

Inspection Report

Sample Report

Property Address: 12345 Sample Drive West Palm Beach Florida 33411



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

Mold Assessor Lic #MRSA2872 | Mold Remediator Lic #MRSR3174 West Palm Beach, FL 33411 561-400-0394

caliberhomeinspectionsfl.com



Table of Contents

Cover Page	<u>1</u>
Table of Contents	2
Intro Page	3
1 Exterior	4
2 Roof	<u>10</u>
3 Appliances	<u>17</u>
4 Doors, Windows and Interior	<u>21</u>
5 Electrical	25
<u>6 Plumbing</u>	27
7 Heating and Cooling	34
8 Insulation and Ventilation	40
9 Foundation, Crawlspace, Attic	42
10 Garage	44
11 Fire and Safety	50
General Summary	52
Back Page	56

Date: 2/16/2019	Time: 10:00 AM	Report ID: Sample Report #6
Property:	Customer:	Real Estate Professional:
12345 Sample Drive	Sample Report	
West Palm Beach Florida 33411		

Comment Key or Definitions

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

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

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

Not Present (NP) = This item, component or unit is not in this home or building.

<u>Repair or Replace (RR)</u> = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice: National Association of Certified Home Inspectors, Florida Association of Building Inspectors	In Attendance: Client and Both Agents	Approximate age of building: 1977
Type of building: Single Family (1 story)	Temperature: Over 80	Weather: Clear
Ground/Soil surface condition: Dry	Rain in last 3 days: Unknown	

1. Exterior

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

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



Report



Report







Styles & Materials

Siding Material:	Exterior Entry Doors:	
Masonry	Metal	
	Sliders	
Driveway:		
Concrete		
	Masonry Driveway:	Masonry Metal Sliders Driveway:

		IN	NI	NP	RR
1.0	WALLS				•
1.1	SIDING, FLASHING AND TRIM	•			
1.2	EAVES, SOFFITS AND FASCIAS				•
1.3	DOORS, DOOR FRAMES (Exterior)	•			
1.4	WINDOWS, SHUTTERS AND SCREENS	•			
1.5	DECKS, BALCONIES, STEPS, PORCHES, PATIOS AND SCREEN ENCLOSURES	•			
IN= Ir	ispected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

		IN	NI	NP	RR
1.6	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO, WALKWAYS, GATES AND FENCING				•
1.7	INGROUND POOL, SPA AND EQUIPMENT AND POOL DECK AND FENCING		•		
1.8	IRRIGATION SYSTEM AND COMPONENTS			•	
1.9	PESTS, RODENTS, ANIMALS			•	
1.10	EXTERIOR ELECTRICAL				•
1.11	EXTERIOR VENTS				•
1.12	OPEN GAPS	•			
IN= In	spected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Comments:

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

1.0 (2) Multiple cracks/openings were noted in the exterior walls, these cracks/openings are typically settlement/ expansion cracks and are considered cosmetic. All exterior cracks should be sealed to prevent water intrusion and possible further damage due to moisture intrusion. They should be monitored over time to ensure they are not expanding, which would require the recommendation of a structural engineer for evaluation.





1.2 There is a soffit vent with wires going through it. The open gap should be properly sealed to prevent pest entry



1.6 (1) There is vegetation in contact with the structure and should be trimmed back to prevent damage and pest access



1.6 (2) Multiple areas of ground and soil erosion adjacent to the building structure around the perimeter. It is recommended to grade these areas using aggregate or other means to allow water to drain away from building.



1.7 Note: There is an above ground swimming pool installed at the back yard. This pool and it's components were NOT inspected.

1.10 The exterior electrical receptacle did not have GFCI protection. The GFCI receptacle should be replaced.



1.11 Dryer vents should not be of the mesh type because it will trap and accumulate dryer lint over time. Recommend replacing with an approved flapper type and perform regular maintenance to ensure it remains obstruction free

