



Residential Inspection Report

[Sample Report](#)

Property Address:
Sample Property

PICTURE OF
FRONT
ELEVATION OF
RESIDENCE
HERE

US Building Inspectors, Inc.

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Date: 0/0/0000	Time:	Report ID: 0000SampleReport
Property Address:	Customer:	Real Estate Professional:

SAMPLE

This inspection report is for a I-level Single Family Home built in 1989. The contents in this report are going to reflect the condition of the home and its components in relation to a house built in 1989.

Throughout the report, it will show what is typical for a house built in this year.

You ordered a:

- **Premium Residential Home Inspection**
- **Wood-Destroying Organism Inspection performed by XXXX Pest Solutions - attached but needs to be viewed while online**
- **Windstorm Mitigation - emailed to you separately**
- **4-Point Insurance Inspection - emailed to you separately**
- **Mold Assessment/Inspection/Testing - will be emailed to you**

Home inspectors are required by Florida Statute to refer any deficiencies back to a licensed and insured trade professional to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a home inspection, and/or (b) to able to provide you with an estimate for cost of repair or replacement, whichever is needed.

If you are reading the General Summary only, please keep in mind that there is very important information included in each section of the report you may be missing if you do not read the ENTIRE home inspection report, or even the small print in each section. Please open this report online and read all the sections, and view all the corresponding pictures.

If you ordered any insurance inspections, they will be emailed to you separately. **Do not send the home inspection report to your insurance agent.**

The wood-destroying organism inspection report (if you ordered one), and any other optional inspections will be attached to the inspection report **BUT WILL NOT print out with the home inspection report, or General Summary.** You must click on each of them and print them manually while on your screen.

Remember, this Inspection Report is for the condition of the home at the time of inspection only. This report is not a warranty or guarantee of any kind.

Home warranties oftentimes have limitations and do not cover items that the Purchaser believes to be covered. Buyer beware! It is better to purchase an annual service agreement through a 3rd party company as a proactive measure.

An item that may be performing properly today could fail at any time. Heavy

rains can bring out new leaks not seen at an inspection. Power surges and lightning strikes can damage electrical appliances. Air conditioning systems can fail, etc. Homes require periodic maintenance. Systems of the home can and will fail without notice.

This is a non-invasive inspection which means appliances and furniture is not moved and nothing is dismantled or opened up for inspection. Systems are tested from the normal operating controls only to make sure they are working at the time of inspection. This report simply gives the purchaser an idea of what the condition is as of the time of inspection only.

Furthermore, if a termite inspection was not ordered, or if the Buyer thought or assumed, in any way, that "the Inspector would determine, once the inspection was underway, that IF a termite inspection needs to/should be done, that the Inspector would bring it to the Buyer's attention", then the Buyer is incorrect.

A completely **SEPARATE LICENSE** is needed in the State of Florida to be able to determine if termites, or other wood-destroying organisms are present in the home. A home inspector is not licensed, taught, trained, or expected to see signs of termites or other wood-destroying organisms. Do not assume a home inspection should include a termite inspection!

Do not assume a home inspection should include a mold inspection either! Again, it is a separate license in the State of Florida. Inspectors are not necessarily Mold Inspectors. Order the service if you would like the property inspected for termites, wood-destroying organisms, or mold. In South Florida, it is more than likely that any walls you open up to renovate or repair, will have some degree of mold spores present. Call our office for further information at once! 561-784-8811

NOTE: Whenever there is a fault reported for any items in this report, USBI recommends that a trade professional for that item be brought in for a full further evaluation, estimate to repair or replace that item. Qualified, licensed trade professionals should evaluate the entire system, not the just the item noted in the report.

For example, a roofer should evaluate the entire roofing system when called out for an estimate of a deficiency or fault we noted.

Whether "USBI" was hired to do a mold assessment, or not, there is a strong possibility of some percentage of mold being present inside the walls.

