CALIBER HOME INSPECTIONS, LLC

Inspection Report

Mr Sample Report

Property Address:
1234 Sample Report
Sample City FL 33444

Paul Lee, CPI, RPI | Home Inspector Lic #HI-10327

Mold Assessor Lic #MRSA2872 | Mold Remediator Lic #MRSR3174

caliberhomeinspectionsfl.com

Table of Contents

Date: 11/6/2023	**Time:** 10:00 AM	**Report ID:** 1234 Sample Report
Property: 1234 Sample Report Sample City FL 33444	**Customer:** Mr Sample Report	**Real Estate Professional:**

THIS IS A COMPREHENSIVE REPORT - PLEASE READ IT IN IT'S ENTIRETY

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 property. 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.

Introduction

This inspection is a non-invasive, visual inspection of all readily accessible areas. This includes exterior components, roof covering, structure, site conditions that affect the structure, interior components, electrical system, plumbing system, and the HVAC system. Inspectors are "generalists". Inspectors are not acting as experts in any craft or trade, and are conducting what is essentially a "visual inspection" and reporting an opinion based on their findings. Our position is to discover basic visible defects with the property and either suggest action or recommend further evaluation by a specialist in the appropriate field. Safety recommendations will also be included. In many cases "generalists" cannot diagnose conditions with major components or systems, due to specific licensing requirements and limitations. Only individuals who carry the proper credentials can make proper assessments.

A property inspection is not a code compliance inspection, zoning inspection, or an ADA inspection. It is not a prediction of future conditions, and it is not a guarantee or warranty of any kind. Everything noted on this report was only at the "Time of the Inspection". A snapshot of that time only. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. We strongly recommend that a certified, licensed and insured contractor complete all repairs and/or further evaluate components and deficiencies mentioned in this report.The intent of the report is to inform you the buyer of the general condition and safety concerns of the property and what you may expect as far as ongoing maintenance and repairs so you can make a more informed buying decision. All homes will have defects and your home inspection report can be a powerful tool in the negotiations process. This report is only supplemental to the seller's disclosure and should never be taken as a replacement to your pre-closing or walk-through inspection. **Conditions can change from this inspection date to your closing date.**

We recommend that you operate all mechanicals, operate faucets, all appliances, open all windows, etc at your walk-through inspection or prior to closing. Review any areas that might have been concealed or obstructed from the inspection due to furniture or personal belongings from previous owners. Also review any areas that were noted as having prior moisture problems or leaks.

Pictures and photos are included in this report to help you ascertain and view what the Inspector observed at the time of the inspection. They are intended to show an example or illustration of area(s) of concern(s) but may not show every occurrence in its entirety and may not accurately depict its severity. Also note that not all areas of concern will have a picture or photo. "Do not" rely exclusively on pictures alone. Please read the complete inspection report and its information.

Recommend requesting the sellers' disclosures and any further information pertaining to the property from the sellers if not already done so. This could include any maintenance records of all appliances, mechanical equipment, warranties, permits, invoices of repairs, keys to any locks, outbuildings etc especially if there has been any type of demolition, alterations or renovations to the property.

General Disclaimers

Exterior: The inspector can only report on what is visible at the time of the inspection without intrusive means. The conditions behind and in-between the exterior walls are not known and are not accessed in this inspection. There could be hidden damage such as water leaks, moisture damage, wood rot, mold and pest damage. Only invasive means of access will expose those areas for inspection. Hidden and concealed areas are disclaimed.

Ground/underground: The ground underneath and around the structure is not tested or evaluated and is beyond the scope of this inspection. This type of inspection requires a geotechnical engineer to evaluate and test for the structural integrity of the land and ground beneath it.

Attics, plenums and crawlspaces: Attics, plenums and crawlspaces are confined spaces and are inherently dangerous to enter into. If deemed accessible and safe, the inspector may access these areas. These spaces can have areas which are not accessible and cannot be inspected as a result. Areas which are not accessible for inspection may have concealed conditions such as but not limited to moisture intrusion damage, mold and or termite damage not visible during this home inspection. Hidden and concealed areas are disclaimed.

Roof: While the inspector makes every effort to find all areas of concern, some areas can go unnoticed because they are not accessible and or hidden from view. For example, roof coverings and skylights can appear to be in good overall condition under favorable weather conditions but can still leak during a rain event. **This inspection is not a warranty or a guarantee a roof will not leak.** Leaks can develop at any time. If the roof is deemed unsafe due to design and or conditions, the inspector will not attempt to physically access and walk the roof.

Non-Accessible Areas: By design, a property has many non-accessible areas. Areas such as but not limited to crawlspaces, attics, enclosed voids and in-between wall areas and other physically restrictive areas and spaces. These areas/spaces will not be inspected if deemed unsafe or inaccessible by the inspector. Areas such as in-between walls will not be inspected. An 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. Water leaks and other conditions such as but not limited to mold, water intrusion damage, deterioration and wood destroying organism damage behind and in between walls cannot be discovered via a visual inspection and inspections of these areas are beyond the scope of a home inspection. Leaks can develop at any time. Hidden and concealed areas are disclaimed.

Caliber Home Inspections, LLC disclaims all areas and spaces behind and in-between walls and all other non-visible, inaccessible and concealed areas.

Mold: This is not a comprehensive mold inspection, but may include an overall visual for conditions conducive to mold growth and obvious visible mold presence. Unless pre-arranged, there will not be a separate mold report or air samples taken. It is recommended to have air or lift samples taken if there are health concerns and or there are individuals with sensitivities who might be adversely affected by mold and and other contaminants. Mold can be present inside walls and other concealed areas which cannot be discovered without invasive means such as opening up inspection holes which is beyond the scope of this home inspection. **We recommend having a mold inspection or air quality sampling performed in the absence of any obvious visible mold**.

Termites/Pests: There may be no obvious signs of pest/animal activity. However, there could be issues in concealed areas not visible at the time of this inspection. **We recommended having an independent termite/WDO inspection performed** by a qualified and licensed pest control contactor as part this initial home purchase and as part of a regular preventative maintenance program.

The Florida Department of Agriculture (DOA) laws require that a wood destroying organism/termite inspection can only be conducted and reported on by a (DOA) licensed pest control contractor. A termite inspection is beyond the scope of this home inspection. If the structure is predominantly a wood structure, or if the structure is predominantly a concrete block structure with a wood truss/wood attic/roofing system it is recommended that an independent pest control contractor conduct a termite inspection.

Low voltage systems: Low voltage systems such as burglar alarm systems, smoke detection devices, irrigation control systems and communications systems are not inspected or tested as part of this inspection.

Water and Utilities: Utilities such as gas, electric and water should be turned on prior to the inspection. If these utilities are not turned on, the inspection will be limited. The inspector will not turn on any utility that has been turned off. If the inspection cannot proceed due to the utilities being turned off, a re-inspection fee may be charged.

Plumbing drain lines: If the inspected property was unoccupied, vacant or staged. It is possible for pre-existing leaks and obstructed drain lines to be present which may not be evident during this inspection. Leaks can be small and take time to become visible, especially if they originate and are concealed behind a wall. Additionally, if this home was recently renovated, it is possible that construction debris has entered the drain lines via openings such as toilet flanges during the renovation process. This debris will then eventually move down the drain line and can possibly cause an obstruction. This is something that could take time through extended use and cannot be predicted during the course of a home inspection. Occluded drain lines will back up and can cause water intrusion damages. Furthermore, if the drain lines are cleared using aggressive techniques such as drain snakes, there is a possibility that these tools can cause physical damage to drain pipes which may be older, brittle or otherwise unable to withstand the physical abrasion inherent with these tools. The inspector operates all readily accessible plumbing fixtures and runs the water for the presence and adequate flow, but this limited inspection cannot reveal small leaks and drain issues that are only noticeable after occupied use of the plumbing system. During your walk-through inspection and after taking occupancy, monitor the plumbing system for leaks and drain issues that may become apparent. Any problems that are discovered should be promptly addressed by a qualified plumber and or contractor. Leaks and drain line issues of this type are concealed issues and as such are disclaimed. **We recommend that you obtain an independent sewer scope inspection to verify the actual condition of the drain lines**. *(This may not apply to condominiums)*

Alterations, Demolition & Renovations: If the property has undergone any alterations, demolition or renovations, such work may have required the issuance of permits by the governing body having jurisdiction. It is important that these permits are consistent with the work involved. Additionally, if the property is older, it may have lead based paints or asbestos, as they were commonly used in many building products. And prior to renovation work, the home should be tested for the presence of lead paints or materials containing asbestos. There should be corroborating documentation to certify remediation work, if any were performed. **It is recommended that the buyer exercise due diligence in ascertaining whether work was done in a lawful manner and if there are any open permits or if permits or documented certifications are/were necessary for the work involved**. If a property has obvious renovations, additions or demolition work without any corroborating permits or documents, there could be future city building department and insurance consequences. **This inspection is not a code or permit compliance inspection and we do not test for lead based paints and or asbestos.**

Be advised that conditions can/may change from this inspection date to your closing date, especially if the property is still occupied. The systems and components of a home will start to fail through attrition and use, which is normal and expected but cannot be predicted. When the property is occupied, it puts an additional load on these systems which can accelerate this failure process. For example, leaks can develop and appliances can fail at any time after this inspection has concluded. Unless specifically noted as being defective in this report, all appliances, systems or components have been inspected or tested and are in good working order. Therefore, it is reasonable to understand that any of the inspected items, appliances, systems and components, can fail between the time of the inspection and your closing and occupancy. It would be prudent to consider planning for repair or replacement of these items in the event of failure. This inspection is not a warranty or guarantee that any appliance, system or component will continue to work as designed and cannot predict life expectancy.

Inspection Customer Expectations

Often, a property buyer or property investor will hire a home inspector without fully understanding the limitations of what an inspector can do or the limitations of what an inspection service will provide. It must be clearly communicated and understood from the beginning what the inspection will include and will not include. The scope of an inspection can be found in the standards of practice, the inspection report and the signed inspection agreement which is required for every inspection. The FL Standards of Practice 61-30 lists all of the requirements and limitations in a home inspection. These standards do not apply to commercial properties. Commercial properties do not have a governing standard.

It is also highly recommended to read the inspection agreement carefully before signing it so there is a clear understanding of what is included and what is not included in the home inspection. It is recommended that a client take the time to ask any questions and convey any concerns so the inspector can address them properly and in a timely manner. Additional services, for example, such as a wind mitigation or four-point, are often not included in a standard inspection but can be added for

additional charges as they are ancillary to an inspection. Certain systems and components of a home require inspection and testing by trade specific contractors and a home inspector will often recommend consulting them for further evaluation and recommendations.

We must keep in mind that the property being inspected is not owned by the client or inspector, and as such, only a visual inspection can be performed. We must respect the property of the property owner and their personal items, belongings and space. As a result, home inspectors do not move items such as furniture or other personal items or furnishings and unfortunately this can result in limited access to certain areas of a room, space or entire areas of the house. Accessibility in an occupied property is much more limited than in a vacant dwelling/space.

Examples of some of the limitations include but are not limited to: walking on certain types of roofs, moving furniture or personal belongings, stored items and boxes, moving or pulling out any appliance, operating specialized window treatments, moving or displacing attic insulation, turning on anything that is turned off or unplugged, dismantling air conditioning systems and installed devices etc.

Additionally, areas such as the wall cavities, behind walls and or floor to ceiling spaces are usually enclosed and non-accessible. These spaces are also used to convey utilities such as water supply pipes, drain pipes, and electrical lines. At times there could be issues such as a water leak or other damage inside these wall spaces which cannot be inspected or tested and issues within may not be readily apparent. It is reasonable to understand that areas which cannot be accessed also cannot be inspected. There are currently no tools or practical methods in which to inspect these areas without invasive procedures such as making holes or removing sections of walls. As such, these areas are beyond the scope of a standard home inspection. Furthermore, it must be understood that an issue such as a water leak or a roof leak can develop an hour, day, week, or months after an inspection. Appliances and systems such as a dishwasher and the HVAC system all have moving parts which can fail at any time. A home inspector cannot predict the life expectancy or anticipated failure of any system, component, appliance, etc.

An inspector does not pass or fail a property. We are merely reporting and documenting on the condition of the property and its systems and components at that moment in time. Leaks and system and component failure can occur at any time. Mold can develop within 48-72 hours given the proper conditions.

It is beneficial to all parties involved, to have a full understanding of the benefits and limitations of the inspection before the inspection begins. Clients are encouraged to be present during an inspection so any questions and concerns can be addressed. For further explanation or if you have a specific question, concern or request, please give us a call.

A residential real estate inspection is a snap-shot in time, a non-invasive, visual inspection that is conducted under accepted industry-wide protocols. These protocols are promulgated by the Florida Department of Business and Professional Regulation and the Florida Administrative Code. The Florida Standards of Practice (“SOP”) may be found at www.flrules.org. A home inspection is “intended to provide the client with information regarding the overall condition of installed systems and components of the home based on observation of the visible and apparent condition of the structure and components at the time of the home inspection and to report on the presence of any material defects.

A home inspection does not include the prediction of future conditions.” See FAC § 61-30.801, (“Standards of Practice”). FAC § 61-30.812 states “Inspections are visual non-invasive only and are not technically exhaustive” and “may not identify concealed conditions or latent Defects.”