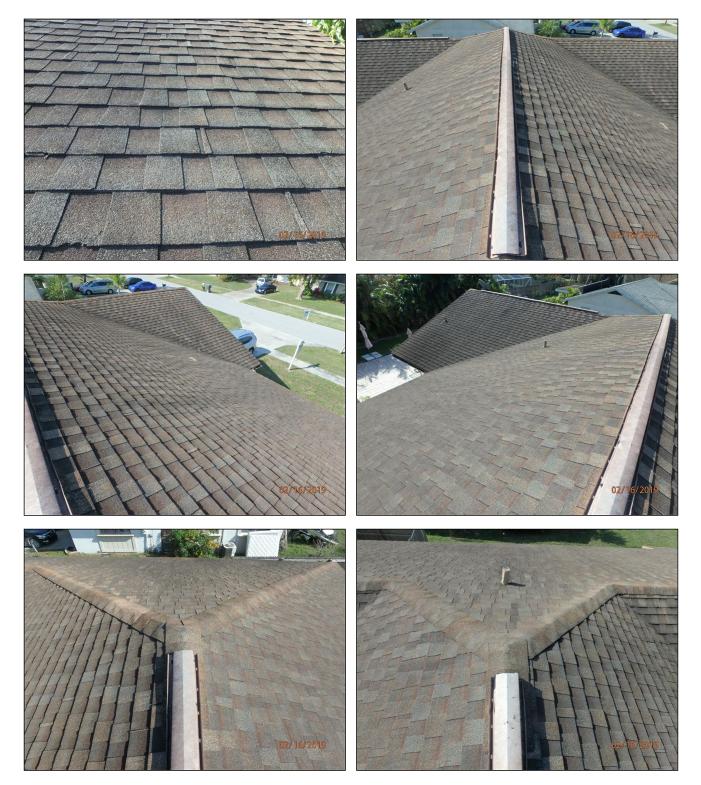


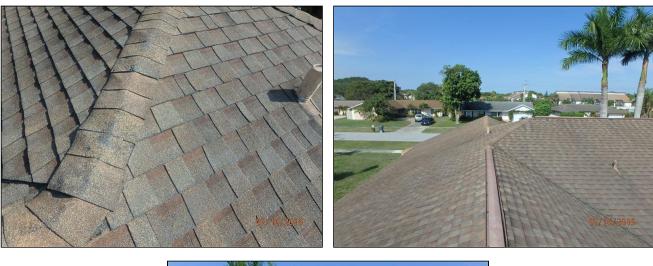
The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered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

2. Roof

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

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







Styles & Materials

Roof Covering:

Asphalt/Fiberglass

Chimney (exterior): N/A

Method used to observe attic: Walked Partially Inaccessible Not all areas were visible Viewed roof covering from: Walked roof

Attic info:

Roof Structure: Prefabricated Wood Trusses Plywood Sheathing Sky Light(s): None

Roof-Type: Gable

		IN	NI	NP	RR
2.0	ROOF COVERINGS				•
2.1	FLASHINGS	•			
2.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
2.3	ROOF GUTTER & DRAINAGE SYSTEMS				•
2.4	ROOF STRUCTURE AND ATTIC	•			
IN=	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Pull Down stairs

Light in attic

		IN	NI	NP	RR
2.5	EVIDENCE OF ACTIVE MOISTURE OR LEAKS	•			
2.6	EVIDENCE OF PREVIOUS LEAKS				•
2.7	EVIDENCE OF RODENT OR PEST ENTRY			•	
IN= I	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Comments:

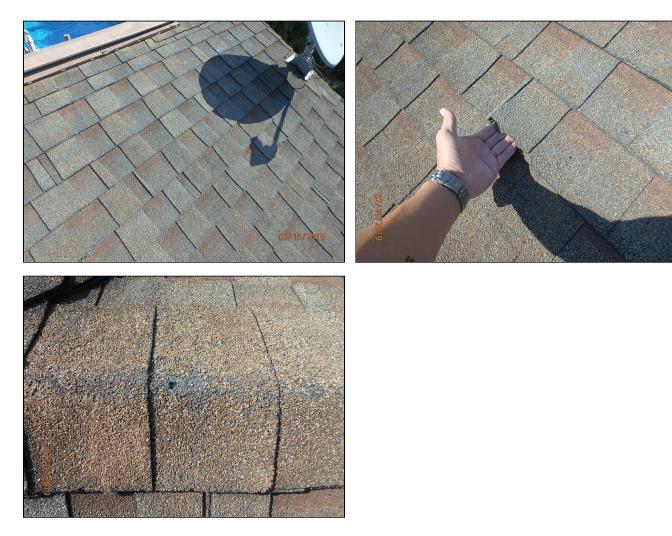
2.0 (1) There are multiple cracked/broken/brittle tiles as well as un-bonded tiles and visible nail pops. There is degranulation with visible asphalt and fiberglass fibers. The roof is past normal life expectancy and requires replacement.



Report



Report



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

There is no evidence of obvious damage that would allow water to leak. There are a couple of areas of moisture staining at the attic at the roof sheathing. All interior ceilings were scanned with an infrared thermal imaging camera and are non resultant for any active moisture. The roof and attic structures have areas that are not accessible and visible during an inspection and those areas could possibly have issues that cannot be determined during an inspection.

The roof is aged and has granular loss, visible asphalt and fibers showing. It is expected that the roof will require replacement.

2.3 (1) The gutters should be serviced and cleaned to prevent buildup of debris and obstruction of downspouts. Not all areas of the roof are served by a gutter system. Areas without gutters will tend to have ground erosion at the areas below. Consider having a complete gutter system installed to convey rainwater away from the property.



2.3 (2) Physically damaged gutter downspout should be replaced and terminated further away from the structure to prevent eventual ground and soil erosion.



2.3 (3) The gutters will need service in several areas, there are leaks at seams/end stops, water retention and debris in gutters/downspouts



2.6 There is evidence of previous leaks from the attic. Please see section 9

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

3. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Appliances are not required to be pulled out of their installed locations. Appliances which utilize water such as washers and dishwashers can have hidden leaks which are not visible to the inspector. Areas behind these appliances cannot be checked and conditions are not guaranteed.