Home Inspectors are licensed to do home inspections, not mold inspections. If there is blatant visual mold they can make a statement about it in the Inspection Report, but cannot refer to it as mold, but rather as a "mold-like substance" or "suspicious mold-like substance".

I am a State of Florida licensed Mold Assessor. If you would like a Mold Inspection/Assessment, with or without any air testing, or tape lifts, please call

me at 561-784-8811.

If the walls are opened up due to renovations, repairs, or otherwise, a certain degree of mold may very well be present. This does not mean USBI "missed" something during the inspection.

Mold simply needs food and water in order to exist. Water can enter the walls from the humidity, condensation, or rain from outside, and enter the walls through stress cracks, seals in the exterior windows, doors, sliding glass doors, or even through the frame if wood frame, or CBS through the concrete block openings. Food would be anything porous, i.e. drywall (sheetrock, wallboard), padding underneath carpeting, etc.

Therefore, if a mold-like substance is found in the walls or baseboards or underneath flooring, you should keep in mind that a home inspection is a non-invasive inspection of the home. Nothing can be moved or dismantled. At the time of this inspection, you did not own this home.

Furthermore, the mold-like substance is encapsulated in the walls or behind drywall or other building materials, and any spores are not in the breathable, ambient air that you are breathing. You, the buyers, do not "own" the home yet, therefore, we are unable to put a scope in the walls or take up flooring to investigate.

Once you take ownership of the home, and if you open up any ceilings, walls, baseboards, or cabinetry, or remove any flooring, you could be cross contaminating the house with mold spores. They are invisible to the naked eye, but the spores can affect occupants or visitors within once any of these areas are opened up, moved, or removed.

If this house was built between 1978-1995, you should take heed to find out if polybutylene is present or not while you are still in your inspection/due diligence period designated in your pre-purchase contract. Polybutylene is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995. This type of plumbing in a structure can fail by becoming weak due to the polybutylene piping and acetal fittings. Most insurance companies will not bind a policy on a home that has polybutylene piping, or will stipulate a limited coverage. It would be wise for you to have a licensed plumber explore the piping system in the home that you are purchasing while you are still in your inspection/due diligence period. Home inspectors may only view and inspect areas that are visible. Therefore make certain to have a plumber go to the house on your behalf to inspect and scope the walls to see if there is polybutylene present. If we see it we will report it in the inspection report.

The State of Florida does not allow home inspectors to check freon levels, or to check for freon leaks - checking for freon leaks, pressures, or ensure that the HVAC system meets the requirements of the newest SEER rating. We do not have that expertise, and the State of Florida prefers that we refer the

troubleshooting and diagnostic visit to a licensed trade professional with expertise in that particular field. New SEER rating compliance can only be ensured by an HVAC technician.

Client Is Present:

No

Age Of Structure:

Over 30 Years

Mold Screen:

Requested

Weather:

Cloudy

Temperature:

Over 85

Rain in last 3 days:

Possibly but uncertain at this time

Termite Inspection:

Requested - Performed by pest control/
termite company

Windstorm Mitigation:

Requested - Will be emailed separately

4-Point Insurance Inspection:

Requested - Will be emailed separately

SAMPLE

I. ORIENTATION

This inspection was performed for the buyer who's intention it is to purchase this home, and was inspected according to standards and practices of The State of Florida as it pertains to home inspectors and NACHI (the National Association of Certified Home Inspectors). The comments made in this report are based on the condition of the home at time of inspection. There is no warranty from the inspection company.

For a fee, US Building Inspectors can perform or request other companies licensed and insured to perform optional inspections (i.e. termite, mold, collect air samples or tape lifts to determine if there is a mold contamination, or perform water quality tests), or you can hire a specialist, such as a structural engineer, plumber, electrician, or air conditioning and heating licensed trade professional to further evaluate the home you may elect to purchase, if desired.

Different inspectors can find different things on the same home, depending on what area of specialization they have. Our inspection company is not responsible for any discoveries found or not found in the home.