Standards of Practice:	**In Attendance:**	**Age of building:**
State of Florida Standards of Practice 61-30	Client, Family member of client	1992

Type of building:	**Temperature:**	**Weather:**
Townhome, Single Story, Attached	80°-90°	Clear

Ground/Soil surface condition:

Dry

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.

If the exterior of the home has been recently painted over, the paint can hide surface signs such as defects and 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. The conditions behind and in between the exterior walls are not known and are not accessed in this inspection. There could be hidden damage and only invasive means of access will expose those areas for inspection.

Styles & Materials

Siding:
Concrete/Masonry

Siding Material:
Cement stucco

Exterior Entry Doors:
Metal
Non Impact Rated
Sliding Glass Doors

Appurtenance:
Enclosed Rear Patio
Sidewalk
Walkway

Driveway:
Concrete

		IN	NI	NP	RR
1.0	WALLS, SIDING, FLASHING & TRIM	•			
1.1	EAVES, SOFFITS AND FASCIAS	•			•
1.2	DOORS, DOOR FRAMES, SLIDERS (Exterior)	•			•
1.3	WINDOWS, SHUTTERS AND SCREENS	•			
1.4	DECKS, BALCONIES, STEPS, PORCHES, PATIOS AND SCREEN ENCLOSURES	•			•
1.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, WALKWAYS, GATES AND FENCING	•			•
1.6	IRRIGATION SYSTEM AND COMPONENTS		•		
1.7	PESTS, RODENTS, ANIMALS	•		•	
1.8	EXTERIOR ELECTRICAL	•			•
1.9	EXTERIOR PLUMBING	•			
1.10	EXTERIOR VENTS			•	
1.11	HURRICANE PANELS / SHUTTERS & ATTACHMENT POINTS	•		•	
1.12	NG or Propane		•		

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

IN NI NP RR

Comments:

1.0 The property is predominantly a masonry/concrete structure. The exterior finished walls and siding appear to be in good overall condition with no major defects or concerns other than what might be noted in other areas of this report and other than minor settlement type cracks and surface damages/imperfections. The structural wall materials and their condition which are behind the finished wall surfaces are concealed, non accessible and not visible for inspection.

1.1 (1) Note the fascia board and soffits are covered with perforated materials and as a result the actual fascia board/eaves/ soffits underneath cannot be accessed or inspected. There could be concealed damages not visible.

1.1 (2) There are one or more areas along the fascia that appear to have some degree of moisture deterioration. Recommend monitoring this area and replace if necessary. Presence of moisture or prolonged presence of moisture would indicate possible roof leaks in the affected areas. Note: When opening these affected areas up for repair/replacement, expect that there will be some degree of deterioration with the fascia, sheathing and or other concealed components.

1.2 (1) Entry door sidelight lower frame is water damaged.

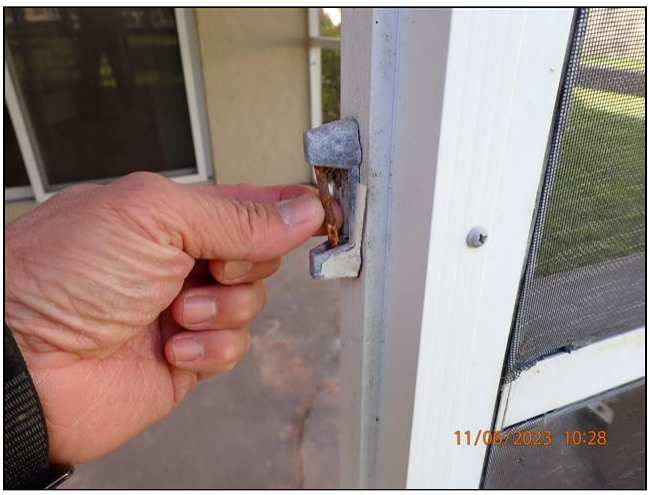
1.2 (2) Wood rot is noted in the lower portions of the exterior door/door jamb areas.

1.3 Detached window screen found on the ground.

1.4 (1) Note: Any commercially manufactured or on-site built and or installed structures or systems present such as, but not limited to pergolas, tiki huts, gazebos, kitchens, and deck ground coverings etc and all of their associated systems and components not part of the main structure are not inspected and are all disclaimed. Recommend consulting with the seller for information regarding what will be taken or left behind when they vacate the premises.

1.4 (2) Loose, detaching splines.

1.4 (3) Enclosure door mechanism should be serviced or replaced. It is corroded.



1.4 (4) DOor closer does not close door fully.

1.5 (1) Driveway, and parking are in good overall condition with some cracking.

1.5 (2) Walkways are sinking and causing a trip hazard. There is a large tree nearby and the root system can be affecting the walkways and drvieway. This needs to be corrected as it is a tripping safety hazard.

1.6 If there is an irrigation system that is controlled by the HOA or an automatic programmed timer and or sensing devices, they will not be tested for functionality**.** When this system is operated, recommend verifying that water is not directed at the building exterior walls, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for possible defects such as leaks, damaged or malfunctioning sprinkler heads or index valves and repair or recommend as necessary.

1.8 Exterior ceiling fan needs to be replaced.

1.9 Exterior water spigot(s) worked as expected with water flowing at acceptable pressures.

1.12 Natural gas or propane: If there is natural gas or propane fuel stored or piped into the home, they should be inspected by the appropriate contractors or utility. These systems, and their associated meters, tanks, piping, regulators, valves etc are not tested or manipulated in any manner. Any concerns with these systems should be addressed to and by the utility company or service provider.

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.

If deemed safe and determined that the roof coverings or roof structure will not incur any damage, the inspector may physically access and traverse the roof. 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 in good overall condition under favorable weather conditions but can still leak during a rain event. Inaccessible and concealed areas may have damage that is not evident at the time of the inspection.There are several reasons why a home inspection cannot provide a guarantee against future roof leaks. Firstly, a roof's lifespan can vary depending on factors such as the quality of the materials used, the installation process, and weather conditions. A roof may appear to be in good condition at the time of the inspection, but it will deteriorate or sustain damage over time. Secondly, there may be hidden defects or issues that are not visible during a standard home inspection. For example, a leak could develop due to issues with the flashing, which is installed under shingles and can only be examined by removing them. A home inspector cannot disassemble a roof or remove shingles to inspect the flashing or other hidden components.

Note: There has been recent changes to the home insurance industry insofar as it pertains to minimum roof age requirements. More than one insurance carrier has updated their minimum roof age policy that now requires asphalt shingle roof systems to be replaced or deemed ineligible for insurance if older than 10 years. And 20 years for metal and concrete tile type roofs. We recommend contacting one or more insurance carriers to ascertain whether this current roof will be deemed ineligible for coverage or not. As a result of these new changes, we recommend further evaluation for possible replacement if necessary due to age.

A property inspection is not a guarantee a roof will not leak. While an inspection may help identify potential issues with a roof, it cannot guarantee that the roof will not leak at any time in the future. During nice weather without rain or recent rain, it is not possible to find leaks due to the lack of rain. It is very possible that there could be a roof leak or leaks that will only start to appear after rain events. It must be clearly understood that a home inspection can not and will not have the ability to predict or prevent leaks from happening.

Styles & Materials

Roof Covering:
Architectural
Asphalt/Fiberglass

Viewed roof covering from:
Walked roof

Sky Light(s):
None

Roof Structure:
Plywood Sheathing
Wood Truss System

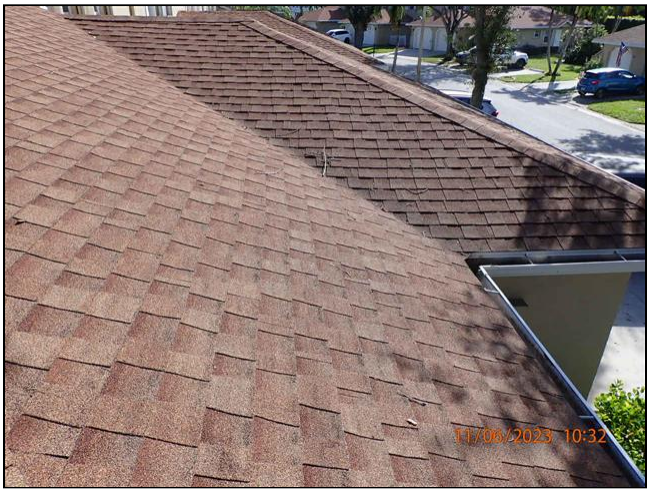
Roof-Type:
Gable
Other

		IN	NI	NP	RR
2.0	ROOF COVERINGS	•			
2.1	FLASHINGS	•			
2.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
2.3	ROOF GUTTER & DRAINAGE SYSTEMS	•			

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

Comments:

2.0 (1) The predominant roof covering is asphalt shingle and the roof appears to be in fair to good overall condition and was replaced in according to the available permits. There is granular loss consistent with it's age and it is approaching life expectancy. It should be anticipated that the roof will need to be replaced in the near future. Under harsh weather conditions and intense summer heat, shingle roof systems will deteriorate and begin to fail without notice as it ages, and often times, earlier than expected.






2.0 (2) Note: Tradiitonally, roofing systems covering areas such as Florida type rooms, covered patios, sheds, carports, storage areas, etc which are attached to the side of the property were not used in the calculations of insurability. This however, has been trending towards carriers using these types of roofs in part to determine insurabilty. As a result, these roofing systems, may be treated as a secondary roofing system and may affect insurability of the property. These roofs may have to be replaced.

2.1 (1) Seams and other areas of the roof which may be more suspectible to developing leaks should be checked periodically and maintained to ensure leaks do not develope.

2.1 (2) There are one or more areas where flashing/kick out flashing is missing or may be inadequate to effectively divert water away from the house. Missing, inadequate or damaged flashing can cause leaks and water intrusion into the home.

2.2 Roof penetrations need to be periodically checked and maintained in order to prevent leaks from developing. All areas such as seams and points of entry into the attic should be retarred/sealed as necessary.

2.3 (1) The gutters are obstructed with debris and should be serviced/cleaned to allow for maximum water drainage. The gutters should be maintained clear to prevent buildup of debris and obstruction of downspouts.

2.3 (2) There are seams in the gutter system that appear to be leaking. These seams should be properly sealed.

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. Garage

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage.

If there are stored items in the garage or areas of the garage are obstructed, the inspection of these areas will be limited as a result. Often, the electrical panel, water heater and washer and dryers are located in the garage. If these items are obstructed and or have no clear path leading to them, they also cannot be properly inspected.

If there are any renovations or additions in or to the garage that do not appear to be part of the original design of the house, it is recommended that the buyer exercise due diligence in ascertaining whether the work was done in a lawful manner and if there are any open permits or if permits are/were necessary for the work. These addition or renovations can alter the occupancy type and can have possible future consequences if not properly permitted.

Modern garage door openers are manufactured with two primary safety features to prevent accidental injury or entrapment by a closing garage door. Photoelectric sensors placed at the lower corners of each side utilize a laser to detect movement across the door threshold as it is closing and immediately cause the door to stop and reverse direction, retracting it back to the fully open position. The second safety feature is an auto-reversing component built into the opener unit when a certain resistance is met during the closing operation. This inspection will include the testing of the photoelectric sensors but will not include a "resistance" test of the garage door(s) automatic reversing system due to the possibility of damage to the garage door, its tracks, and/or the opener in the event the resistance feature is not functioning or is not adjusted properly. This functional resistance test is excluded from this inspection. Additionally, torsion or tension springs are installed to aid in opening the garage door and could fail causing injury. This type of spring failure is not predictable. Independent testing of the auto-reversing feature and springs is recommended by a qualified garage door contractor

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal
Non Impact Rated

		IN	NI	NP	RR
3.0	GARAGE WALLS AND CEILINGS	•			
3.1	GARAGE FLOOR	•			
3.2	GARAGE DOOR (S)	•			•
3.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•			

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

		IN	NI	NP	RR
3.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when light sensor is crossed)	•			•
3.5	EXTERIOR ACCESS DOOR			•	
3.6	WINDOW(S)			•	
3.7	EVIDENCE OF MOISTURE/PREVIOUS MOISTURE	•			
3.8	ELECTRICAL RECEPTACLES (GFCI)	•			
3.9	ELECTRICAL IN GARAGE	•			
3.10	HURRICANE PANELS (STORED)			•	
3.11	GARAGE IR THERMAL	•			

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

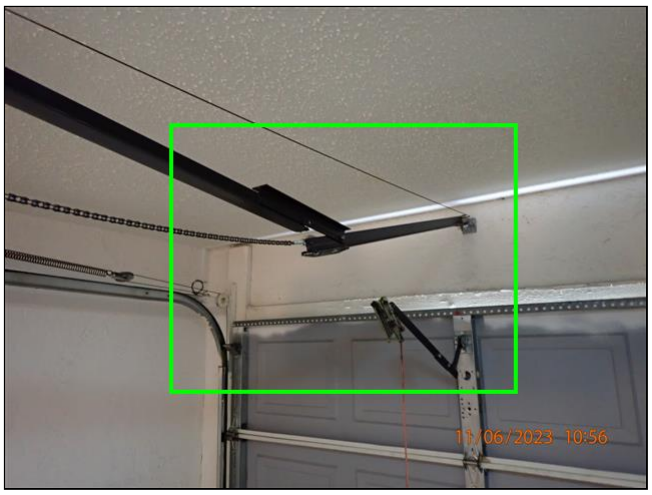
Comments:

3.0 (1) The walls, floors, and ceilings in the garage are in good overall condition. There may be some minor cosmetic concerns but they are only cosmetic in nature. The entire garage was scanned with an infrared thermal camera and all areas were non resultant for elevated surface moisture. Any stored personal items will obscure and affect accessibility and hinder a thorough inspection.