		IN	NI	NP	RR
3.0	DISHWASHER				•
3.1	RANGES/OVENS/COOKTOPS/RANGE HOOD	•			
3.2	FOOD WASTE DISPOSER			•	
3.3	MICROWAVE COOKING EQUIPMENT	•			
3.4	REFRIGERATOR	•			
3.5	WASHING MACHINE AND DRYER	•			
IN=	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Comments:

3.0 (1) The dishwasher operated and cycled through to the end with no visible leaking or other obvious defect

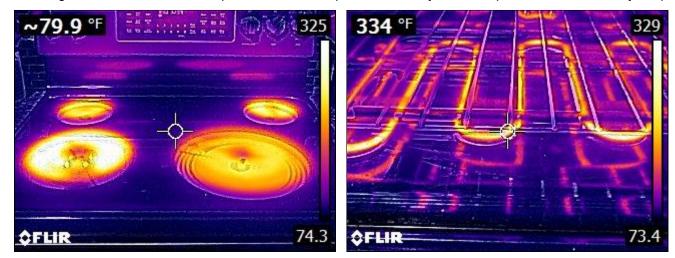
3.0 (2) The dishwasher is not properly installed or secured. It should be secured to prevent movement.

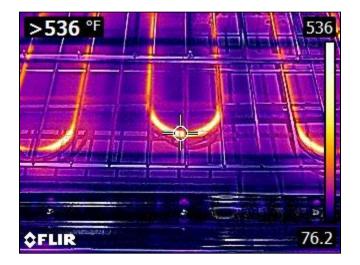


3.0 (3) The dishwasher operated as expected. However, there is no high loop or air gap installed at the dishwasher. A high loop or air gap functions to not allow (dirty) water to back into the appliance and acts as an air gap and trap to prevent back flow of gases. Recommend proper installation even if the appliance has one built in on the inside.

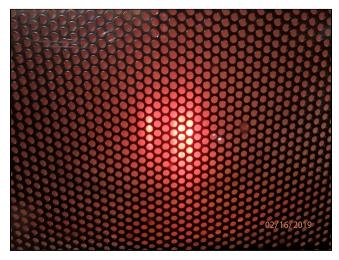


3.1 Range burners all worked as expected. The oven operated normally and as expected with satisfactory temperatures





3.3 Microwave oven operated normally as expected as indicated by the presence of the red diode lights



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

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

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

4. Doors, Windows and Interior

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

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

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



Report





Styles & Materials

Ceiling Materials:	Wall Material:	Floor Covering(s):
Drywall	Drywall	Tile
	Tile	Carpet
Interior Doors:	Window Types:	Cabinetry:
Hollow core	Single-hung	Wood
	Storm windows	
	Sliders	

Countertop:

Stone

		IN	NI	NP	RR
4.0	CEILINGS, WALLS, FLOORS and TRIM	•			
4.1	STEPS, STAIRWAYS, BALCONIES AND RAILINGS			•	
4.2	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
4.3	KITCHEN	•			
4.4	SHOWERS AND BATHS	•			
4.5	DOORS and HARDWARE (REPRESENTATIVE NUMBER)	•			
4.6	WINDOWS (REPRESENTATIVE NUMBER)	•			
4.7	EVIDENCE OF MOISTURE OR MOLD	•			
4.8	EVIDENCE OF PREVIOUS MOISTURE	•			
4.9	WOOD DESTROYING ORGANISIMS, PESTS			•	
4.10	OPEN GAPS	•			
IN= In	spected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Comments:

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

4.7 (1) There is elevated moisture in the carpeting at numerous areas. Note: there are 2 dogs currently living at the residence



4.7 (2) There are elevated moisture levels (moisture content above 17%) at the wall behind a toilet. Unknown reason as to why or the moisture content is elevated. This area should be monitored.



4.8 Area(s) of previous water intrusion/staining. The area(s) were scanned with an infrared thermal camera and checked with a moisture meter and found non-resultant for active moisture at the time of the inspection. These areas should be painted.



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

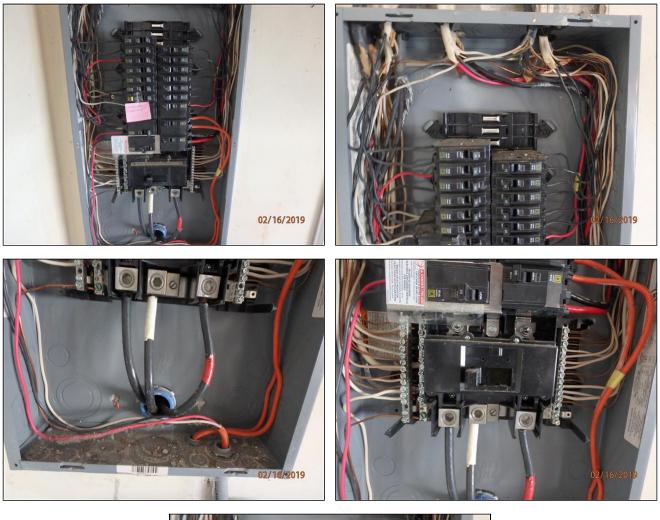
5. Electrical

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

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









Styles & Materials

Panel Type:

Circuit breakers

Electric Panel Manufacturer: SQUARE D Electrical Service Conductors: Below ground Branch wire 15 and 20 AMP: Copper Panel capacity: 150 AMP

Wiring Methods: Conduit Where Visible

NP RR

IN

NI

		IIN		INF	
5.0	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
5.1	SERVICE ENTRANCE LINES	•			
5.2	METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS	•			
5.3	GROUNDS AND BONDING	•			
5.4	COVERS, BOXES, HOUSINGS AND CONDUIT	•			
5.5	SWITCHES, RECEPTACLES, LIGHT FIXTURES, COMPONENTS and VISIBLE WIRING (observed from a representative number)	•			
5.6	POLARITY AND GROUNDING OF RECEPTACLES	•			
5.7	OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)	•			
5.8	LOW VOLTAGE EQUIPMENT AND WIRING		•		
IN= I	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Comments:

5.0 The main distribution panel is located in the garage

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

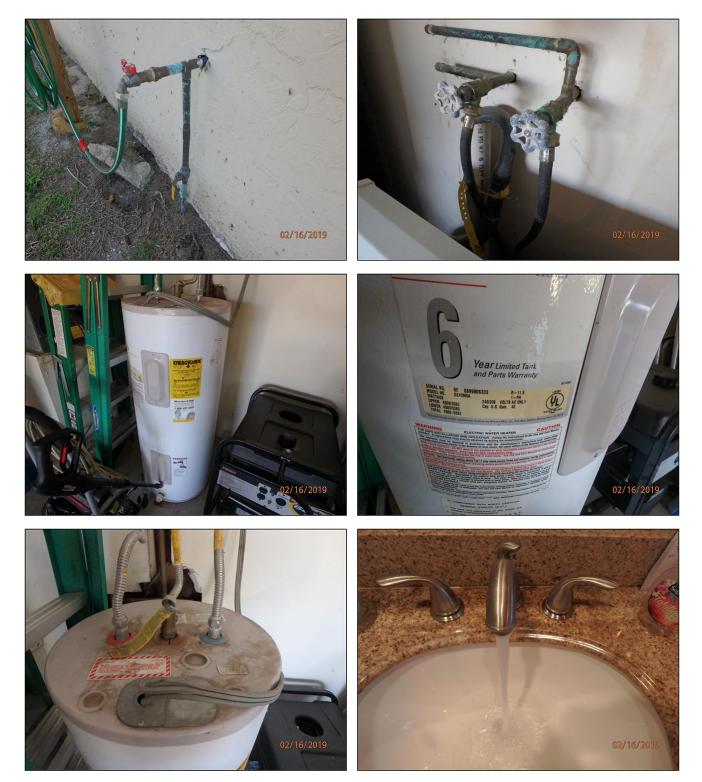
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator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

6. Plumbing

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

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

Report



Report



Styles & Materials

Water Source: Water Filters: Sewage System: Public None Public Plumbing Water Supply (into home): Plumbing Water Distribution (inside home): Drain/Waste/Vent Piping Material: Copper Copper PVC PVC Where Visible Water Heater Capacity: Water Heater Power Source: Manufacturer: GE 40 Gallon Electric

02/16/2019

Water Heater Age:

1999

		IN	NI	NP	RR
6.0	MAIN WATER SHUT-OFF DEVICE	•			
6.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
6.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			
6.3	SINKS, SHOWERS AND BATHS				•
6.4	HOT WATER SYSTEMS, CHIMNEYS, FLUES AND VENTS				•
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

		IN	NI	NP	RR
6.5	WHOLE HOUSE FILTRATION SYSTEM			•	
6.6	ACTIVE LEAKS				•
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

6.1 There is flexible accordion type drain piping installed under a sink. While this type of pipe makes installation easier and more economical, they tend to allow a buildup of dirt and debris and will occlude over time due to the design. The inside of drain piping should be smooth walled to allow for maximum drainage. Recommend replacement to approved, traditional drain piping.



6.3 (1) Toilet is not properly secured to the floor. This results in some movement and shifting and is causing water leak to form at the wax seal. Recommend re-installing and properly securing the bowl attachment bolts. The toilet water supply was turned off. I turned it on to test the toilet and then turned if back off. There is visible water leaking from the base of the toilet.





6.3 (2) Kitchen faucet leaks at the connection just after the handle. This can allow water to leak down into the cabinet and go unnoticed. This should be corrected ASAP



6.3 (3) Drain stopper(s) not working or is damaged or missing



6.3 (4) Note: There are one-piece plastic tub and shower enclosure units in the bathrooms. The condition of the wall and floors behind and under these enclosures are unknown. These types of shower retrofit enclosures tend to be a "quick fix" for bathrooms.

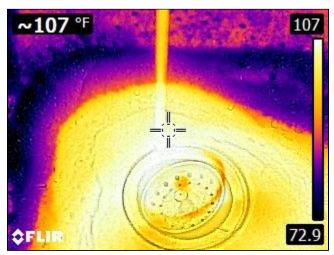


6.4 (1) Note the water heater is aged and has exceeded life expectancy. However, it is still functioning and providing hot water. A replacement in the near future may be expected.

