



**D'Angelo Property Inspections**

6240 NW 41 St

Virginia Gardens FL 33166

305-794-0799

gio@dangelopropertyinspections.com www.dangelopropertyinspections.com

Page 1

**Inspection reference: 1000**

## **Confidential Inspection Report**

**1234 NW 1 St  
Miami FL 33166**

**May 31, 2017**



Prepared for:  
**Sample Inspection Report**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



Inspection: 1000 Address: 1234 NW 1 St

## Inspection Contents

Summary	3
GENERAL INFORMATION	5
GROUNDS	7
EXTERIOR - FOUNDATION	8
ROOF SYSTEM	10
ELECTRICAL SYSTEM	13
HEATING - AIR CONDITIONING	15
PLUMBING SYSTEM	17
KITCHEN - APPLIANCES	19
INTERIOR ROOMS	22
BATHROOMS	24
POOL/SPA & EQUIPMENT	27
Standards of Practice Information	29



Inspection: 1000 Address: 1234 NW 1 St

**IMPORTANT:** This Summary is not the entire report. The complete report may include additional information of interest or concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

Wednesday, May 31st, 2017

Sample Inspection Report

Inspection Site  
1234 NW 1 St  
Miami FI 33166

Dear Sample Inspection Report:

At your request, a visual inspection of the above referenced property was conducted on Wednesday, May 31, 2017. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

### **SUMMARY OF AREAS REQUIRING REPAIR**

**Each of these items will require further evaluation and repair by licensed contractors. This estimate is solely provided as a general guide based on conditions viewed at time of inspection. Be sure to obtain competitive estimates for exact cost of repairs for these items from qualified licensed contractors. Other items may also be noted in the following inspection report and should receive eventual attention, the majority are the result of normal wear and tear or poor maintenance**

#### **EXTERIOR - FOUNDATION**

##### Exterior Walls:

##### *Materials & Condition:*

Concrete Block, Walls are constructed with Stucco. Minor settlement cracks are noted, None of the cracks appear significant. Any minor settlement or expansion cracks should be filled. Estimate for repairs \$ 350.00 +/-

#### **HEATING - AIR CONDITIONING**

##### Air Conditioning:

##### *System Condition:*

Unit is not producing an adequate air temperature drop. This may be due to excessively dirty coils. Have coils cleaned and unit serviced.



Inspection: 1000 Address: 1234 NW 1 St

Coils

*Air Conditioning:*

Coils are Dirty. Estimate to clean coils \$ 250.00 +/-.

**KITCHEN - APPLIANCES**

Dishwasher:

*Condition:*

Not operational. Estimate to replace \$ 350.00 +/-.

**BATHROOMS**

Other Bath :

*Toilet:*

The following problems were noted at the toilet: Toilet tank is loose at the toilet bowl. Tighten as needed, A new wax seal should be installed under loose toilets having active leakage. Have a licensed plumber make proper repairs as needed. Estimate \$ 200.00 +/-.

*Bath Ventilation:*

Exhaust fan did not operate. Replacement needed. Estimate \$ 150.00 +/-

**POOL/SPA & EQUIPMENT**

Pool Decking:

*Child Protection Fencing:*

None is provided. Check with the local Building Department as to fencing requirements with regard to the swimming pool .

**Total Estimate for repairs : \$ 1300.00 +/-**

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Giovanni D'Angelo  
D'Angelo Property Inspections  
(305)794-0799





Inspection: 1000 Address: 1234 NW 1 St

## GENERAL INFORMATION

### Client & Site Information:

<b>Inspection Date:</b> 5/31/2017 9:00 AM.	<b>Client:</b> Sample Inspection Report	<b>Inspection Site:</b> 1234 NW 1 St Miami FI 33333.	<b>People Present:</b> Homeowner, Purchaser.
---	--	--	---

### 4 Point Inspection:

*Yes Or No* Yes a 4 Point Inspection has been performed.

### Wind Mitigation:

*Yes Or No* Yes, A wind Mitigation has been performed.

### Mold Inspection/Sampling

*Yes Or No* No not requested by client. Air sampling is available upon request.

### Chinese Drywall Inspection:

*Yes Or No* No not requested by client. Chinese drywall sampling is available upon request.