3.0 (2) Note: There is staining or discoloration at the walls and ceilings in the garage. These areas were scanned and tested with meters and were not moist at the time of the inspection.

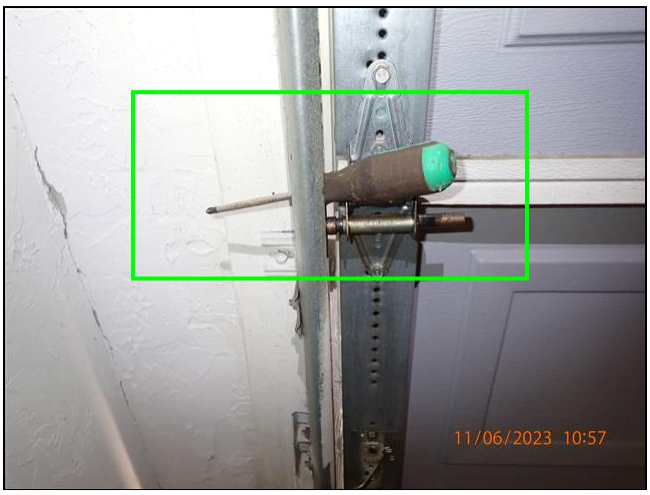
3.1 The garage floor is in good overall condition. No visible damages noted. The floor is painted or has a sealant/epoxy based coating.

3.2 (1) The garage door and opening system needs to be replaced. It is damaged and the door does not open. It can only open partially manually.



3.2 (2) The garage door framing has some wood rot at the base of the sides of the framing. This is typical with wood products and exterior locations due to the high moisture levels and rain water wicking to those areas

3.2 (3) Note: There is no deisgned method to keep the garage door locked, so a screwdriver is put into one side to prevent the door from beikng opened.

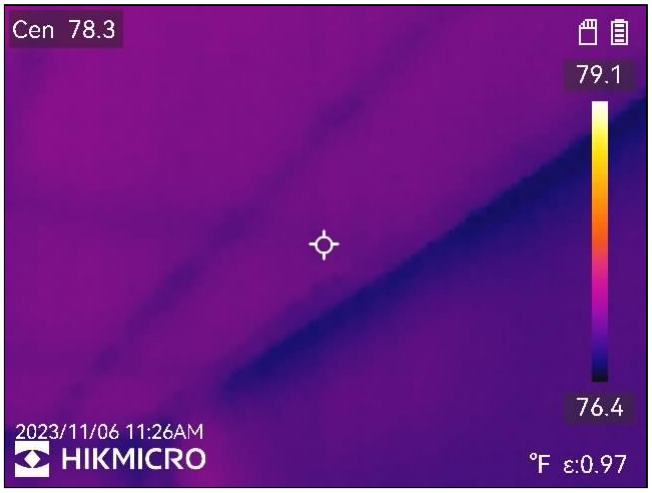


3.3 (1) The occupant door leading from the garage to the interior of the house should be not be less than 1-3/8" in thickness or fire-rated (for 20 minutes minimum), properly weather stripped and self closing. The intent is to isolate any carbon monoxide and fire/smoke from entering the living spaces of the home. This recommendation is a matter of safety, not a requirement to replace.

3.3 (2) The occupant door from the garage to the interior of the house should seal properly to prevent odors and fumes from entering the home. An improper or inadequate seal can allow poisonous CO gases to enter into the home under certain circumstances. Recommend checking the seal periodically to ensure it is intact and making a proper seal and replace as necessary.

3.4 The sensors cannot be checked. The garage door does not open and is damaged.

3.11 Garage walls and ceiling were scanned with an infrared thermal camera and were non resultant for elevated moisture at the time of the inspection.



4. 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 property 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. <u>There is no way to see behind walls and conditions cannot be guaranteed.</u> Water leaks and other conditions such as mold, water intrusion damage, deterioration and wood destroying organism damage behind and in between walls walls cannot be discovered via a visual inspection and is beyond the scope of this inspection.

Every wall, floor and ceiling of every interior room were scanned with an infrared thermal camera, and additionally, areas where there are a greater chance of 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 or elevated moisture or water intrusion at the time of the inspection. Please keep in mind that issues such as a water leak can develop at any time.

If the interior of the property has full length mirrors or wallpaper installed, or has been painted over, these wall finishes can conceal surface signs such as cracking which can indicate more serious defects. Or it can hide moisture, moisture damage, mold and evidence of pest activity.


11/06/2023 10:54

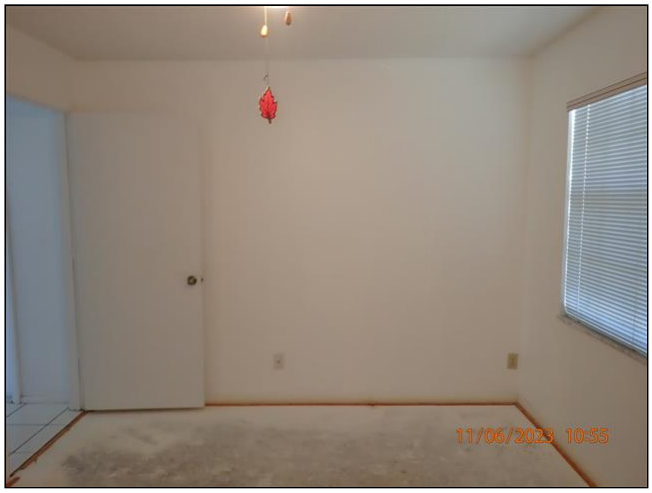

11/06/2023 10:54


11/06/2023 10:54


11/06/2023 10:54


11/06/2023 10:55


11/06/2023 10:55



Styles & Materials

Ceiling Materials:
Popcorn Ceilings / Painted

Wall Material:
Drywall
Painted
Tile

Floor Covering(s):
Bare Concrete
Laminate
Tile

Interior Doors:
Wood

Window Types:
Non Impact Rated
Original wood/aluminum frames and glass

Cabinetry:
Wood
Particle Board

Countertop:
Wood Veneer Laminate

		IN	NI	NP	RR
4.0	CEILINGS, WALLS, FLOORS and TRIM	•			•
4.1	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			•
4.2	DOORS and HARDWARE (REPRESENTATIVE NUMBER)	•			•
4.3	EVIDENCE OF MOISTURE/ACTIVE MOISTURE OR MOLD	•			•
4.4	EVIDENCE OF PREVIOUS MOISTURE	•			

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

		IN	NI	NP	RR
4.5	IR THERMAL (INTERIOR)	•			
4.6	KITCHEN	•			
4.7	SHOWERS AND BATHS	•			
4.8	STEPS, STAIRWAYS, BALCONIES AND RAILINGS			•	
4.9	WINDOWS (REPRESENTATIVE NUMBER)	•			
4.10	WOOD DESTROYING ORGANISIMS, PESTS	•			
4.11	OTHER	•			

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

Comments:

4.0 (1) Note on flooring: Interior finished flooring with materials such as but not limited to carpeting, linoleum, and laminate flooring can conceal damage, deterioration or other issues which are not accessible. This home inspection does not include any invasive actions in any manner, to attempt access to the sub flooring via removal, in whole or in part thereof. Additionally, wall to wall type carpeting will harbor dirt and conditions conducive to mold growth. When any finished flooring is removed, it can expected to find one or more areas of damage or deterioration including the presence of mold. We recommend discarding any carpeting and cleaning and sanitizing the remainder of the property. Unfinished areas. Uneven flooring.

4.0 (2) One or more rooms have bare concrete floors because the carpeting has been removed.

4.1 (1) Previous moisture staining or damage to the floor boards of under sink cabinets. These areas were inspected and tested with an infrared thermal camera and moisture meter and were non resultant for elevated moisture unless noted elsewhere in this report. These areas are likely to have some level of moisture damages when/if they are opened up and expose the concealed areas underneath and behind the cabinets.

4.1 (2) Kitchen sink cabinet has damages to the floorboards and walls.

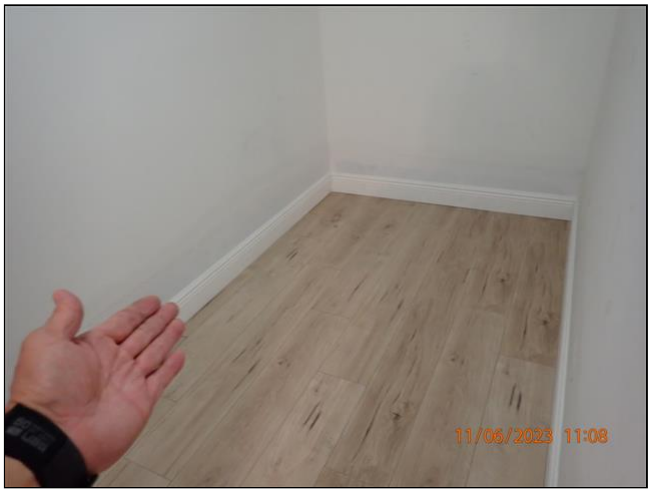
4.2 Interior bifold closet door(s) are not in their tracks.

4.3 There is visible mold present. There is also musty odors which are indicative of the presence of active mold. We recommend having a mold assessment conducted in order to confirm the presence of mold, the type of mold and mold spore counts to ascertain the level of danger in the structure. All visible mold and the sources of moisture will require remediation.

4.4 Note: The property has polybutylene piping. There was likely a leak which caused a flooding situation. That made it necesssary to remove flooring and carpeting. It appears mold and water damage remediation was conducted. Whole sections of lower walls were removed to assess and remediate the water and mold damages. Total damages and teriairy damages may have occured but have been covered. The workmanship is subpar and there are no permits on file for flood repairs. Interior of walls, ceilings etc are not accessible. There could still be concealed damages and unprofesional repairs present.

Recommend consulting with the seller for the mold assessment and remediation reports.


11/06/2023 11:08


11/06/2023 11:08


11/06/2023 11:09


11/06/2023 11:10


11/06/2023 11:12


11/06/2023 11:12

4.5 A second dedicated pass through the entire home was conducted using an infrared thermal imaging camera and moisture meters specifically to look for any signs of elevated moister or water intrusion. Every wall, ceiling and floor was scanned. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. ***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 inspectio***n.

4.6 (1) Note: There is a water filtration system installed under the kitchen sink. These types of filtration systems are not tested or opened in any way other than to check to see if there is water moving through the system via the installed faucet. These systems require periodic replacement of the filtration media. Recommend consulting with the seller for any information regarding the service and or maintenance of the system.

4.6 (2) Note: The cabinet under the kitchen sink felt excessiverly warm. The heat could be radiating from the dishwasher which is adjacent to it. This should be monitored and addressed if necessary.

4.7 (1) Note: When showers are used, water can splash and make its way out of the enclosures and doors if they're not fully sealed. Recommend periodically checking the seals. The most common cause of water leaking from a shower glass enclosure is a faulty door seal. Over time, the seal around the shower door can become worn or damaged, allowing water to escape. Check the seal and replace it if necessary. Check the hinges and hardware: If the hinges and hardware on your shower glass enclosure are loose, water can seep through the gaps. Carefully tighten all of the screws and bolts to ensure a secure fit. Re-caulk the shower: The caulk around the base of the shower glass enclosure can also wear out over time, allowing water to leak through. Remove the old caulk and replace it with new silicone caulk. Adjust the showerhead: If the showerhead is pointing directly at the door or glass, it can cause water to spray outside the enclosure. Adjust the angle of the showerhead to prevent this from happening. Install a splash guard: A splash guard can be installed at the bottom of the shower to prevent water from escaping. This is especially helpful if you have a shower with a low threshold.

4.7 (2) The areas adjacent to showers on either side may have some moisture deterioration. These areas are very common for this as water from the shower can splash and cascade down along the walls and tubs. These areas can have different degrees of deterioration and may have affected the walls and possibly the inside of the walls and or floors depending on how much exposure to water and for the length of time they have been repeatedly subject to moisture.

Note: While these areas are likely moist due to shower water run-off, these areas should dry out if the shower has not been in use. Recommend having these areas rechecked to ensure they are not remaining moist or getting worse which would indicate a different water source such as a plumbing leak.

4.7 (3) Note: The bathroom/shower floor tiles are glazed and smooth which will be slippery when they get wet. This can be a safety hazard. Recommend installing a safety type shower mat inside the shower and in the bathroom floor for safety traction.

4.9 (1) All accessible windows were inspected and tested. At the time of the inspection, these windows were functioning as designed but some were slightly more difficult to open and close than others. Windows that were obstructed or otherwise not safely accessible were not operated. *Note: Window dressings and window treatments such as screens, drapes, blinds etc are not tested or operated and are beyond the scope of this home inspection*

4.9 (2) Note: All exterior windows and doors where scanned with an infrared thermal camera to ensure there were no areas of elevated moisture at the time of the inspection. It must be clearly understood that under favorable weather conditions, areas can appear to be normal, but leaks can manifest and present themselves during or after rain events. Water intrusion is unfortunately not something that can be predicted.