It is up to you, the Buyer/Purchaser to further investigate, have evaluated by a trade professional, or acquire an estimate for repair or replacement of the area affected. If you wish to have a licensed roofing contractor, a licensed HVAC (air conditioning), and/or a licensed plumber further evaluate this home in any way, please feel free to do so while still in your due diligence period, or after closing, depending on what you wish to do.

Home Inspectors are considered generalists, and State of Florida licensed trade professionals who are not only licensed, but insured, are considered experts.

As this inspection report ages, the condition of this home and its components can and will change.

Again, this report is for the time and day of the inspection only. It is not too late to hire a specific tradesman to further look into the home for a specific cause or reason. Call our office immediately at 561-784-8811 should you need to be directed to a specific licensed tradesman or other professional.

Any areas of the home that may have affected by wood-destroying organisms, i.e. termites, wood-decaying fungi, and others, the damage or evidence is not expected to be visibly seen by a home inspector, as this is not part of the home inspection.

Once a home has been affected/damaged by wood-destroying organisms, the wood may appear to be fine, however, when sticking a solid object into the wood, it may go through it, and this area needs to be either removed and replaced, or treated, and possibly even need to be re-braced, or strengthened by a licensed trade professional. A pest control company with a license in wood-destroying organisms can advise you where these areas are, if visible at the time of their wood-destroying organism inspection, if you ordered this inspection. If WDO's are present behind drywall/sheetrock, or other hidden areas, they may not have access to these areas.

Home inspectors must leave the structure/home/building in exactly the same condition in which we found it, therefore, you must depend on a licensed pest control company to find these areas, or find them yourself, or have a licensed and insured trade professional find these areas. We, as your home inspectors, did not "miss" something. We are not permitted to perform this inspection, or poke wood with a solid object. You should have this inspection performed while you are still in your due diligence period by a licensed pest control company.

If the present homeowner already had the building, structure, home treated for WDO's, then you should investigate further to ensure any affected areas (and these areas may need to have materials blocking the damage removed to uncover these areas), and then you or the Seller, should remove and replace or brace or strengthen these affected areas. You, or your contractor, may not discover these areas until after you purchase the home. Again, this was not "missed" by your home inspector. We are not licensed to perform this inspection.

		O	FLT	HZD	MNT	OBV	COR	Styles & Materials
		K						BUILDING TYPE:
I.0	DIRECTIONAL REFERENCE	•						2 Level Residential
		O	FLT	HZD	MNT	OBV	COR	DWELLING TYPE:
		K						Town House

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

Comments:

I.0

For purpose of this inspection the main entrance of this building is facing SOUTH.

Please read all parts of this home inspection report, not just the sections that appear in the General Summary.

There are very important items mentioned in the home inspection report that you may not have printed out.

2. PUBLIC UTILITIES / SERVICES**NOTE:**

GAS: IF this home has gas service, USBI does not inspect the gas service supply piping or pressure valves. We do test all gas appliances connected to the home, but cannot tell if there are any leaks within the home at the time of inspection. For a more in depth testing of the gas pipes, both above ground and underground, we recommend the hiring of a gas service company. They may need several days' notice to make an appointment.

SEPTIC: IF this house is on septic, septic systems should be serviced approximately every 4 years. To assure yourself of a septic or drainfield condition, USBI recommends a licensed septic company is called out to pump out and inspect the septic system. A septic tank cannot be inspected unless it is completely pumped out first.

SEWER: If this home is on public sewer, it is up to you to investigate if the home is on sewer or septic first of all. A home inspector is not privy to such information. A home inspection flushes toilets, runs a food disposal at the kitchen sink, fills and drains tubs, showers, and sinks to see if they drain properly from their normal operating controls. If you wish to have a licensed plumber or the city or municipality check the sewer lines, you can call them and arrange this. Cameras can be used by a licensed plumbing company for a more invasive evaluation, not by a home inspector. Pressure testing can only be done by a plumber.