### Radon Sampling

*Yes Or No* No not requested by client. Radon sampling available upon request.

### Termite

*Yes Or No* Yes.

### Building Characteristics:

<b>Estimated Age:</b> 1957.	<b>Building Style &amp; Type:</b> 1 family.	<b>Stories:</b> 2	<b>Space Below Grade:</b> Ground floor living area.
<b>Water Source:</b> Public.	<b>Sewage Disposal:</b> Public.	<b>Utilities Status:</b> All utilities on.	<b>Main Entry Faces:</b> South.

### Shutters Present:

No, windows and doors are hurricane impact.

### Climatic Conditions:

<b>Weather:</b> Clear.	<b>Soil Conditions:</b> Dry.	<b>Outside Temperature (f):</b> 80-90.
---------------------------	---------------------------------	---

### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed



Inspection: 1000 Address: 1234 NW 1 St

contractor or specialty tradesman dealing with that item or system.

#### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



Inspection: 1000 Address: 1234 NW 1 St

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Paving Conditions:

	OK	MM	RR	
<i>Driveway:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Type: Asphalt, Cracks noted are typical.
<i>Walks:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalk type: Concrete. Cracks noted are typical.
<i>Exterior Steps / Stoops:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Patio / Porch:

<i>Slab:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio type: Concrete.
<i>Structure:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Open design.

### Fences & Gates:

<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Chain link.
-------------------	-------------------------------------	--------------------------	--------------------------	-------------------

### Grading:

<i>Site:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flat site, Grade at foundation appears serviceable.
--------------	-------------------------------------	--------------------------	--------------------------	---



Inspection: 1000 Address: 1234 NW 1 St

## EXTERIOR - FOUNDATION

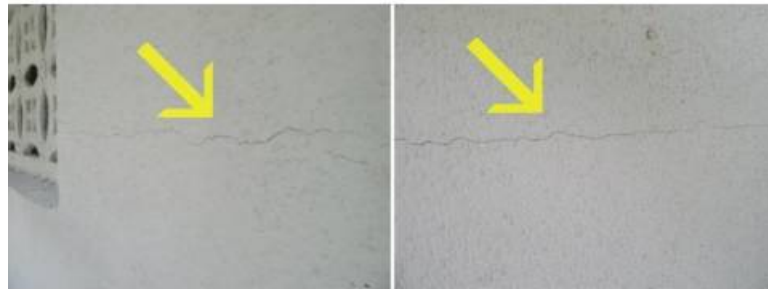
All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not foundation specialists and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Exterior Walls:

Materials & Condition:

OK MM RR

Concrete Block, Walls are constructed with Stucco. Minor settlement cracks are noted, None of the cracks appear significant. Any minor settlement or expansion cracks should be filled. Estimate for repairs \$ 350.00 +/-



Flashing & Trim:

Metal materials.

Electrical Outlets:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior locations.





Inspection: 1000 Address: 1234 NW 1 St



**Exterior Doors:**

	OK	MM	RR	
Main Entry Door:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Metal.
Side Entry Door:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Metal.
Rear Entry Door:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Glass.

**Exterior Windows:**

Predominant Type:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vertical Sliders.
Overall Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfactory overall.
Type And Condition Of Sills:	Masonry, Satisfactory overall.			

**Foundation:**

Materials & Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Poured in place slab concrete, 8 inches or more thick.
Recent Movement:	There is no evidence of any recent movement.			



Inspection: 1000 Address: 1234 NW 1 St

## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, when predicting its remaining life expectancy, any opinions expressed regarding expected life expectancies are general estimates based on information about similar type materials and occasional wide variations are to be expected between such estimates and actual life expectancy. All repair estimates provided are solely the opinion of the inspector and should not be considered as an exact cost for repair or replacement. **You should get estimates by a licensed roofing contractor for exact costs for replacement or repair.** Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification or warranties from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Roof:

Style:	Gable. Hip.
Roof Access:	Walked on roof.
Roof Covering:	OK MM RR <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Tile.
Roof Covering Condition:	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.



Inspection: 1000 Address: 1234 NW 1 St



**Estimated Age** Per online building permit roof was replaced in 2010.

**Estimated Life Expectancy** 15 Years +/-

**Flashings:**

OK MM RR  
   Metal.