4.9 (3) There are thumbscrew operated locking devices installed atone or more windows. While these types of devices may add a layer of perceived security, they can seriously compromise the ability of an occupant to escape an untenable situation in the event of an emergency. Because windows and doors may serve as a secondary means of emergency egress, they must be maintained clear and free of any obstructions leading to and in front of the openings. Additionally,these emergency egress openings cannot be secured in a manner that requires the occupant to have to use any excessive force or energy, keys, tools or special knowledge to unlock and remove. Windows and sliders which have these or other types of locking devices installed were not tested. The functionality of those windows is unknown. Recommend removing these devices as a means of safety and operating any affected windows/sliders for acceptable functionality prior to the end of your inspection contingency period.

4.10 There are no obvious signs of pest activity. However, we recommended pro-actively having an assessment/inspection performed by a qualified and licensed pest control contactor prior to the end of your contingency period and as part of a regular preventative maintenance program.

The Florida Department of Agriculture (DOA) laws require that a wood destroying organism/termite inspection can only be conducted and reported on by a (DOA) licensed pest control contractor. A termite inspection is beyond the scope of this home inspection. If the structure is predominantly a wood structure, or if the structure is predominantly a concrete block structure with a wood truss/wood attic/roofing system it is recommended that an independent pest control contractor conduct a termite inspection..

4.11 Absent any visible mold, we would recommend having air quality samples taken if there are any health concerns or individuals with sensitivities who may be adversely impacted by mold and other contaminants. Note: IAQ sampling is not included with this home inspection. Indoor air samples can be conducted for an additional fee.

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. Appliances

The 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.

All appliances, especially if approaching generally accepted life expectancies will have a higher rate of failure, but all appliances can fail or begin to fail at any time. Failure cannot be predicted.

		IN	NI	NP	RR
5.0	DISHWASHER	•			
5.1	FOOD WASTE DISPOSER	•			
5.2	MICROWAVE OVEN	•			
5.3	RANGES/OVENS/COOKTOPS/RANGE HOOD	•			•
5.4	REFRIGERATOR	•			
5.5	WASHING MACHINE AND DRYER	•			

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

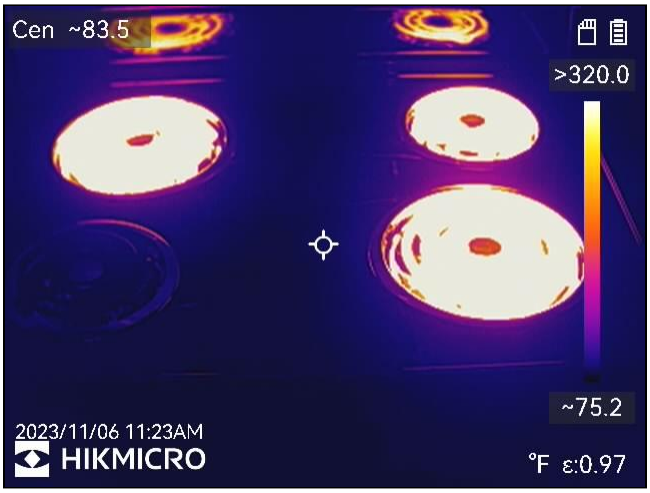
Comments:

5.0 The dishwasher operated and cycled through to the end with no visible leaking but did make some elevated noise during operation. Note that the appliance is older.

5.1 The food waste disposal unit operated as expected. There was an elevated noise level which may be that particular model and design from that manufacturer or have something caught inside. Note: disposals use blades rotating at high speeds and will cause serious injury if any objects or hands are put or reached inside. Always ensure power is turned off before attempting any servicing.

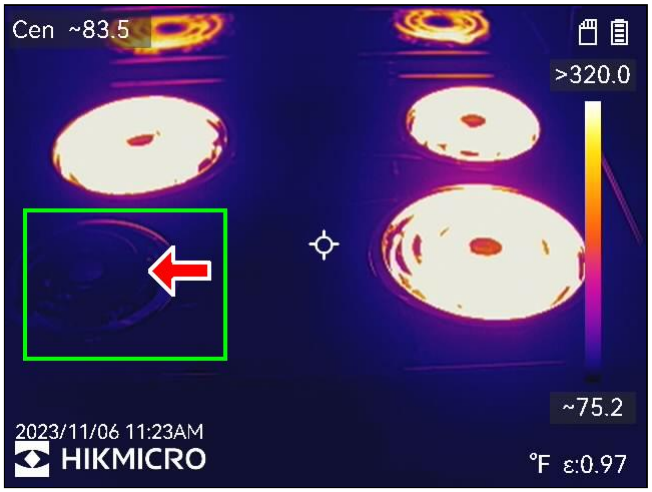
5.2 Microwave oven operated normally as expected. After 60 seconds, the microwave heated a cup with water to acceptable temperatures.

5.3 (1) Range burners all worked as expected except for the front, left burner. The oven operated normally and produced heat. The oven is turned on to ensure it is working, but it is not kept on to achieve any particular temperature thresholds for any length of time.

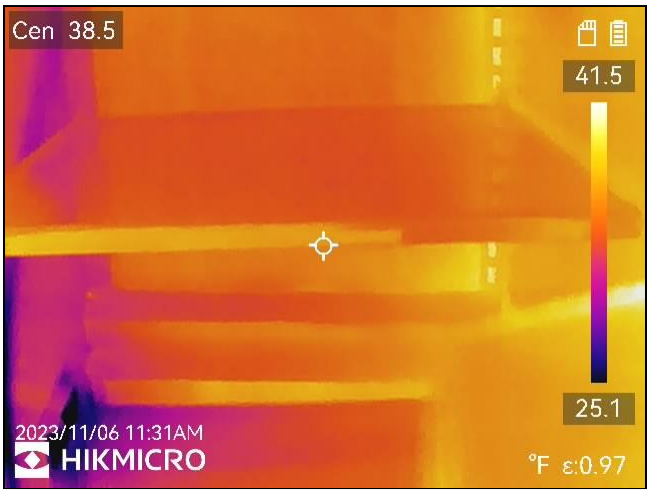


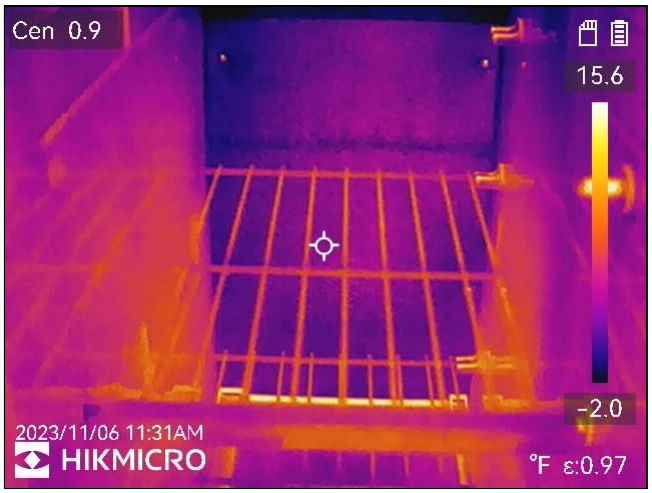
5.3 (2) Range hood vent and light worked as expected.

5.3 (3) Front, left burner did not work.



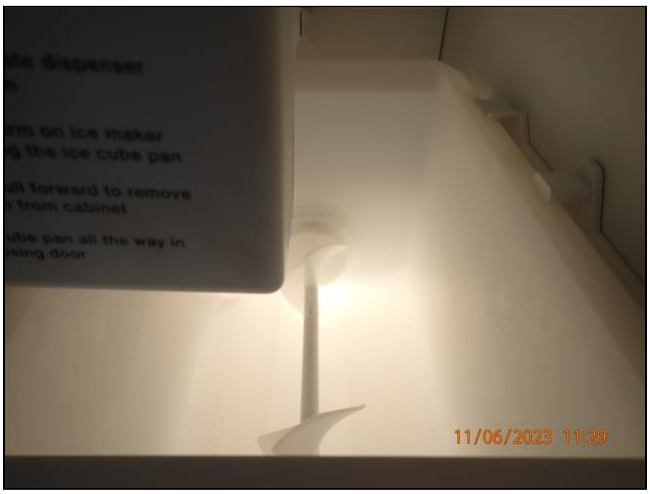
5.4 (1) The refrigerator and freezer were on and appears to be operating and has adequate temperature readings as set by the built-in temperature controls. Note: Refrigerators are not pulled out in order to inspect behind or under them.





5.4 (2) The refrigerator did NOT have any leaks at the time of the inspection. Note: We do not pull out any appliances from their installed positions.

5.4 (3) The ice maker did not dispense any ice.



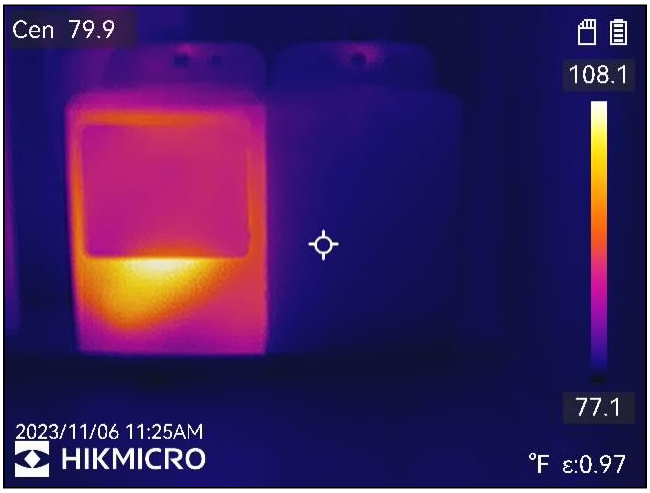
5.4 (4) The water dispenser at the refrigerator operated as expected

5.5 (1) The washer and dryer worked at the time of the inspection. Note: We normally operate washers and dryers without a clothing load. *(This only gives us an idea of the unit's functionality; a fully loaded washer could perform differently)*

The areas around the visible supply piping and valves are checked for the presence of any leaks and moisture and appeared dry. Leaks which may be present behind or in between walls are not visible and cannot be detected during the course of a home inspection. No reportable deficiencies were observed unless otherwise noted in this report.

Dryer vents are recommended to be cleaned periodically to remove and lint accumulations. Clothes dryer vents are not inspected and are beyond the scope of a home inspection.

5.5 (2) The washer completed it's wash cycle with no visible leaks.



5.5 (3) Older 3-prong receptacle is installed in the home. This type of 220V receptacle is not tested. It should be noted that this is an older and obsolete 3-prong receptacle which should no longer be used. This should be replaced with the newer and approved 4-prong receptacle which has a provision for the appliance to be properly grounded.

(This style of receptacle contains two 120V "hot" conductors, with the third conductor being a neutral and no provision for a ground. This could potentially allow for current to energize the metal housing of the appliance that is powered by this three prong receptacle. A newer style "four prong" receptacle is recommended for safety and may be required by code since the property has been renovated)

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.

6. 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.

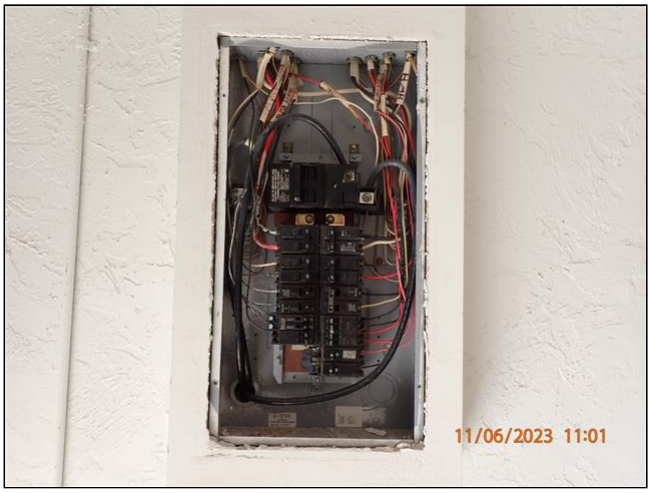
The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate 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.

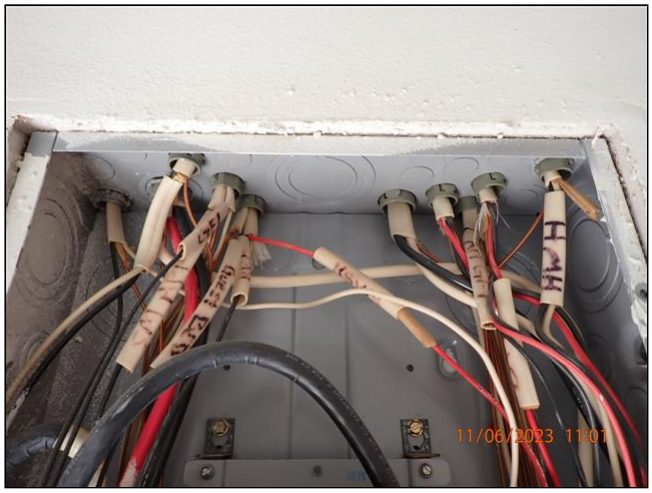
Low voltage systems such as alarm systems, smoke detection devices, and communications systems are not inspected or tested as part of a standard home inspection.

