFCI receptacle(s) that are not working. Recommend that any inoperative GFCI receptacles be replaced.



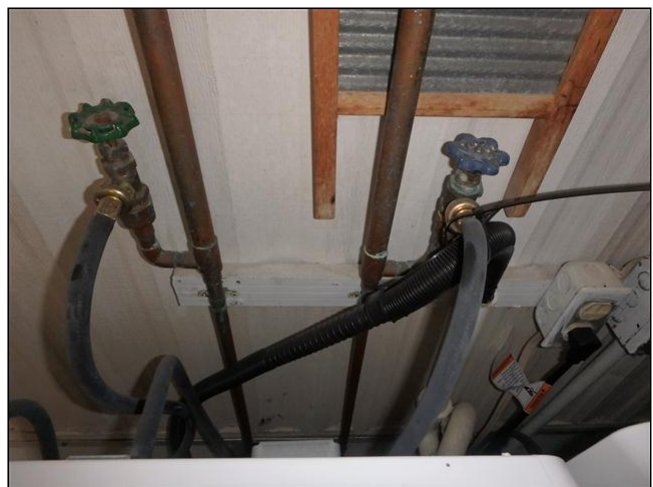
5.8 Low voltage systems such as alarm systems and communications systems are not inspected or tested as part of a standard home inspection.

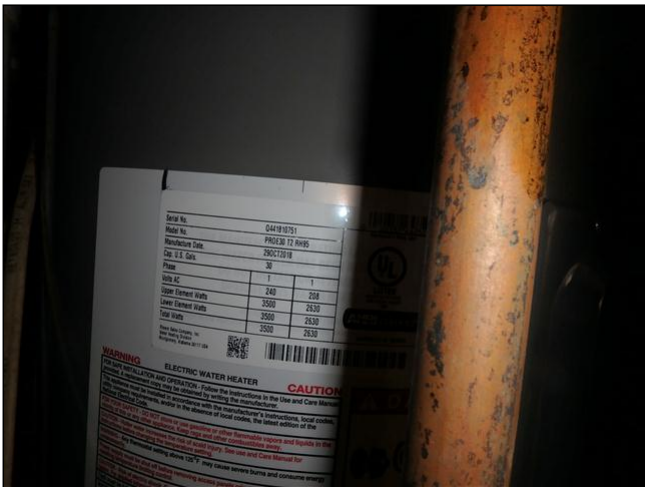
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator 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-off 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.





Styles & Materials

Water Source:

Public

Water Filters:

None

Sewage System:

Public

Plumbing Water Supply (into home):

PVC

Plumbing Water Distribution (inside home):

Copper

Where Visible

Drain/Waste/Vent Piping Material:

PVC

Water Heater Power Source:

Electric

Manufacturer:

RHEEM

Water Heater Capacity:

30 Gallon

Water Heater Age:

2018

		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	•			
6.3	SINKS, SHOWERS AND BATHS	•			
6.4	HOT WATER SYSTEMS, CHIMNEYS, FLUES AND VENTS	•			


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

		IN	NI	NP	RR
6.5	WHOLE HOUSE FILTRATION SYSTEM			•	
6.6	ACTIVE LEAKS	•			

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

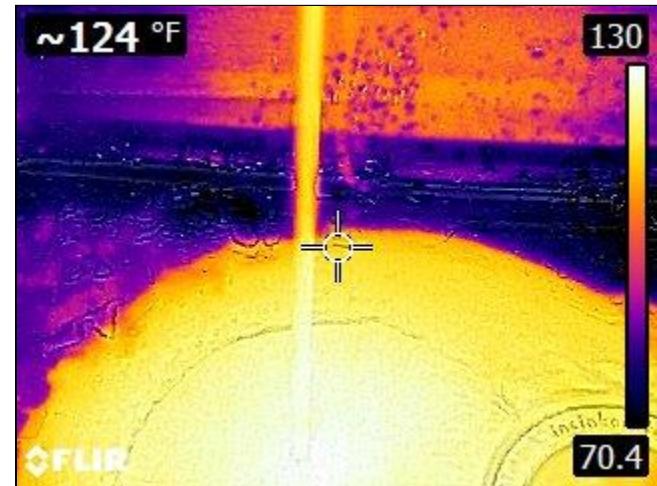
INNI NP RR

Comments:

 **6.1** “S” traps aren’t allowed because they have the potential to suck, or ‘siphon’, water out of the trap as the water flows down the drain. This should be corrected by a qualified plumbing contractor



6.4 The hot water temperature was 124 degrees fahrenheit at the time of the inspection.



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: Heat Pump Forced Air (also provides cool air)	Heating System Size: Kilowatts	Ductwork: Insulated
Filter Type: N/A	Cooling Equipment Type: Package Unit	Central Air Manufacturer: GrandAire
Number of AC Units: One	System Age: Unknown - No label	System Size: N/A
Air Handler Location: Exterior Package Unit	Condenser Unit Location: Installed on Ground at Exterior	Condensate Overflow Shut-off Switch: None installed