**Valleys:**

The valleys on the roof are open with metal valleys.

**Eaves - Soffits - Fascias:**

**Type & Condition:**    Soffits and overhang materials are wood.

**Gutters & Downspouts:**

**Type & Condition:**    Consider installing gutters and downspouts to help with site drainage.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

**Attic & Insulation:**

**Access:** Attic is partial, Viewing was limited.

**Structure:**    A rafter system is installed in the attic cavity to support the roof decking.

**Insulation:**    Fiberglass batts.

**Depth & R-factor:** 8-9 inches, R-19.

**Attic Wiring:**



Inspection: 1000 Address: 1234 NW 1 St

**Ventilation Provisions:**

OK  MM  RR There are soffit vents installed.

**Roof 2:**

Roof Covering Condition:

**Flashings:**

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.



Inspection: 1000 Address: 1234 NW 1 St

# ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, tested regularly and replaced based on manufacture recommendations. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

## Service:

*Type & Condition:*  OK  MM  RR 110/220 Volt, Overhead, Appears serviceable.

## Electrical Distribution Panels:

*Main Panel Location:*    Utility Area.



*Main Circuit Rating:* 200 amps.



*Entrance Cable Size:* 2/0 Copper.



**Inspection:** 1000 **Address:** 1234 NW 1 St

**Service Disconnect Switch:** Located at the top of main panel.

**Main Panel Observations:** OK MM RR  
   Circuit and wire sizing correct so far as visible, Grounding system is present.

**Conductors:**

**Entrance Cables:**    Copper.

**Branch Wiring:**    Copper. Appears serviceable.



Inspection: 1000 Address: 1234 NW 1 St

## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious visual evaluation of the system, but we are not air condition specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Air Conditioning:

Primary Type:

Central, Split System- Heat pump, Electric.

Brand:



Fuel Source:

220 Volt, Electrical disconnect present.



Inspection: 1000 Address: 1234 NW 1 St

**Capacity / Approx. Age:**  
3.0 Tons, 14 years old.

**Return Air Temp:**  
70 Degrees.

**Supply Air Temp:**  
58 degrees.

	OK	MM	RR	
<i>Air Temp Drop:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12 F Cooling not adequate.
<i>System Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unit is not producing an adequate air temperature drop. This may be due to excessively dirty coils. Have coils cleaned and unit serviced.
<i>Condensate Line:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condensate line installed.
<i>Normal Controls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Comment:</i>	Units of this type typically have a service life of 10-15 years. As a condenser nears 10 years of age, it has an increased likelihood of breakdown in the future. Due to the age of the unit you should anticipate the need to repair/ replace in the near future.			

**Estimated Age:** 10 Years.

**Ductwork / Distribution:**

<i>Ducts / Air Supply:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass Ductboard.
<i>Air Intake/Filters:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Filter(s) are Disposable types. Filter should be replaced monthly .

**Coils**

<i>Air Conditioning:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Coils are Dirty. Estimate to clean coils \$ 250.00 +/-.
--------------------------	--------------------------	--------------------------	-------------------------------------	---







Inspection: 1000 Address: 1234 NW 1 St

## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older Cast Iron pipes are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. We recommend that you have a camera line plumbing inspection performed before closing by a qualified licensed plumber when cast iron drain lines are present

### Main Line:

<i>Shut Off:</i>	Water meter is located, at the south side of the house. Main shutoff valve is located, at the south side of the house. Main Shutoff Valve, is operational.
<i>Material:</i>	Copper, Main line is 3/4 inch diameter.
<i>Pressure:</i>	Water pressure appears adequate.

### Supply Lines:

<i>Material:</i>	Visible plumbing is Copper.								
<i>Condition:</i>	<table border="0" style="display: inline-table;"> <tr> <td>OK</td> <td>MM</td> <td>RR</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>No leakage is noted, but continue monitor in the future.</td> </tr> </table>	OK	MM	RR		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No leakage is noted, but continue monitor in the future.
OK	MM	RR							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No leakage is noted, but continue monitor in the future.						