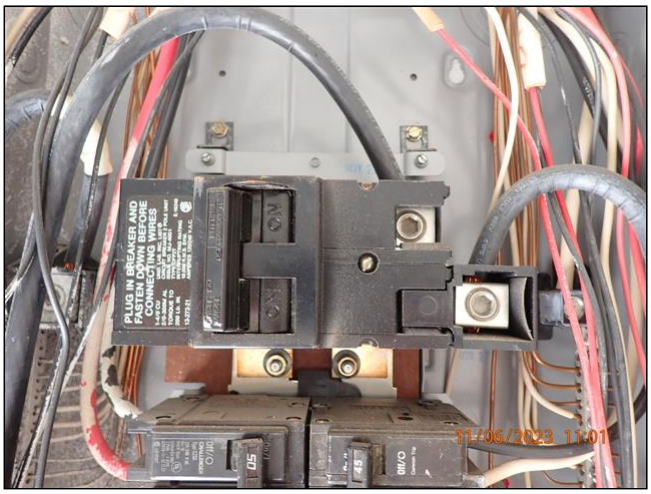
AFCI/GFCI Breakers: If the main distribution panel has AFCI/GFCI breakers installed, they will be tested unless the home is occupied. Occupied homes may have sensitive electronic equipment such as computers, external data storage drives and healthcare administration and monitoring systems which may be adversely affected if power is turned off unexpectedly. If this is the case, we recommend having these breakers tested/evaluated at a time when it is ensured there are no chances for negative consequences.

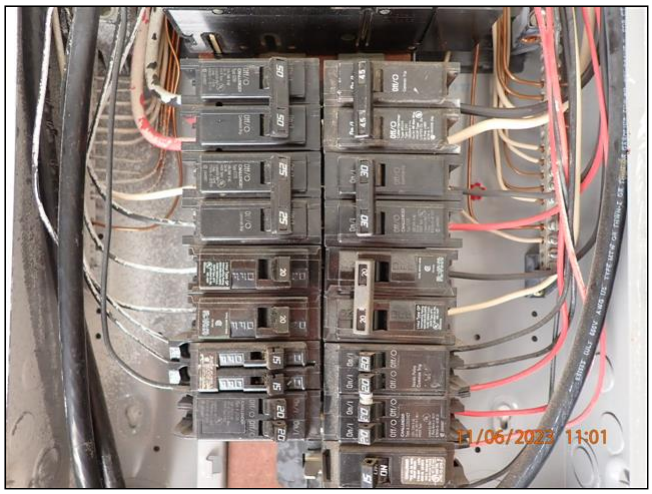
All readily accessible electrical switches, and receptacles, including GFCI protected receptacles and fixtures such as lights are inspected and tested using their installed controls. The function of every switch in the home is not determined, but are tested to check the functionality of the devices or fixtures they are designed and wired to control. Ceiling fan remote control(s) are used to check the operation of the corresponding ceiling fan and lights if the remote is readily available and has the appropriate batteries installed with adequate power to operate the remote control. Pull chains or wall switches are designed as acceptable methods to control ceiling fans. There may be the presence of installed switch/switches that do not appear to control a fixture or receptacle. In this case, we recommend consulting with the seller for more information to what they control. In a fixture where it is suspected that a bulb is no longer functional, it is recommended that an appropriate replacement bulb is used to replace the non functioning one and if a replacement bulb also does not work, further evaluation by a qualified electrical contractor is recommended as there could be a wiring or other electrical issue not evident at the time of the inspection. No further action were taken on these switches. No reportable deficiencies were observed unless otherwise noted elsewhere in this report.

Note on electrical panels: Electrical panel brands FPE Stablok, Zinsco, or Challenger have been identified by several insurance companies as a possible high risk and may be subject to rate increase or may be considered uninsurable. And they have been problematic in the past. If the electrical panel installed in this property is one of those brands, we recommend contacting your insurance carrier and inform them of this and be guided by their recommendations. Possible replacement may be necessary.









Styles & Materials

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
CHALLENGER
MAY Require Replacement

Electrical Service Conductors:
Below ground

Branch wire 15 and 20 AMP:
Copper

Panel capacity:
150 AMP

Wiring Methods:
Conduit
Romex
Where Visible

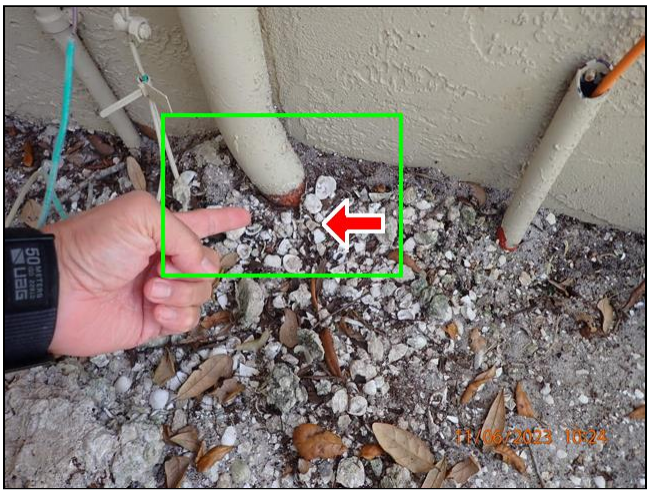
		IN	NI	NP	RR
6.0	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
6.1	SERVICE ENTRANCE LINES	•			
6.2	METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS	•			
6.3	COVERS, BOXES, HOUSINGS AND CONDUIT	•			•
6.4	GROUNDS AND BONDING	•			
6.5	SWITCHES, RECEPTACLES, FIXTURES, COMPONENTS & VISIBLE WIRING (observed from a representative number)	•			•
6.6	POLARITY AND GROUNDING OF RECEPTACLES	•			
6.7	OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)	•			
6.8	LOW VOLTAGE EQUIPMENT AND WIRING		•		

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

Comments:

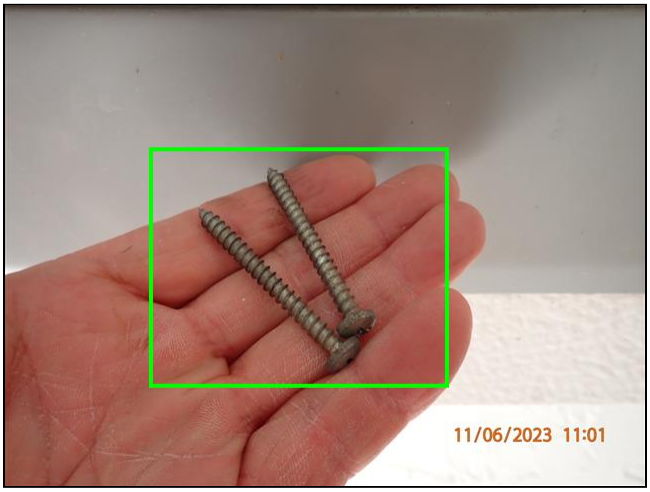
6.0 The main distribution panel is located in the garage

6.1 Notation only: The service entrance line conduit at the meter is made of galvanized steel and will deteriorated at the ground and below ground level. If it deteriorates to a point where the conduit if open, it will allow moisture, water and pests to enter the open pipe. This conduit should be checked periodically to ensure corrosion isn't compromising the conduit walls.

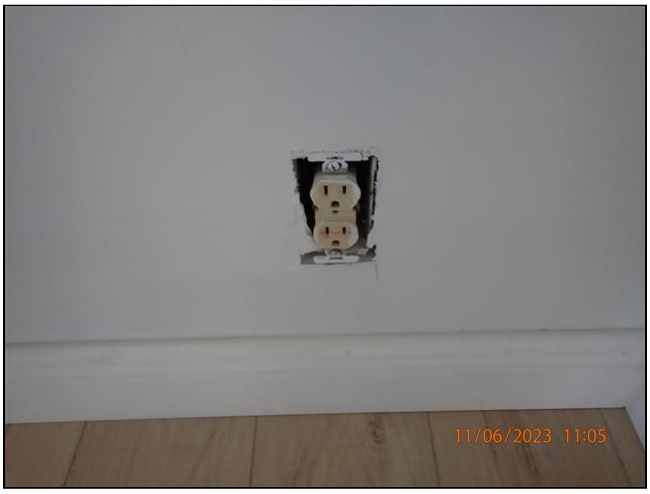


6.2 (1) The main breaker panel is a Challenger brand panel. Although this panel is in good overall condition, this brand of panel have been identified by several insurance companies as a possible high risk and may be subject to rate increase or may be considered uninsurable. Recommend contacting your insurance carrier and inform them of this and be guided by their recommendations. Possible replacement may be necessary.

6.2 (2) Improper distribution panel screws. Correct screws have a flat tip so they would not accidently penetrate a wire inside the panel. Recommend replacing any improper screws with the correct panel screw types.



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



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

6.5 (2) One or more receptacles are painted or otherwise has openings restricted and the tester could not be inserted in order to test the outlet. The functionality of the outlet is not known. The polarity and grounding of that outlet is not known.

6.5 (3) One or more interior receptacle did not have power. The electrical system will require further evaluation and correction.

6.5 (4) All installed ceiling fans were tested and all worked as expected. Note: Some ceiling fans may have a wobble which is caused by an imbalance of the fan blades. This is something that should have been checked and balanced during the installation of the fan.

6.7 Receptacles in the bathroom/kitchen(s) within the proximity of a sink/vanity should be GFCI protected as a matter of safety. It is recommended that any receptacles not protected are replaced or are protected up stream with a GFCI protected receptacle. This requirement may not have been mandatory code when the building was constructed. They were requried in outdoor receptacles since 1973, bathroom receptacles since 1975, garage outlets since 1978, and kitchens since 1987. Recommendation is a matter of safety. If renovations will be or were performed, then current code will apply.

6.8 Low voltage systems such as alarm systems, smoke detection devices, 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.

7. 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 surround, 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. 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.

Plumbing supply lines: The water supply lines in the home can be made of copper, cpvc, pex, galvanized piping, or a type of plastic piping known as polybutylene. Galvanized piping and polybutylene piping are no longer used. Between approximately 1978 through 1996, polybutylene piping was installed in many homes. It now has a history of failure, causing water damages which can affect the structure and other components of the home. Homes built within these years may have polybutylene piping installed. A thorough home inspection will look for signs of the presence of this piping, but at times, there are no available access points in which to make "in-wall" observations. The presence of polybutylene piping may also have home insurance consequences. A home inspection will not involve making holes or other invasive procedures. Suspicion of the presence of polybutylene piping which is not visually confirmed during a home inspection should be followed up with a thorough plumbing inspection by a qualified/licensed plumbing contractor. For more information on polybutylene please go to the following: https://www.caliberhomeinspectionsfl.com/polybutylene-piping

Supply valves: Valves such as the water supply valves under the sinks and toilets are NOT tested. We do not turn them on and off because there is a good chance they could begin to leak.

Plumbing drain lines: If the inspected property was unoccupied, vacant, or staged. It is possible for pre-existing leaks and obstructed drain lines to be present which may not be evident during this home inspection. Leaks can be small and take time to become visible, especially if they originate and are concealed behind a wall. Additionally, if this home was recently renovated, it is possible that construction debris has entered the drain lines via openings such as toilet flanges during the renovation process. This debris will then eventually move down the drain line and can possibly cause an obstruction. This is something that could take time through extended use and cannot be predicted during the course of a home inspection. Occluded drain lines will back up and can cause water intrusion damages. Furthermore, if the drain lines are cleared using aggressive techniques such as drain snakes, there is a possibility that these tools can cause physical damage to drain pipes which may be older, brittle, or otherwise unable to withstand the physical abrasion inherent with these tools. The inspector operates all readily accessible plumbing fixtures and runs the water for the presence and adequate flow, but this limited inspection cannot reveal small leaks and drain issues that are only noticeable after occupied use of the plumbing system. During your walk-through inspection and after taking occupancy, monitor the plumbing system for leaks and drain issues that may become apparent. Any problems that are discovered should be promptly addressed by a qualified plumber and or contractor. Leaks and drain line issues of this type are concealed issues and as such are disclaimed. We recommend that you obtain an independent sewer scope inspection to verify the actual condition of the drain lines.

Note on well and water conditioning systems: If the home is equiped with a well and whole house filtration and softening systems, we recommend that these systems are fully evaluated/serviced by a qualified water contractor as they are beyond the scope of this inspection.