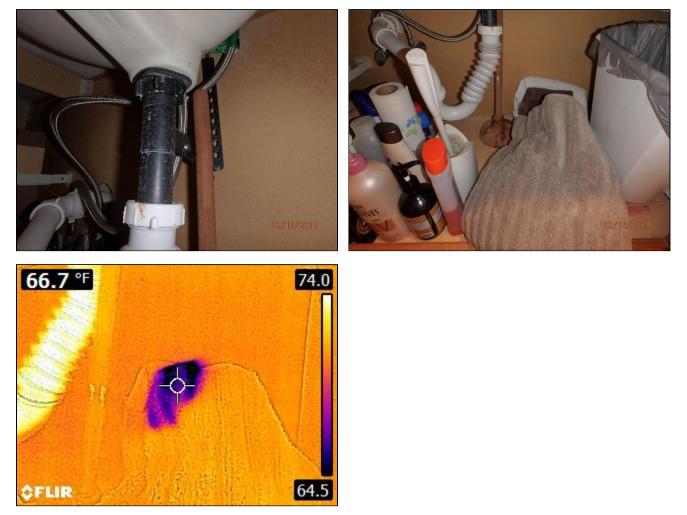
6.4 (2) The temperature/pressure relief valve on the water heater should exit the water heater in a solid pipe and proceed downwards without being reduced in pipe diameter and should terminate to within 6 inches from the floor or should be piped directly outdoors. Note: The way it is currently installed will allow the TPR valve to operate but having it properly piped should be considered.



6.4 (3) The hot water temperature was 107 degrees fahrenheit at the time of the inspection.



6.6 Small leak at the tailpipe of the drain line at a bathroom vanity



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

7. Heating and Cooling

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

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



Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)

Filter Type: Disposable

Number of AC Units: One Heating System Size: Kilowatts

Cooling Equipment Type: Split unit

System Age: 2005

Ductwork: Insulated

Central Air Manufacturer: GOODMAN RUDD

System Size: 3.5 Ton 2008 Extra Info : A/H is 2005 Goodman. Condenser is 2008 RUUD

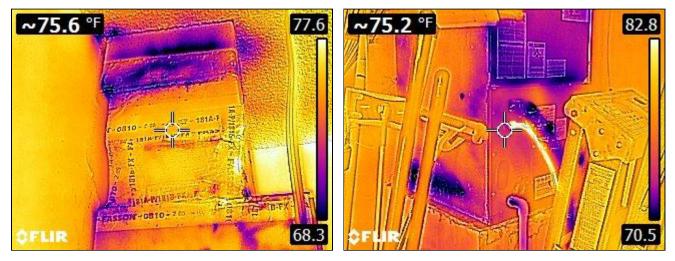
Air Handler Location:	Condenser Unit Location:	Condensate Overflow Shut-off
Garage	Installed on Ground	Switch:
		None installed

IN NI NP RR

7.0	COOLING AND AIR HANDLER EQUIPMENT	•			
7.1	AIR HANDLER CLOSET				•
7.2	COOLING SYSTEM PERFORMANCE	•			
7.3	HEATING SYSTEM PERFORMANCE	•			
7.4	NORMAL OPERATING CONTROLS	•			
7.5	AUTOMATIC SAFETY CONTROLS			•	
7.6	DISTRIBUTION SYSTEMS (including ducts and piping, insulation, air filters, registers and coils)				•
7.7	PRESENCE OF INSTALLED HEATING AND COOLING SOURCE IN EACH ROOM	•			
7.8	CHIMNEYS, FLUES AND VENTS	•			
7.9	EVIDENCE OF MOISTURE OR MOLD				•
7.10	OPEN GAPS	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace			NI	NP	RR

Comments:

7.0 There is some conditioned air loss at the air handler. Specifically, at the supply plenum. This area has visible dirt covered mildew as a result of condensation over time. It should be cleaned, sanitized and properly sealed to increase efficiency



Report

Caliber Home Inspections, LLC

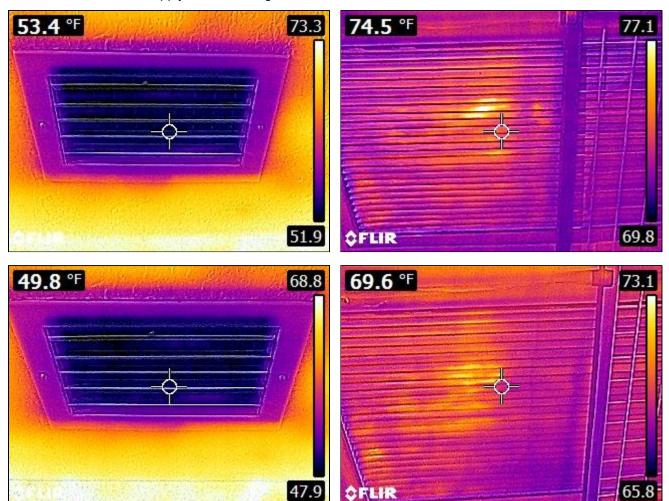
7.1 (1) There is a section on the left side of the return plenum access that is an open area to the wall cavity and subsequently to the attic. This is allowing warm, moist attic air to be drawn into the air handler and then to be distribute throughout the house. It also reduces efficiency of the system. Recommend sealing any areas open to the wall spaces.