### Waste Lines:

<i>Material:</i>	Visible plumbing is Plastic, Visible plumbing is Cast Iron.				
<i>Condition:</i>	<table border="0" style="display: inline-table;"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Lines not fully visible, no leakage is noted, but continue monitor in the future. Plumbing vents appear serviceable.</td> </tr> </table>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lines not fully visible, no leakage is noted, but continue monitor in the future. Plumbing vents appear serviceable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lines not fully visible, no leakage is noted, but continue monitor in the future. Plumbing vents appear serviceable.		

### Hose Bibs / Hookups:

<i>General:</i>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
-----------------	---

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### Water Heater:

<b>Power Source:</b> Gas.	<b>Capacity:</b> 66 Gallons.	<b>Location:</b> Utility room.				
<i>Condition:</i>	<table border="0" style="display: inline-table;"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Tested working properly at time of inspection. Pressure relief valve</td> </tr> </table>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tested working properly at time of inspection. Pressure relief valve
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tested working properly at time of inspection. Pressure relief valve			



Inspection: 1000 Address: 1234 NW 1 St



noted, not tested, Flue vent intact, A water shutoff valve is installed.



**Fuel System:**

Meter / Tank:

OK MM RR

Meter located at exterior, Meter located at East wall. System appears serviceable.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Kitchen Interior

*Counters & Backsplashes:* Granite.



<i>Condition:</i>	OK	MM	RR	
<i>Cabinets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood.
<i>Condition</i>	Satisfactory, Newer Replacements.			

### Sink:

<i>Fixtures &amp; Drain</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stainless Steel.
<i>Condition</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tested working properly at time of inspection.



Inspection: 1000 Address: 1234 NW 1 St



**Range/ Cooktop / Oven:**

Type & Condition:

OK MM RR  
   Electric, Tested working properly at time of inspection.



**Ventilation:**

Type & Condition:

External. Fan/Hood operational, tested working properly at time of inspection.

**Refrigerator:**

Type & Condition:

Tested working properly at time of inspection.





Inspection: 1000 Address: 1234 NW 1 St

### Dishwasher:

	OK	MM	RR	
<i>Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not operational. Estimate to replace \$ 350.00 +/-.

### Garbage Disposal:

<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tested working properly at time of inspection.
-------------------	-------------------------------------	--------------------------	--------------------------	--

### Other Built-ins:

<i>Microwave:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tested working properly at time of inspection.
<i>Ice Maker:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tested working properly at time of inspection.
<i>General Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Doors:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Windows:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Walls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Ceilings:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Floors:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material is tile.
<i>Switches &amp; Fixtures:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Electrical Outlets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground Fault Circuit Interrupter (GFCI) outlets are present and tested working properly at time of inspection.



Inspection: 1000 Address: 1234 NW 1 St

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### Living / Dinning Room/Family Room:

*General Condition:* OK MM RR



*Doors:*     
*Windows:*     
*Walls:*     
*Ceilings:*     
*Floors:*     
*Switches & Fixtures:*     
*Electrical Outlets:*

The floor covering material is hardwood. ceramic or glazed tile.



Inspection: 1000 Address: 1234 NW 1 St

**Ductwork / Distribution:** There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Smoke / Fire Detector:**  OK  MM  RR There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated. Change batteries and test before occupying. Recommend testing monthly.

**Bedrooms:**

**General Condition:**



**Doors:**

**Windows:**

**Walls:**

**Ceilings:**

**Floors:**    The floor covering material is tile.

**Closets:**

**Switches & Fixtures:**

**Electrical Outlets:**

**Ductwork / Distribution:** There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Smoke / Fire Detector:**    Recommend replacing batteries and testing all smoke detectors prior to occupying.



Inspection: 1000 Address: 1234 NW 1 St

# BATHROOMS

This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. More importantly, we do not leak-test shower pans because of the possibility of water damage, most inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants. In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not move furniture, lift carpets or rugs, empty closets or cabinets.

## Master Bath:

General Overall Condition

OK MM RR



Sink & Cabinetry:



Toilet:

Tub/Shower Fixtures:

Tub/Shower And Walls:

Ceramic Tile, Enclosure appears serviceable.

Bath Ventilation:

Only a window is provided for ventilation.