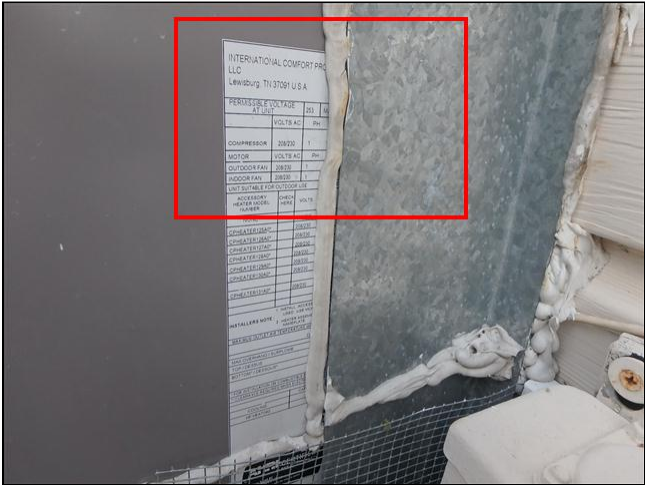
		IN	NI	NP	RR
7.0	COOLING AND AIR HANDLER EQUIPMENT	•			
7.1	AIR HANDLER CLOSET			•	
7.2	COOLING SYSTEM PERFORMANCE	•			
7.3	HEATING SYSTEM PERFORMANCE	•			
7.4	NORMAL OPERATING CONTROLS	•			
7.5	AUTOMATIC SAFETY CONTROLS	•			
7.6	DISTRIBUTION SYSTEMS (including ducts and piping, insulation, air filters, 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	•			

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

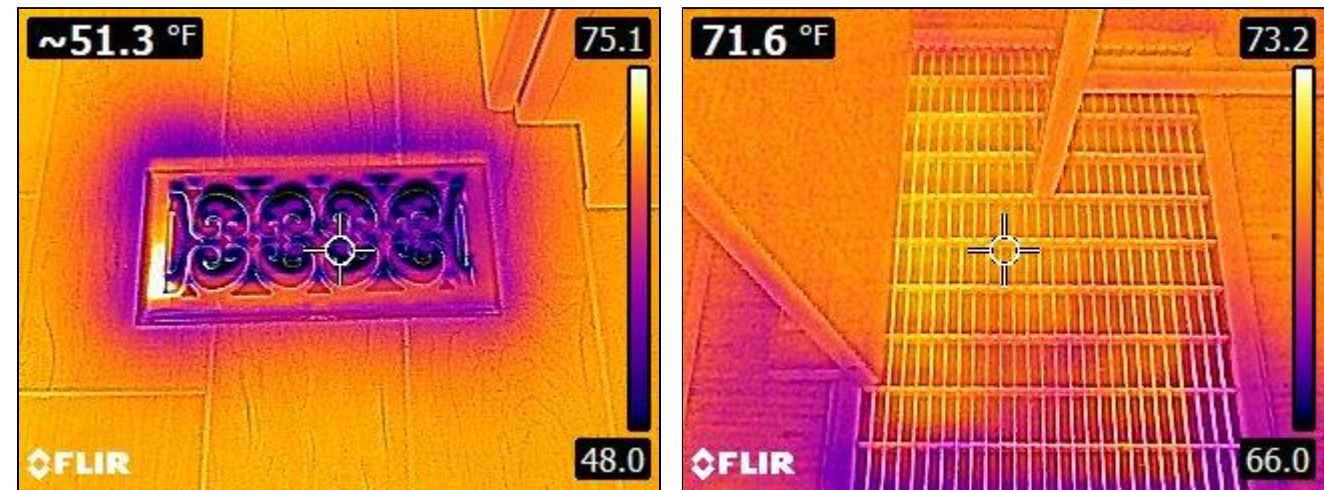
INNI NP RR

Comments:

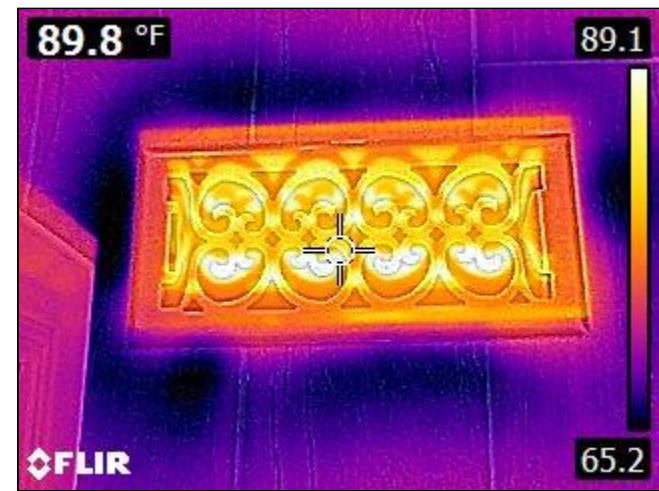
7.0 The serial and model numbers on the HVAC system is covered by a sheet metal cover. Please consult with the seller for the age/size of the system.