7.1 (2) 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.



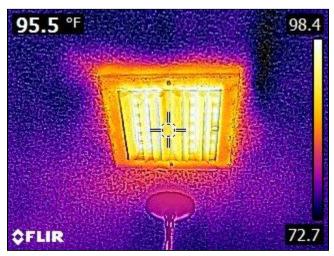
7.2 (1) The AC system temperature differential test shows normal performance with a minimum of 14 degrees temperature differential between the supply and return registers



7.2 (2) The relative humidity at the time of inspection was 52%. According to the US EPA 30 to 50% is most comfortable and levels above 60% are conducive to mold and mildew growth.



7.3 Heat was working as expected using normal controls



7.5 Recommend installation of an inline condensate overflow switch. This is a safety device that helps to prevent damage due to an overflow of the condensate drain pan.



7.6 (1) The evaporator coil is moderately dirty and partially restricted and should be cleaned/serviced. The coils should be removed from the air handler and properly cleaned. When the coils are removed, the blower assembly should be inspected and determined whether it also requires cleaning/sanitizing. Additionally, when the blower is removed, the inside of the supply plenum should be inspected and cleaned accordingly.



7.6 (2) The filter appears fairly new and was probably replaced recently



7.6 (3) There appears to be he presence of microbial growth in the HVAC system. Areas noted are the supply vents/ ducting and the return air plenum and ducting. Recommend having the ducting cleaned and sanitized or replaced.







7.9 There is visible dirt covered mold/mildew in and around the air handlers, and HVAC system ducting. Mostly a maintenance issue and should be properly cleaned and sanitized.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The inspector shall inspect:

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

The inspector is not required to:

Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion. To move, touch, or disturb insulation. To move, touch or disturb vapor retarders.

Break or otherwise damage the surface finish or weather seal on or around access panels and covers. Identify the composition of or the exact R-value of insulation material. Activate thermostatically operated fans. Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring. Determine adequacy of ventilation.



Report

ΝΙ

ΝΙ

IN

NP

RR

•

NP RR



Styles & Materials

	e Insulation: Blown	Ventilation: Ridge vents Soffit Vents	Exhaust Fans: Electric Fan Extra Info : NOT CONNECTED	
Dryer Power Source: 220 Electric		Dryer Vent: Flexible Metal		
				IN
8.0	INSULATION IN ATTIC			•
8.1	VENTILATION OF ATTIC AND FOUNDATION AREAS			•
8.2	VENTING SYSTEMS (Kitchens, baths and laundry)			•
8.3	3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			

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

Comments:

8.3 There is a gable mounted electric exhaust fan but it is not connected. It is not known whether it works or not. It could not be tested.



Report

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Foundation, Crawlspace, Attic

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

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





Styles & Materials

Foundation:	Floor Structure:	Wall Structure:
Poured concrete	Slab	Masonry
Ceiling Structure:		

Prefabricated Wood Trusses

		IN	NI	NP	RR
9.0	FOUNDATIONS, CRAWLSPACE AND ATTIC	•			
9.1	WALLS (Structural)	•			
9.2	COLUMNS OR OTHER STRUCTURAL MEMBERS	•			
9.3	FLOORS (Structural)	•			
9.4	CEILINGS (structural)	•			
9.5	EVIDENCE OF MOISTURE			•	
9.6	EVIDENCE OF PREVIOUS MOISTURE LEAKS	•			
9.7	EVIDENCE OF MOLD IN ATTIC/CRAWLSPACE	•			
9.8	EVIDENCE OF PEST ACTIVITY			•	
9.9	ELECTRICAL IN ATTIC/CRAWLSPACE	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

9.6 There is evidence of previous water leaks/water intrusion found in the attic at areas underneath the roof sheathing. These water stains appear to be from previous leaks/water intrusion. They are located near the edge of the roof and are physically not accessible to check for current moisture level content. These areas MAY LEAK during a rain event.





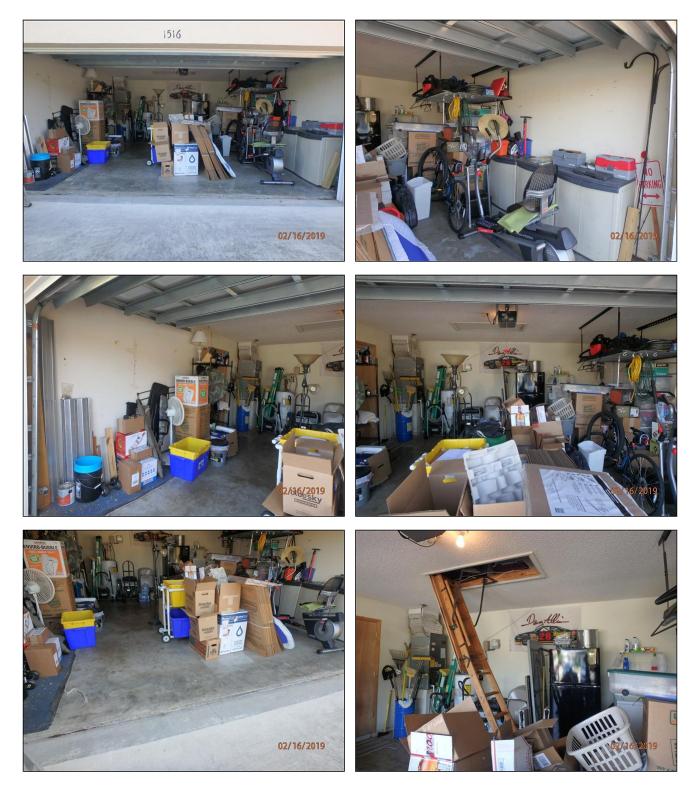
The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be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