Inspection: 1000 Address: 1234 NW 1 St

	OK	MM	RR	
Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material is ceramic or glazed tile.
Switches & Fixtures:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground Fault Circuit Interrupter (GFCI) outlets are present and tested working properly at time of inspection.

**Other Bath :**

General Overall Condition    Hall bath.



Sink & Cabinetry:



Toilet:    The following problems were noted at the toilet: Toilet tank is loose at the toilet bowl. Tighten as needed, A new wax seal should be installed under loose toilets having active leakage. Have a licensed plumber make proper repairs as needed. Estimate \$ 200.00 +/-.



Inspection: 1000 Address: 1234 NW 1 St



	OK	MM	RR	
Tub/Shower Fixtures:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tub/Shower And Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bath Ventilation:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exhaust fan did not operate. Replacement needed. Estimate \$ 150.00 +/-



Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material is ceramic or glazed tile.
Switches & Fixtures:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground Fault Circuit Interrupter (GFCI) outlets are present and tested working properly at time of inspection.

## POOL/SPA & EQUIPMENT

Due to the presence of a swimming pool we highly recommend that you install all safety features required by the local building code. Door alarms and proper child safety door locks are required on interior doors that have direct access to pool area and 48 " tall child safety rated pool fence are mandatory. We will provide you with separate PDF documents with pool barrier guidelines and requirements. Be sure to read these documents and follow these guidelines in effort to prevent any possible accidents. This was a visual inspection only, we cannot guarantee that pool is free from leaks or defects. It is highly recommended that you have a yearly inspection of the gasket around the pool light to avoid the potential shock hazards should gasket leak water into light fixture. Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of back flush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

### Pool Surface:

Type:

Concrete/Marcite.



Condition:

OK MM RR  
   Good overall condition.

Pool Coping:

Good overall.

### Skimmer & Basket:

Condition:

Good.

### Hand Railings:

Condition:

None.



Inspection: 1000 Address: 1234 NW 1 St

**Pool Light:**

OK MM RR  
   Operable.

**Pumping Equipment:**

*Pump Motor :*



*Pump & Motor:*    Good.  
*Evidence Of Water Leakage:* None noted.  
*Hair/Lint Filter:*     
*Pressure:*     
*Chlorinator:*    None.

**Visible Plumbing Line:**

*Condition:*

**Heaters:**

*Type & Condition:*    No heating system is provided.

**Electric Controls:**

*Subpanels:*    A subpanel is provided- OK.

**Pool Decking:**

*Type & Condition:*    Scored concrete/Keystone, No significant cracking is noted.  
*Child Protection Fencing:*    None is provided. Check with the local town Building Department as to fencing requirements with regard to the swimming pool.

**Pool Enclosure Or Fencing:**

*Overall Condition:*    **No enclosure is provided.** This is a liability should a neighbor child wander into the area and have an accident.

**Spa/Hot Tub:**

*Surface:*    Concrete/Marcite- Good overall condition.



*Operation:*    Pump and motor operate properly and hydrojet action is good at all jets.



Inspection: 1000 Address: 1234 NW 1 St

## STANDARDS OF PRACTICE

Your inspector Giovanni D'Angelo is proud to conduct your inspection in accordance with the Standards of Practice of the *International Association of Certified Home Inspectors (InterNACHI)*

For your convenience, you will find their current Standards of Practice at

InterNACHI Standards of Practice: <http://www.nachi.org/sop.htm>

InterNACHI Standard of Practice for inspecting Commercial Properties: <http://www.nachi.org/comsop.htm>

Certified Master Inspector <http://www.certifiedmasterinspector.org>.

Where association Standards of Practice differ, the [Florida] Standards of Practice will prevail.

## INSPECTOR CREDENTIALS

- Florida State licensed home inspectors HI 4733
- Certified Master Inspector and members of Inter-Nachi
- Certified infrared camera inspector
- Certified with the American Home Inspection Training Institute(AHIT),
- PARR INSPECTIONS (PaRR) for Disaster housing inspector training for FEMA
- Certified building inspector with International Code Council (ICC)
- Have continuing education credits with Inter-Nachi,INSPECTION TRAINING ASSOCIATES ,