7.2 The AC system temperature differential test shows normal performance with a minimum of 14 degrees temperature differential between the supply and return registers



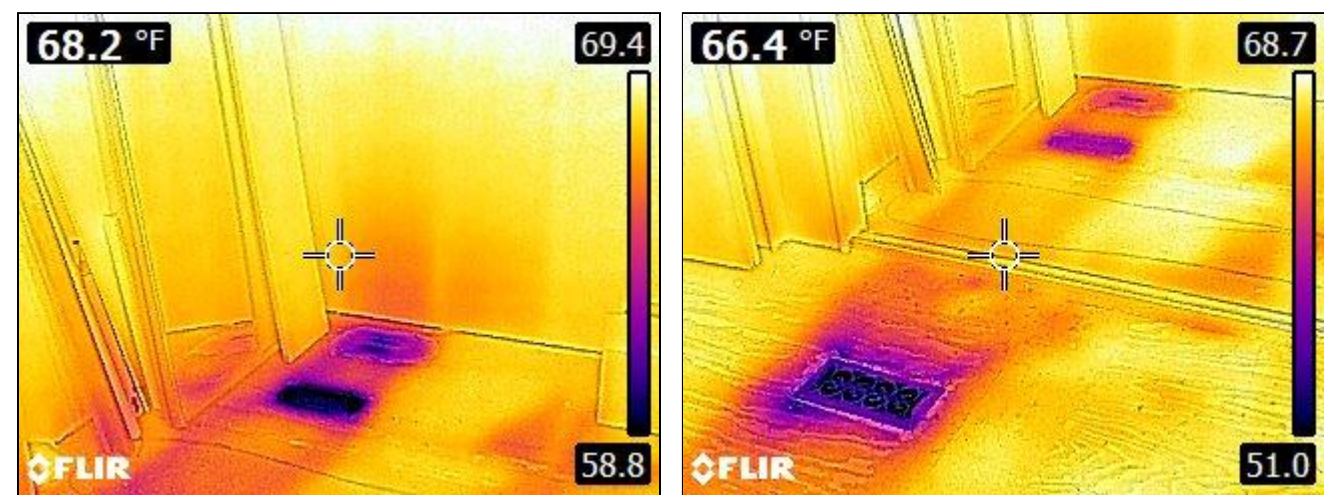
7.3 Heat was working as expected using normal controls



7.6 (1) In the crawlspace, there is a SUPPLY duct that is severed. It appears to have been damaged by rodent activity. Currently, the ducting is active and is allowing conditioned air to vent directly into the crawlspace area. This is affecting the efficiency of the HVAC system and of the cooling capacity of the interior of the home. This should be corrected as soon as possible.



7.6 (2) Notation only: There appears to be two supply vents which have been covered up during past renovations. It seems that the closet was added to the room after the original design.



7.6 (3) Open gap at the HVAC should be sealed



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. 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.











Styles & Materials

Foundation:	Floor Structure:	Wall Structure:
Masonry block	Steel Chassis with wood subflooring	Not visible
Ceiling Structure:		
Not visible		

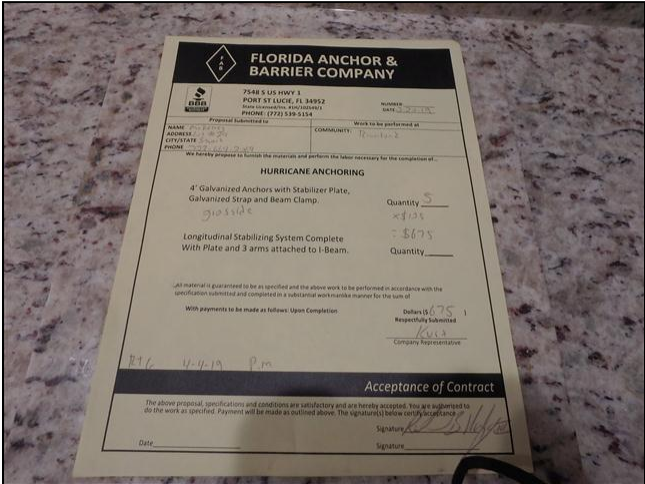
		IN	NI	NP	RR
8.0	FOUNDATIONS, CRAWLSPACE AND ATTIC	•			
8.1	WALLS (Structural)	•			
8.2	COLUMNS OR OTHER STRUCTURAL MEMBERS	•			
8.3	FLOORS (Structural)	•			
8.4	CEILINGS (structural)	•			
8.5	EVIDENCE OF MOISTURE	•			
8.6	EVIDENCE OF PREVIOUS MOISTURE LEAKS	•			
8.7	EVIDENCE OF MOLD IN ATTIC/CRAWLSPACE	•			
8.8	EVIDENCE OF PEST ACTIVITY	•			
8.9	ELECTRICAL IN ATTIC/CRAWLSPACE	•			
8.10	OTHER	•			