10. 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 any renovations or additions in or to the garage that does 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 additions alters the space available for vehicle parking and or storage.

Report





Styles & Materials

Garage Door Type: One automatic Garage Door Material: Metal Wind Load

Auto-opener Manufacturer: CRAFTSMAN

		IN	NI	NP	RR
10.0	GARAGE WALLS AND CEILINGS				•
10.1	GARAGE FLOOR	•			
10.2	GARAGE DOOR (S)	•			
10.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•			
10.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when light sensor is crossed)	•			
10.5	EXTERIOR ACCESS DOOR				•
10.6	GARAGE WINDOWS			•	
10.7	EVIDENCE OF MOISTURE/PREVIOUS MOISTURE	•			
10.8	ELECTRICAL RECEPTACLES (GFCI)				•
10.9	ELECTRICAL IN GARAGE				•
10.10	OPEN GAPS				•
IN= Ins	pected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

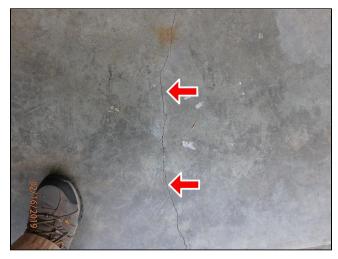
Comments:

10.0 Open area at wall penetration should be properly sealed and finished to prevent attic and wall cavity air from entering into the garage. There are other minor wall imperfections which are considered cosmetic but should be sealed and finished as well.





10.1 Noted cracking in the garage floor which are typical expansion cracks. The garage had stored personal items throughout and all areas of the garage walls and floors were not visible. As a result, a comprehensive inspection of the garage was not possible.



10.3 The occupant door leading from the garage to the interior of the house should be fire rated (for 20 minutes minimum) and not be less than 1-3/8" in thickness, 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 is current fire code but may not have been mandatory code at the time the building was built. **This recommendation is a matter of safety, not a requirement to replace.**



10.5 Some wood rot/deterioration at the bottom of the lower portion of the door frame. This is typical for exterior doors subject to exposure to rain.



10.8 The receptacles in the garage do not have GFCI protection. It is currently code but may not have been at the time the home was built. Consider having them replaced with GFCI receptacles.







10.9 Loose receptacle and missing a cover plate



10.10 Open gaps in the garage walls should be sealed and finished to prevent moisture and pest entry



11. Fire and Safety

Fire and safety notes

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

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

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

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

Styles & Materials

Means of Egress:	Secondary Means of Egress (Sleeping rooms):	Fire Extinguishers:
Front entrance	Door	NONE PRESENT
Rear entrance	Window	
Garage access door		

Smoke Alarms and Carbon Monoxide Detectors:

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

11.3 There were no smoke/CO detectors installed in the home. It is recommended that smoke/CO detectors are purchased and installed in accordance to NFPA Standard 10

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

General Summary



West Palm Beach, FL 33411 561-400-0394

Customer

Sample Report

Address

12345 Sample Drive West Palm Beach Florida 33411

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

1. Exterior

1.0 WALLS

(2) Multiple cracks/openings were noted in the exterior walls, these cracks/openings are typically settlement/ expansion cracks and are considered cosmetic. All exterior cracks should be sealed to prevent water intrusion and possible further damage due to moisture intrusion. They should be monitored over time to ensure they are not expanding, which would require the recommendation of a structural engineer for evaluation.

1.2 EAVES, SOFFITS AND FASCIAS

There is a soffit vent with wires going through it. The open gap should be properly sealed to prevent pest entry

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

- (1) There is vegetation in contact with the structure and should be trimmed back to prevent damage and pest access
- (2) Multiple areas of ground and soil erosion adjacent to the building structure around the perimeter. It is recommended to grade these areas using aggregate or other means to allow water to drain away from building.

1.10 EXTERIOR ELECTRICAL

The exterior electrical receptacle did not have GFCI protection. The GFCI receptacle should be replaced.

1.11 EXTERIOR VENTS

Dryer vents should not be of the mesh type because it will trap and accumulate dryer lint over time. Recommend replacing with an approved flapper type and perform regular maintenance to ensure it remains obstruction free

2. Roof

2.0 ROOF COVERINGS

(1) There are multiple cracked/broken/brittle tiles as well as un-bonded tiles and visible nail pops. There is degranulation with visible asphalt and fiberglass fibers. The roof is past normal life expectancy and requires replacement.