Styles & Materials

Water Source:	**Water Filters:**	**Sewage System:**
Public	None	Public
Plumbing Water Supply:	**Plumbing Water Distribution (Interior Pipiing):**	**Plumbing Waste Drains:**
Copper	**POLYBUTYLENE**	PVC Where Visible
Polybutelyne	Requires Replacement	
Where visible		
Water Heater Manufacturer:	**Water Heater Power Source:**	**Water Heater Capacity:**
RHEEM	Electric	40 Gallon

Water Heater Year of Manufacture:

2023

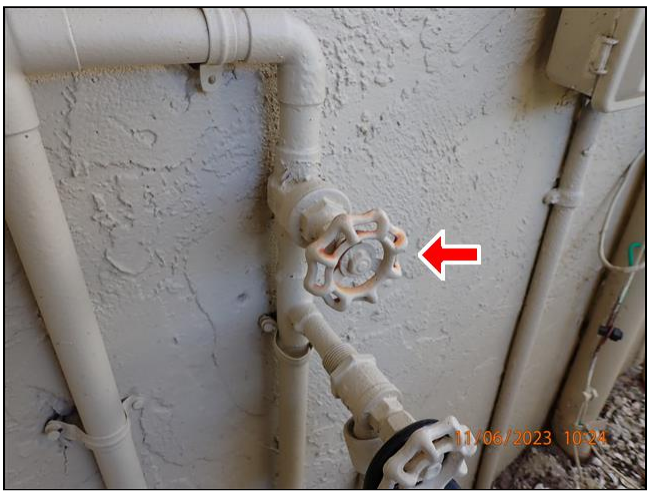
		IN	NI	NP	RR
7.0	MAIN WATER SHUT-OFF DEVICE	•			
7.1	PLUMBING - DRAIN, WASTE AND VENT SYSTEMS	•			
7.2	PLUMBING - SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			•
7.3	SINKS, SHOWERS AND BATHS	•			
7.4	HOT WATER SYSTEMS	•			
7.5	ACTIVE PLUMBING LEAKS	•			•

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

Comments:

7.0 (1) The main water shut off is located at the exterior of the building and at the utility closet.

7.0 (2) The main water shut off is a gate valve design. These are not tested as part of the inspection due to potential failure. It is recommended that at your convenience this valve be replaced with a quarter turn ball valve design



7.1 (1) Drain lines are installed underground and are subject to deterioration, damage, collapse and failure from time and other factors. The current condition of waste drain lines cannot be determined in a standard home inspection. We recommended having an independent sewer scope inspection conducted. This type of inspection will incorporate the use of a camera mounted snake that will be inserted into the drain lines and travel through the insides of the piping which can help to identify the presence of any obstructions and damages, if any, to the piping. Even in new construction, it is possible to have damaged drain lines without knowing due to the commercial trucks, equipment etc that are traversing the driveways and areas in front and adjacent to where the lines are running.

7.1 (2) Bathtubs, sinks and shower pans are not filled with water during a home inspection. The testing of these overflow drains may cause leaks due to the likelihood that the gaskets which form a seal between the fixture and the drain can degrade at the connection point. Shower pans are not filled with water to test for leaks due to the possibility of overflow and or leakage. Shower pans are designed to direct water to flow towards the drain. Any leaks or gasket failure can go unnoticed behind the tub/sink/shower resulting in subsequent water damage. These overflows are designed as a precautionary and emergency drain in the event water should be overfilled and should not be used on a routine basis. Care should be exercised when filling tubs to avoid allowing water into the overflow. While they will likely drain the bulk of water, some amount of leaking can be anticipated. Access to these seals and gaskets are usually through invasive procedures such as removing sections of finished walls which can be costly and time-consuming. Additionally, shower pans require time to properly test. Overflows and shower pans are not tested and their watertight performance is not guaranteed and are disclaimed.

7.1 (3) Shower and sink drain lines should be periodically inspected and cleaned out to ensure they are maintained free of obstructions and accumulations from hair, grease, soaps etc.

7.2 (1) **The home is equipped with polybutylene type plumbing water pipes. The extent of the amount of piping is not known. This type of water supply piping is known to have a higher rate of failure and was the subject of a class action lawsuit for this problem. Recently there have been issues with obtaining homeowners insurance on properties equipped with this material. There is the possibility that the piping and or it's connections can begin to leak behind walls and cause damages including supporting mold growth. We advise you to consult with your insurance carrier to ascertain whether there will be any insurance consequences. WE RECOMMEND REPLACING ALL OF THE WATER SUPPLY PIPING IN THE HOUSE**

Additional information can be found here: https://www.caliberhomeinspectionsfl.com/polybutylene-piping


11/06/2023 11:41


11/06/2023 11:41


11/06/2023 11:41


11/06/2023 11:41


11/06/2023 10:57

7.2 (2) Note: The polybutylene is actively in use.

7.3 All accessible sinks, vanity faucets and showers are turned on for water flow presence and adequate pressure. Toilets are flushed a minimum of 2 times. The areas around the visible supply piping and valves are checked for the presence of any leaks and moisture or elevated moisture with an infrared thermal camera and moisture meters and were non resultant for any visible leaks at the time of the inspection **unless noted elsewhere in this report**. Leaks which may be present behind or in between walls are not visible and cannot be detected during the course of a home inspection. Leaks can develop at any time.

Note: Water valves such as the water supply valves under the sinks and toilets are NOT tested. We do not turn them on and off because there is a good chance they could begin to leak.


11/06/2023 11:08

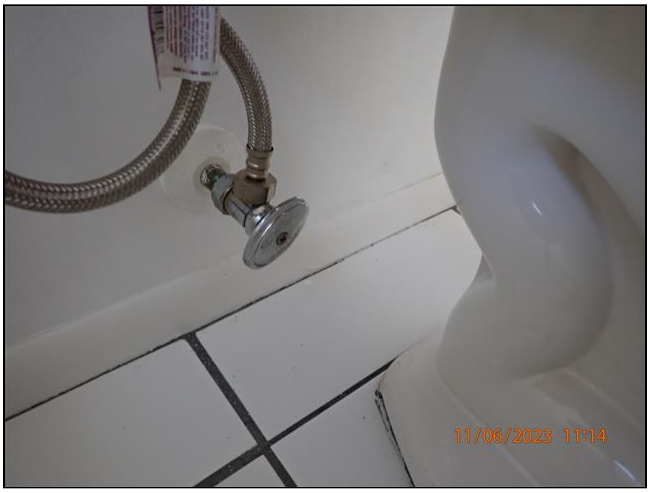

11/06/2023 11:09


11/06/2023 11:09


11/06/2023 11:10


11/06/2023 11:10


11/06/2023 11:11


11/06/2023 11:14


11/06/2023 11:14


11/06/2023 11:14


11/06/2023 11:14


11/06/2023 11:14

7.4 (1) The water heater is currently producing hot water and is in good overall condition with no visible corrosion. These types of appliances typically last about 10-15 years. These appliances have a greater risk of failure as they approach or exceed life expectancy and can fail at anytime. If there is intermittent hot water or no hot water or visible leaks developing from the water heater, it should be evaluated for replacement. The water heater was manufactured in 2023

7.4 (2) Water heater was inspected and scanned with a thermal camera and was not leaking at the time of the inspection.

7.5 (1) One or more areas of active leaks noted. The leak could be from the drain or the supply lines. All leaks should be addressed expeditiously in order to avoid moisture damage and mold growth.

7.5 (2) The other valves and connections did not have any detectable leaks 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.

8. 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 65 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.

The inspection of heating and cooling systems typically includes a visual examination of readily accessible components for overall condition and system testing for proper operation using normally installed controls. Cubic feet per minute (cfm) air-flow, temperature differentials, and HVAC sizing is not inspected, calculated, or determined. This inspection will not be as comprehensive as that performed by an HVAC contractor, which is beyond the scope of a home inspection. The inspector will not open any panels to the HVAC air handler or condenser unit. Conditions inside these components are concealed and inaccessible and as such, the conditions are not known. It is anticipated that there will be accumulations of dirt and moisture which could possibly involve microbial growth and areas of corrosion due to the continued presence of moisture. Periodic maintenance such as cleaning dirty coils and maintaining the condensate lines clear are important for more efficient operation and to achieve a maximum overall serviceable life from the HVAC system. **All mechanical equipment including the HVAC system can fail at any time without warning. Condensation pans and drain lines may become obstructed and or begin to leak at any time and should be monitored frequently while in operation.**

Certain installation locations and designs such as a horizontally installed air handler in an attic will prevent visual access to the return plenum and the evaporator coils without invasive and possibly destructive means, which are beyond the scope of this home inspection. As a result, the condition of the concealed coils and plenums are not known. Additionally, the age of the system alone cannot predict the performance and condition of the system and its components. There is no definitive method to predict life expectancy of any portion of the HVAC system and this inspection is not a guarantee or warranty to that effect. An HVAC system can fail at any time. We recommend consulting with the seller for any additional information regarding a service or maintenance history. We also recommend having a qualified HVAC contractor fully evaluate the system and initiate a maintenance service plan as part of an annual home maintenance program.

Styles & Materials

Heating System Size:
N/A

Ductwork:
Insulated

Filter Type:
N/A

Cooling Equipment Type:
Split unit

Number of AC Units:
One

Central Air Manufacturer:
TEMPSTAR

System Age:
2023

System Size:
2.5 Ton

Air Handler Location:
Garage

Condenser Unit Location:
Installed on Ground at Exterior

Condensate Overflow Shut-off Switch:
Present. These are not tested.

		IN	NI	NP	RR
8.0	COOLING AND AIR HANDLER EQUIPMENT	•			
8.1	AIR HANDLER CLOSET / PLENUM	•			
8.2	COOLING SYSTEM PERFORMANCE	•			
8.3	HEATING SYSTEM PERFORMANCE	•			•
8.4	NORMAL OPERATING CONTROLS	•			
8.5	AUTOMATIC SAFETY CONTROLS	•			

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

		IN	NI	NP	RR
8.6	DISTRIBUTION SYSTEMS (including ducts and piping, insulation, air filters, registers and coils)	•			
8.7	PRESENCE OF INSTALLED HEATING AND COOLING SOURCE IN EACH ROOM	•			
8.8	EVIDENCE OF MOISTURE, STAINING OR MOLD	•			
8.9	OTHER	•			

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

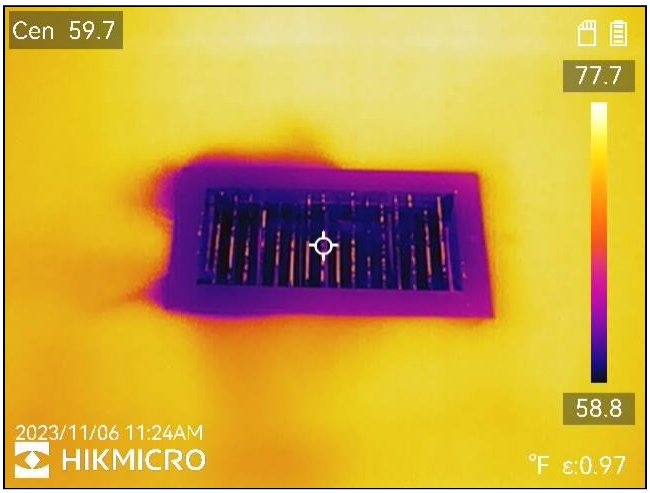
Comments:

8.0 The HVAC system is in good overall condition. There are no visible damage or leaks and is producing acceptable conditioned air. HVAC units typically have a 10-15 year life expectancy but can work well beyond that but can also fail sooner. There is no way to predict the actual life expectancy of an HVAC system or it's components. The HVAC system was manufactured in 2023

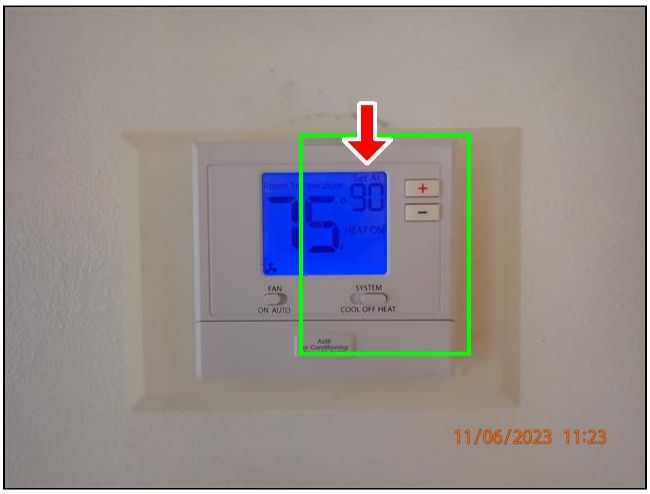
8.1 There is evidence of previous moisture staining on the walls/ceiling/floors of the air handler utility closet. These areas were tested and are non-resultant for active or elevated moisture levels.

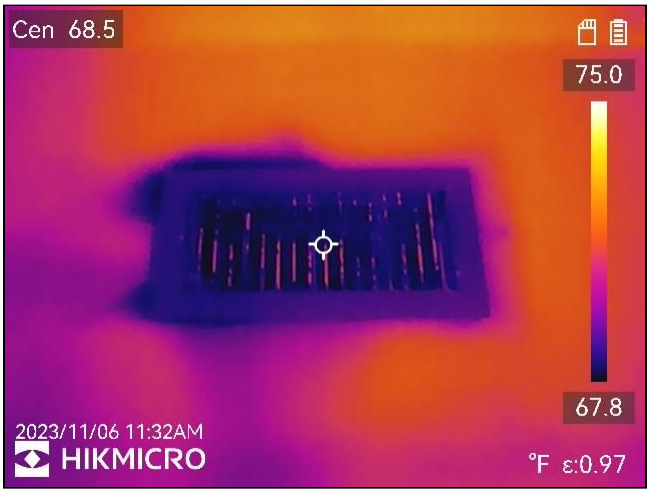
8.2 The AC system is producing acceptable conditioned air at the time of the inspection. HVAC systems require periodic maintenance such as regular filter replacements and inspecting the coils. HVAC systems and or their components, just like any other mechanical system can fail at any time. There is no way to predict the lifespan of these systems. Note: We do not use the Delta-T differential which is an efficiency indicator. If there are issues with the temperatures of the conditioned air being produced, we recommend having the HVAC system serviced.