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

INNI NP RR

Comments:

8.0 The crawlspace was accessed but not all areas were accessible due to debris and HVAC venting/ducting systems. There are no obvious water leaks and the overall condition of the components are good. There is some surface rusting to the chassis, but that is normal and expected. The supports are in good overall condition. There is a severed HVAC supply duct which was discussed in section 7 HVAC. There are insulation panels installed on the ceilings of the undercarriage of the home. There is no water/vapor barrier. One side of the home has had the hurricane storm straps replaced, but the other side does not. It was conveyed to me that those will be replaced in the near future, and a copy of an invoice/work order for the straps were available.



8.10 (1) Note: There is a section of piping that is being supported by duct tape. Consider having this replaced with proper support material.



8.10 (2) View of new straps



8.10 (3) Old decayed straps



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.

9. 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:		Secondary Means of Egress (Sleeping rooms):		Fire Extinguishers:	
Front entrance		Door		REQUIRES REPLACEMENT	
Side entrances		Window			
Smoke Alarms and Carbon Monoxide Detectors:					
RECOMMEND INSTALLING NEW DETECTORS					

		IN	NI	NP	RR
9.0	MEANS OF EGRESS (MAIN, SIDES, REAR)	•			
9.1	SECONDARY MEANS OF EGRESS (BEDROOMS)	•			
9.2	FIRE EXTINGUISHERS				•
9.3	SMOKE AND CARBON MONOXIDE DETECTORS				•


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INNI NPNP RR

Comments:

9.0 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.

9.1 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.

 **9.2** There was one fire extinguisher present in the home. It is recommended that fire extinguishers are purchased and installed in accordance to NFPA Standard 10

 **9.3** 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 manufacturers guidelines. They are low voltage devices which are items not tested as part of a home inspection.

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 and 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
12345 Sample Hwy
Stuart Florida 34994

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.

4. Doors, Windows and Interior

4.0 CEILINGS, WALLS, FLOORS and TRIM



(2) There are rooms with the carpeting removed. There are minor surface type imperfections to the finished 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.

4.2 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS



Cabinet doors/drawer fronts are delaminating at the edges

4.5 DOORS and HARDWARE (REPRESENTATIVE NUMBER)



Interior door does not latch properly when in the closed position. Could be due to alignment of shift from settlement over time

4.6 WINDOWS (REPRESENTATIVE NUMBER)



Window counter balance return springs were noted to be damaged, recommend repair and maintenance of all additional windows with a wax based lubricant.


4.7 EVIDENCE OF MOISTURE OR MOLD



(1) Bedroom closet along the wall edges has elevated moisture levels. The carpeting was pulled back and the tack strip and underlying flooring has elevated moisture. The opposite side of the common wall is the shower in the other bathroom. There could be a potential issue behind the wall.

5. Electrical

5.2 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS

 (2) Open breaker space/knockout. This can be a safety hazard and should be covered

5.6 POLARITY AND GROUNDING OF RECEPTACLES


 Noted an electrical receptacle that had reverse polarity. This should be corrected by a qualified electrical contractor

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

 There are GFCI receptacle(s) that are not working. Recommend that any inoperative GFCI receptacles be replaced.


6. Plumbing

6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

 "S" traps aren't allowed because they have the potential to suck, or 'siphon', water out of the trap as the water flows down the drain. This should be corrected by a qualified plumbing contractor

7. Heating and Cooling


7.6 DISTRIBUTION SYSTEMS (including ducts and piping, insulation, air filters, registers and coils)

 (1) In the crawlspace, there is a SUPPLY duct that is severed. It appears to have been damaged by rodent activity. Currently, the ducting is active and is allowing conditioned air to vent directly into the crawlspace area. This is affecting the efficiency of the HVAC system and of the cooling capacity of the interior of the home. This should be corrected as soon as possible.


 (3) Open gap at the HVAC should be sealed

9. Fire and Safety

9.2 FIRE EXTINGUISHERS

 There was one fire extinguisher present in the home. It is recommended that fire extinguishers are purchased and installed in accordance to NFPA Standard 10

9.3 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 manufacturers guidelines. They are low voltage devices which are items not tested as part of a home inspection.

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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Caliber Home Inspections, LLC

Paul Lee HI-10327 MRSA2872

**West Palm Beach, FL 33411
561-400-0394**