2.3 ROOF GUTTER & DRAINAGE SYSTEMS

- (1) The gutters should be serviced and cleaned to prevent buildup of debris and obstruction of downspouts. Not all areas of the roof are served by a gutter system. Areas without gutters will tend to have ground erosion at the areas below. Consider having a complete gutter system installed to convey rainwater away from the property.
- (2) Physically damaged gutter downspout should be replaced and terminated further away from the structure to prevent eventual ground and soil erosion.
- (3) The gutters will need service in several areas, there are leaks at seams/end stops, water retention and debris in gutters/downspouts

2.6 EVIDENCE OF PREVIOUS LEAKS

There is evidence of previous leaks from the attic. Please see section 9

3. Appliances

3.0 DISHWASHER

(2) The dishwasher is not properly installed or secured. It should be secured to prevent movement.

(3) The dishwasher operated as expected. However, there is no high loop or air gap installed at the dishwasher. A high loop or air gap functions to not allow (dirty) water to back into the appliance and acts as an air gap and trap to prevent back flow of gases. Recommend proper installation even if the appliance has one built in on the inside.

6. Plumbing

6.3 SINKS, SHOWERS AND BATHS

- (1) Toilet is not properly secured to the floor. This results in some movement and shifting and is causing water leak to form at the wax seal. Recommend re-installing and properly securing the bowl attachment bolts. The toilet water supply was turned off. I turned it on to test the toilet and then turned if back off. There is visible water leaking from the base of the toilet.
- (2) Kitchen faucet leaks at the connection just after the handle. This can allow water to leak down into the cabinet and go unnoticed. This should be corrected ASAP
- (3) Drain stopper(s) not working or is damaged or missing
- (4) Note: There are one-piece plastic tub and shower enclosure units in the bathrooms. The condition of the wall and floors behind and under these enclosures are unknown. These types of shower retrofit enclosures tend to be a "quick fix" for bathrooms.

6.4 HOT WATER SYSTEMS, CHIMNEYS, FLUES AND VENTS

- (2) The temperature/pressure relief valve on the water heater should exit the water heater in a solid pipe and proceed downwards without being reduced in pipe diameter and should terminate to within 6 inches from the floor or should be piped directly outdoors. Note: The way it is currently installed will allow the TPR valve to operate but having it properly piped should be considered.
- (3) The hot water temperature was 107 degrees fahrenheit at the time of the inspection.

6.6 ACTIVE LEAKS

Small leak at the tailpipe of the drain line at a bathroom vanity

7. Heating and Cooling

7.1 AIR HANDLER CLOSET

(1) There is a section on the left side of the return plenum access that is an open area to the wall cavity and subsequently to the attic. This is allowing warm, moist attic air to be drawn into the air handler and then to be

distribute throughout the house. It also reduces efficiency of the system. Recommend sealing any areas open to the wall spaces.

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

- (1) The evaporator coil is moderately dirty and partially restricted and should be cleaned/serviced. The coils should be removed from the air handler and properly cleaned. When the coils are removed, the blower assembly should be inspected and determined whether it also requires cleaning/sanitizing. Additionally, when the blower is removed, the inside of the supply plenum should be inspected and cleaned accordingly.
- (2) The filter appears fairly new and was probably replaced recently
- (3) There appears to be he presence of microbial growth in the HVAC system. Areas noted are the supply vents/ ducting and the return air plenum and ducting. Recommend having the ducting cleaned and sanitized or replaced.

7.9 EVIDENCE OF MOISTURE OR MOLD

There is visible dirt covered mold/mildew in and around the air handlers, and HVAC system ducting. Mostly a maintenance issue and should be properly cleaned and sanitized.

8. Insulation and Ventilation

8.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

There is a gable mounted electric exhaust fan but it is not connected. It is not known whether it works or not. It could not be tested.

10. Garage

10.0 GARAGE WALLS AND CEILINGS

Open area at wall penetration should be properly sealed and finished to prevent attic and wall cavity air from entering into the garage. There are other minor wall imperfections which are considered cosmetic but should be sealed and finished as well.

10.5 EXTERIOR ACCESS DOOR

Some wood rot/deterioration at the bottom of the lower portion of the door frame. This is typical for exterior doors subject to exposure to rain.

10.8 ELECTRICAL RECEPTACLES (GFCI)

The receptacles in the garage do not have GFCI protection. It is currently code but may not have been at the time the home was built. Consider having them replaced with GFCI receptacles.

10.9 ELECTRICAL IN GARAGE

Loose receptacle and missing a cover plate

10.10 OPEN GAPS

Open gaps in the garage walls should be sealed and finished to prevent moisture and pest entry

11. Fire and Safety

11.3 SMOKE AND CARBON MONOXIDE DETECTORS

There were no smoke/CO detectors installed in the home. It is recommended that smoke/CO detectors are purchased and installed in accordance to NFPA Standard 10

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

12345 Sample Drive

was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Paul Lee HI-10327 MRSA2872

West Palm Beach, FL 33411 561-400-0394