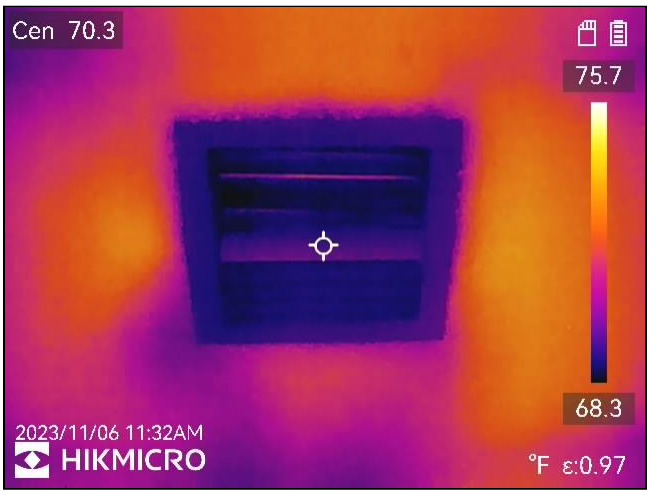
Note: Testing of the HVAC only confirms whether it is working at the time of the inspection. It is not a guarantee that it will continue to work and it can fail at any time. For example, there could be a minor freon leak which will slowly leak out and the system will no longer produce cold air. This is something we are not able to check for.



8.3 The HVAC system did NOT produce heat using the installed operating controls. The thermostat was set to HEAT and the setting was raised to the upper limit in order to call for heat. After a few minutes the heat was not adequate. It is possible that there is no heat kit installed. Recommend further evaluation by a qualified HVAC contractor.







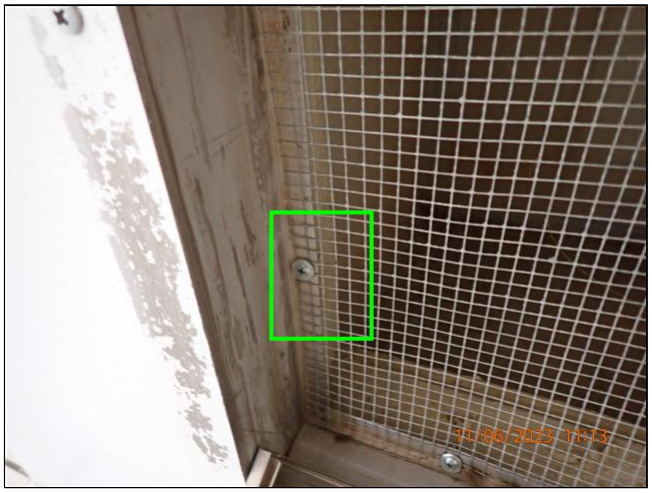
8.4 Note: there is a modern thermostat installed to control the HVAC system and appears to be functioning properly. Thermostats may require periodic replacement of internal batteries in order to continue to operate effectively.

8.5 An in-line switch installed at the condensate drain line is a safety device that helps to prevent water damage due to an obstructed condensate line by acting to shut down the HVAC system in the event an obstructed condensate line is not letting the water drain out. These safety devices mechanical switches and are NOT tested as part of this home inspection. Recommend having the HVAC system periodically serviced as part of a maintenance program to keep the condensate line clear and free of obstructions.

8.6 (1) For reference only: The air handler filter should be checked and replaced as a matter of routine maintenance in accordance to manufacturers recommended guidelines. Additionally, we recommend the use of high quality, high MERV rated filters whenever possible. Note: The washable mesh filters which are include with the HVAC system are not adequate and can allow particulate matter to bypass and obstruct the coils. No filter installed.

8.6 (2) Note: The interior of HVAC plenums and ducting are not accessible for inspection without partially dismantling the ducting. This is beyond the scope of this home inspection.

8.6 (3) Filter guard is sscrewed imto place. Coils not accessible



8.8 (1) Note: The interior of the HVAC units are likely to have some level of dirt accumulations and possibly some mold or mildew due to the fact they are constantly exposed to moisture by design. We do not remove or dismantle any part of any appliance including HVAC systems. We recommend having the system(s) serviced and cleaned pro-actively and maintained on a periodic maintenance program.

8.8 (2) Note: There are small amounts of dirt/mildew/staining in and around one or more HVAC supply registers. This is a typical area for moisture to collect as cold air from the HVAC system meets the warmer air or surface temperature of the grilles and forms condensation.

There is visible dirt/mildew and possibly mold at the air handler. This is usually due to the air handler being in a hot environment and condensation at the surface will allow mold growth. Recommend cleaning and sanitizing the surfaces of the air handler and adjoining components which may be affected.

8.9 (1) Thermal imaging shows areas of possible minor conditioned air loss at the level of the supply plenums in the HVAC air handler utility closet any open gaps or compromise in mastic HVAC tape should be sealed to prevent conditioned air loss and subsequent condensation formation

8.9 (2) Note: There is a condensate pump installed. This pump takes the condensate water produced by the HVAC system and manually pumps it out through the condensate line. These pumps can fail unexpectedly and can result in water stoppage and overflowing. It is currently operating as designed.

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.

9. 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:
Aged
Compacted

Ventilation:
Soffit Vents

Exhaust Fans:
No Electrical Fans Installed

Dryer Power Source:
220 Electric

Dryer Vent:
Flexible Metal

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	•			
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	•			

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

Comments:

9.0 Limited access in the attic. There were areas which are obstructed by HVAC ducting, insulation and physical limitations. Visible areas are unremarkable and in good overall condition.

9.2 There is visible dryer lint accumulations in and around the adjacent areas where the dryer vent goes up and out through the roof. This is an indication that the vent housing, and or the dryer vent ducting may be partially obstructed. We recommend having the dryer ducting cleaned to ensure air can move freely to the outside.

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.

10. Foundation and 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.

Attics, walls and crawlspaces: Attics and crawlspaces are considered confined spaces because they are not designed for regular human occupancy. They are hazardous spaces and inherently dangerous and unsafe to be in. If the inspector deems the attic or crawlspace to be safe, he may enter and make all efforts to inspect as much of the accessible areas as safely possible. If deemed safe to access and traverse, the inspector will visually check the overall condition of the attic and their components. Attics will have areas that are not accessible or visible at the time of this inspection. The conditions in those areas to the building components such as but are not limited to the sheathing, exterior walls, trusses, joists, gusset plates, insulation, etc are not known. There could be concealed damage not accessible or visible at the time of the inspection. If there are any roofing leaks whether past or present, it can be assumed that there will be some level of damages to one or more of those attic components and to expect deterioration up to and including the need for replacement of any of those affected components. These concealed damages may only be discovered if and when these areas are subsequently opened up and exposed for any reason. This is an inherent risk the buyer is taking and accepting due to lack of access to those areas. As such, any non-accessible and or not visible attic space or area are hereby disclaimed. 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 ceilings and conditions cannot be guaranteed. Water leaks and other conditions such as but not limited to mold, water intrusion damage, deterioration, and wood-destroying organism damage behind and in between walls cannot be discovered via a visual inspection, and inspections of these areas are beyond the scope of a home inspection. Leaks can develop at any time.

Styles & Materials

Foundation:
Poured concrete

Floor Structure:
Concealed / Not accessible
Concrete

Wall Structure:
Masonry

Ceiling Structure:
Plywood Sheathing
Wood Truss System

Method used to observe attic:
Restricted access in attic
Walked

Attic Information:
Not all areas are visible
Not all attic areas accessible

		IN	NI	NP	RR
10.0	FOUNDATIONS, AND ATTIC	•			
10.1	WALLS (Structural)	•			
10.2	COLUMNS OR OTHER STRUCTURAL MEMBERS	•			
10.3	FLOORS (Structural)	•			
10.4	CEILINGS (structural)	•			
10.5	EVIDENCE OF MOISTURE/LEAKS / MOISTURE STAINS	•			
10.6	EVIDENCE OF INSECTS/PEST/RODENT ACTIVITY	•			
10.7	ELECTRICAL IN ATTIC/CRAWLSPACE	•			
10.8	ATTIC HVAC	•			
10.9	ATTIC THERMAL	•			

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

Comments:

10.0 There were areas of the attic that were not accessible or visible at the time of this inspection. The conditions in those areas to the building components such as but are not limited to the sheathing, exterior walls, trusses, joists,

gussett plates, insulation etc are not known. There could be concealed damaged not accessible or visible at the time of the inspection. If there are any roofing leaks whether past or present, it can be assumed that there will be some level of damages to one or more of those attic components and to expect deterioration up to and including the need for replacement of any of those affected components. Common sense dictates that inaccessible or non-visible spaces may have concealed damages. And these damages may only be discovered if and when these areas are subsequently opened up and exposed for any reason. This does not imply that the inspector has missed any concealed damages because this is an inherent risk the buyer is taking and accepting due to lack of access to those areas. As such, any non-accessible and or not visible attic space or area are hereby disclaimed.

10.1 The structure is predominantly a masonry/concrete structure. The exterior finished walls and siding appear to be in good overall condition with no major defects or concerns other than what might be noted in other areas of this report. The structural wall materials behind the finished wall surfaces are concealed, non accessible and not visible for inspection.

10.2 (1) Limited to visible structural members in the attic only. Finished walls are not accessible.

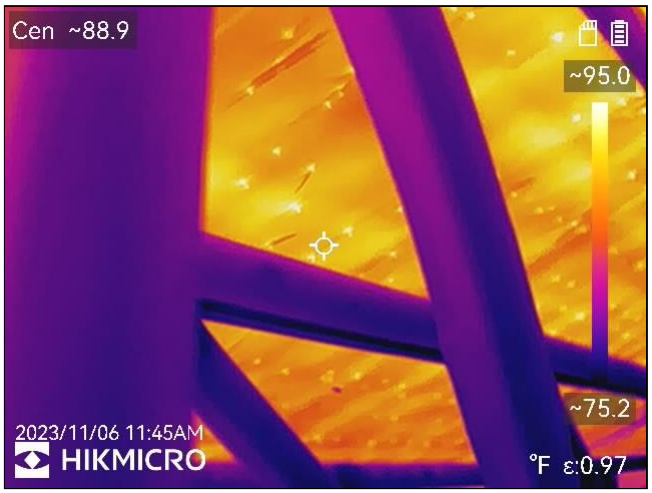
10.2 (2) Note: If this inspection identifies the presence of any evidence of wood destroying insect damage, it should be assumed that there will be a compromise to the affected structural components to some degree. The extent of the damages cannot be assumed and should be further evaluated by a qualified professional to confirm structural integrity.

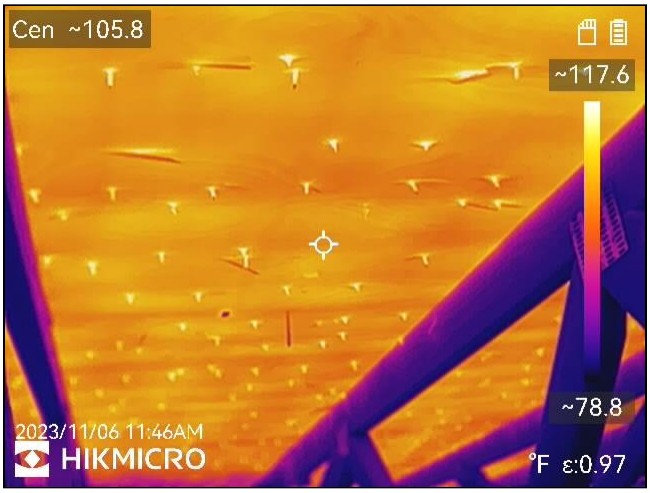
10.3 The structure is built on a concrete slab which provides a platform which is very stable. The home is built directly on this slab, so there are no flooring members to access or inspect. In homes with two story's, most all have fully finished floors and ceilings, which does not allow access or visibility to the structural flooring design and members. At the time of the inspection, there are no exterior or interior cracks or other indicators of a slab or foundation issue.

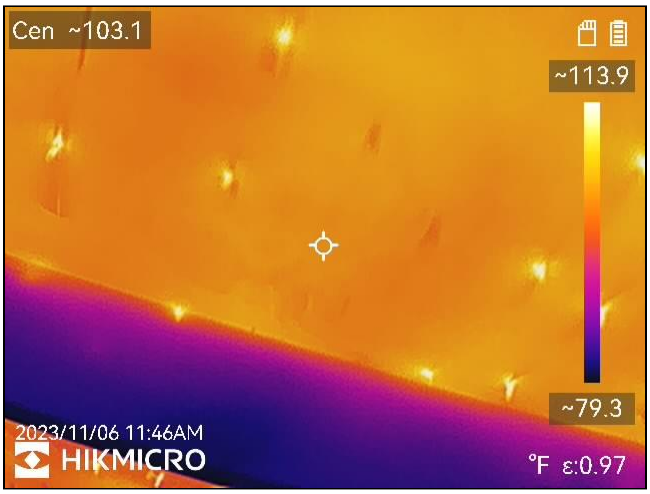
10.4 All of the interior walls and ceilings are finished with drywall or plaster and tile or other finished surface. The structural members are not visible. No obvious problems discovered. The areas behind walls, floors and ceilings are not accessible. Conditions are not known and cannot be predicted. There could be concealed damages not visible or accessible without invasive procedures.

10.9 The visible and accessible areas of the attic were scanned with an infrared thermal camera. At the time of the inspection, these areas do not have elevated moisture levels **unless noted elsewhere in this report.** Thermal imaging tools aid in helping to find leaks and moist areas, but is not a guarantee there are no leaks since infrared thermography measures energy levels stored and given off by the materials being scanned. If the energy levels released are all the same, a moist area can appear to be the same temperature as it's surrounding areas and may not show up in the thermal scans. Previous

leaks which have not be corrected will likely still leak. Unfortunately, under favorable weather conditions, discovering a leak is not possible due to the lack of necessary precipitation.







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.

11. Fire and Safety

Fire and Safety Notes

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. Fire suppression and protection devices and systems are not inspected or tested during the course of this home inspection. Recommend consulting with the building manager, engineer or fire warden if applicable to ascertain the fire plans in place in the event of an emergency.

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.

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 should be tested on a monthly basis. Dual sensor smoke alarms are recommended because they use both ionization and photo-electric sensors.

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 one in each of the following rooms/spaces: garage, laundry room, patio/ grill, each bedroom and any other source of heat. Standard ABC type fire extinguishers are adequate. Fire extinguishers shall be visually inspected monthly and if rechargeable, serviced annually. Non rechargeable extinguishers should be replaced every 10 years.

Styles & Materials

Means of Egress:
Front entrance
Rear entrance

Secondary Means of Egress (Sleeping rooms):
Door

Fire Extinguishers:
Recommend Installing New Fire Extinguishers

Smoke Alarms and Carbon Monoxide Detectors:
Recommend replacing/installing new smoke/co detectors

		IN	NI	NP	RR
11.0	MEANS OF EGRESS (MAIN, SIDES, REAR)	•			
11.1	SECONDARY MEANS OF EGRESS (BEDROOMS)	•			
11.2	FIRE EXTINGUISHERS	•			
11.3	SMOKE AND CARBON MONOXIDE DETECTORS	•			
11.4	SAFETY CONCERNS	•			•
11.5	OTHER	•			

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

IN NI NP RR

Comments:

11.0 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.

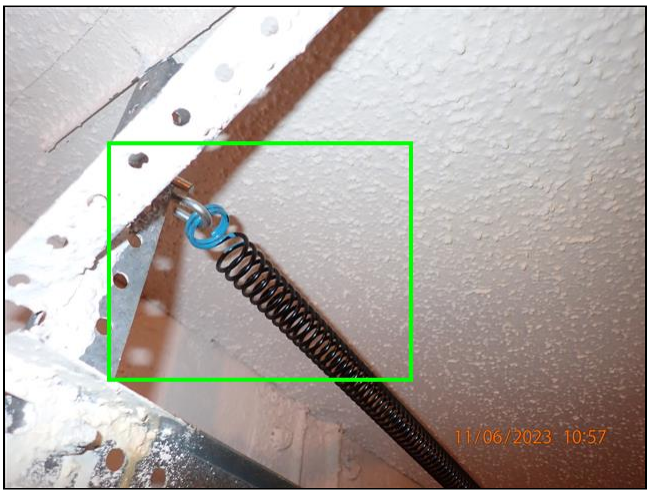
11.1 The secondary means of egress are the alternative ways an occupant can escape an untenable situation if the primary means of egress is obstructed for any reason. Secondary means of egress can be a window or door or other means. Just like the primary means, the secondary means of egress should be 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.

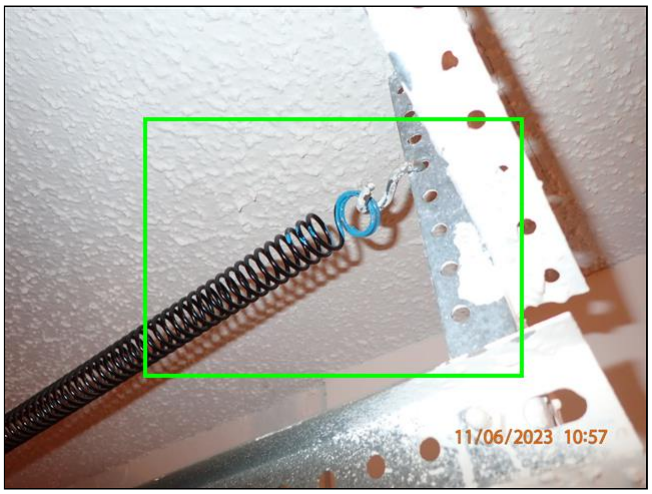
11.2 It is recommended that fire extinguishers are purchased and installed in accordance to NFPA Standards. Specifically, fire extinguishers weighing less than 40 pounds and should be installed so that the top is not more than five feet above the ground, but no lower than four inches above the floor. The fire extinguishers should be placed in areas that are directly accessibly such as easy-to-access areas near exit paths. For more information on fire extinguisher placement, please go to the following: https://www.kidde.com/home-safety/en/us/fire-safety/fire-extinguishers-for-home/

11.3 We recommend replacing all of the smoke/CO detectors as a matter of precautionary safety. **They are low voltage devices which are items not tested as part of a home inspection**. Note that testing detectors by depressing the "test" button only tests the speaker itself and does not test or confirm it is actually working. If the building has hard-wired systems, batteries should be replaced at the recommended interval. If this is a new or renovated property, we recommend having the builder and or contractor provide documentation they are new detectors.

Install smoke alarms/CO detectors inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both location or in accordance to manufacture recommendations. They should be replaced at least every 10 years and batteries annually if they are removable batteries.

11.4 The garage door springs do not have any safety measure such a steel cable running tbrough the inside of the springs which will contain the spring in the event the spring breaks under tension, which cna cause serioius injujries or death is struck by a failed spring.





11.5 Notation only: The building has multiple units under a common roof. This condition/design is referred to as a common cockloft. In a fire service point of view, a fire in a cockloft/attic can spread easily and often times undetected. Resulting in total loss of the roofing structure. More modern building designs of this type of structure now mandate firewall separations to compartmentalize the attic spaces to limit fire spread. This structure has concrete block walls separating the units. This will act to help compartmentalize the units to isolate fire and smoke in the event of an emergency.

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. Smoke and carbon monoxide detectors are low voltage devices and are not inspected or tested.

General Summary

West Palm Beach, FL 33411
561-400-0394

Customer
Mr Sample Report

Address
1234 Sample Report
Sample City FL 33444

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

1.1 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

(2) There are one or more areas along the fascia that appear to have some degree of moisture deterioration. Recommend monitoring this area and replace if necessary. Presence of moisture or prolonged presence of moisture would indicate possible roof leaks in the affected areas. Note: When opening these affected areas up for repair/ replacement, expect that there will be some degree of deterioration with the fascia, sheathing and or other concealed components.

1.2 DOORS, DOOR FRAMES, SLIDERS (Exterior)

Inspected, Repair or Replace

(1) Entry door sidelight lower frame is water damaged.

(2) Wood rot is noted in the lower portions of the exterior door/door jamb areas.

1.4 DECKS, BALCONIES, STEPS, PORCHES, PATIOS AND SCREEN ENCLOSURES

Inspected, Repair or Replace

(2) Loose, detaching splines.

(3) Enclosure door mechanism should be serviced or replaced. It is corroded.

(4) DOor closer does not close door fully.

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, WALKWAYS, GATES AND FENCING

Inspected, Repair or Replace

(2) Walkways are sinking and causing a trip hazard. There is a large tree nearby and the root system can be affecting the walkways and drvieway. This needs to be corrected as it is a tripping safety hazard.

1.8 EXTERIOR ELECTRICAL

Inspected, Repair or Replace

Exterior ceiling fan needs to be replaced.

3. Garage

3.2 GARAGE DOOR (S)

Inspected, Repair or Replace

(1) The garage door and opening system needs to be replaced. It is damaged and the door does not open. It can only open partially manually.

(2) The garage door framing has some wood rot at the base of the sides of the framing. This is typical with wood products and exterior locations due to the high moisture levels and rain water wicking to those areas

(3) Note: There is no deisgned method to keep the garage door locked, so a screwdriver is put into one side to prevent the door from beiknd opened.

3.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when light sensor is crossed)

Inspected, Repair or Replace

The sensors cannot be checked. The garage door does not open and is damaged.

4. Interior

4.0 CEILINGS, WALLS, FLOORS and TRIM

Inspected, Repair or Replace

(1) Note on flooring: Interior finished flooring with materials such as but not limited to carpeting, linoleum, and laminate flooring can conceal damage, deterioration or other issues which are not accessible. This home inspection does not include any invasive actions in any manner, to attempt access to the sub flooring via removal, in whole or in part thereof. Additionally, wall to wall type carpeting will harbor dirt and conditions conducive to mold growth. When any finished flooring is removed, it can expected to find one or more areas of damage or deterioration including the presence of mold. We recommend discarding any carpeting and cleaning and sanitizing the remainder of the property. Unfinished areas. Uneven flooring.

(2) One or more rooms have bare concrete floors because the carpeting has been removed.

4.1 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace

(1) Previous moisture staining or damage to the floor boards of under sink cabinets. These areas were inspected and tested with an infrared thermal camera and moisture meter and were non resultant for elevated moisture unless noted elsewhere in this report. These areas are likely to have some level of moisture damages when/if they are opened up and expose the concealed areas underneath and behind the cabinets.

(2) Kitchen sink cabinet has damages to the floorboards and walls.

4.2 DOORS and HARDWARE (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

Interior bifold closet door(s) are not in their tracks.

4.3 EVIDENCE OF MOISTURE/ACTIVE MOISTURE OR MOLD

Inspected, Repair or Replace

There is visible mold present. There is also musty odors which are indicative of the presence of active mold. We recommend having a mold assessment conducted in order to confirm the presence of mold, the type of mold and mold spore counts to ascertain the level of danger in the structure. All visible mold and the sources of moisture will require remediation.

5. Appliances

5.3 RANGES/OVENS/COOKTOPS/RANGE HOOD

Inspected, Repair or Replace

(1) Range burners all worked as expected except for the front, left burner. The oven operated normally and produced heat. The oven is turned on to ensure it is working, but it is not kept on to achieve any particular temperature thresholds for any length of time.

(3) Front, left burner did not work.

6. Electrical

6.3 COVERS, BOXES, HOUSINGS AND CONDUIT

Inspected, Repair or Replace

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

6.5 SWITCHES, RECEPTACLES, FIXTURES, COMPONENTS & VISIBLE WIRING (observed from a representative number)

Inspected, Repair or Replace

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

7. Plumbing

7.2 PLUMBING - SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

(1) **The home is equipped with polybutylene type plumbing water pipes. The extent of the amount of piping is not known. This type of water supply piping is known to have a higher rate of failure and was the subject of a class action lawsuit for this problem. Recently there have been issues with obtaining homeowners insurance on properties equipped with this material. There is the possibility that the piping and or it's connections can begin to leak behind walls and cause damages including supporting mold growth. We advise you to consult with your insurance carrier to ascertain whether there will be any insurance consequences. WE RECOMMEND REPLACING ALL OF THE WATER SUPPLY PIPING IN THE HOUSE**

Additional information can be found here: https://www.caliberhomeinspectionsfl.com/polybutylene-piping

7.5 ACTIVE PLUMBING LEAKS

Inspected, Repair or Replace

(1) One or more areas of active leaks noted. The leak could be from the drain or the supply lines. All leaks should be addressed expeditiously in order to avoid moisture damage and mold growth.

(2) The other valves and connections did not have any detectable leaks at the time of the inspection.

8. Heating and Cooling

8.3 HEATING SYSTEM PERFORMANCE

Inspected, Repair or Replace

The HVAC system did NOT produce heat using the installed operating controls. The thermostat was set to HEAT and the setting was raised to the upper limit in order to call for heat. After a few minutes the heat was not adequate. It is possible that there is no heat kit installed. Recommend further evaluation by a qualified HVAC contractor.

11. Fire and Safety

11.4 SAFETY CONCERNS

Inspected, Repair or Replace

The garage door springs do not have any safety measure such a steel cable running tbrough the inside of the springs which will contain the spring in the event the spring breaks under tension, which cna cause serioius injujries or death is struck by a failed spring.

You are advised of having the proper licensed tradesman or contractor submit estimates of repairs as to any defects, comments, improvements or recommendations mentioned in this report. For safety reasons only qualified, licensed, and insured contractors should perform repairs.

Conditions can change from this Inspection date to your closing date. We recommend you operate all mechanicals, operate faucets, all appliances, open all windows, etc, at your walk-through inspection or prior to closing. Review any areas that might have been concealed or obstructed from the inspection due to furniture or personal belongings from previous owners. Also review any areas that were noted as having prior moisture problems or leaks.

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.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Paul Lee