WATER: Check with State of Florida licensed plumbing contractor for plumbing to be checked, maintained, or cleaned out. USBI does not check plumbing beyond the fixture itself, however, we do perform a limited plumbing inspection to ensure the shower, tub, sinks are draining properly, and they were, at the time of inspection, as well as the toilets being flushed and not backing up through the drain lines. Home inspectors cannot see what type of plumbing is behind the cabinetry, sinks, toilets, showers, and tubs. We can only see what is stubbed out at the plumbing distribution lines coming out of the wall. Sometimes the plumbing distribution lines are different behind the walls than what is seen coming out of the wall. This is up to a plumber to find out. You can call a plumber to find this out for you.

WELL WATER: If your home or property is being fed water via a well system, and a water softener is in place, you should have the water treatment equipment inspected for any deficiencies by a water softener professional who specializes in this area. There may be issues with the well, water, and/or water softener system that goes beyond the scope of a home inspection. Therefore, this is **NOT INCLUDED** in a home inspection. US Building Inspectors can take water from the well or wells on-site and have an environmental lab analyze the water for various elements and potability. Well water that does not have a water softener system may need an iron or tannins water treatment tank attached to it if the well water has high iron or tannins. Have your well water checked for iron and tannins by a water softener professional. They can also check the levels of sulfur which is a gas.

O K FLT HZD MNT OBV COR

Styles & Materials

ELECTRIC SERVICE

TYPE:

Service Voltage = 240
 Service Amperage = 125
 Service Conductor Type = Copper
 Service EntranceType = Underground

		O	FLT	HZD	MNT	OBV	COR
2.0	PUBLIC ELECTRIC SERVICE	•					
2.1	PUBLIC WATER SERVICE	•					
2.2	PUBLIC SEWER SERVICE	•					
2.3	PRIVATE WATER SYSTEM						

O K FLT HZD MNT OBV COR

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Comments:

2.0

**Electric Service / Utility is on at the time of inspection.
 Electric main service panel is located at the South exterior wall.**

It had a main service disconnect breaker in separate panel next to the Florida Power & Light main service panel. 125 amp breaker. ITE panel.

If standing in front of house, facing the house, the FP&L main service panel is on the front side of the house.

2.1

**Water Service / Utility is on at the time of inspection.
 Water service main shut off valve is the lever operator located at the South exterior wall.**

Check with State of Florida licensed plumbing contractor for plumbing to be checked, maintained, or cleaned out. USBI does not check plumbing beyond the fixture itself, however, we do perform a limited plumbing inspection to ensure the shower, tub, sinks are draining properly, and they were, at the time of inspection, as well as the toilets being flushed and not backing up through the drain lines.

(If you are standing at the front of the house, facing the house, the house main is on the front side of the house.) This will shut off the water supply to the house.

2.2

If this property is on public sewer system, check with local municipality for sewer lines to be more invasively inspected, maintained, or cleaned out. USBI does not check sewer lines, however, we do perform plumbing inspection to ensure the tub is draining properly, and it was, at the time of inspection, as well as the toilet waste line draining properly. USBI does not determine if this house is on septic or sewer. This is up to you to research before you purchase, or elect to move forward with the purchase of this home.

Sewer scope inspection: Due to the fact that it's not visible, I recommend a sewer scope

inspection. This separate inspection if performed by a licensed plumber with a sewer scope camera and will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions may be revealed.

SAMPLE

3. SHELL CONSTRUCTION

IMPORTANT NOTE:

If the home or building has a stucco exterior, it should be known that hairline cracks in exterior stucco covering are common and are not considered a structural fault. Recommend sealing and painting of cracks if present. Excessive cracking or areas of concern will be noted in this report if present. If you are concerned if any stress cracks or settlement cracks noted in this report being structural faults or not, you may have a State of Florida licensed structural engineer provide you with their professional opinion.

If the home or building is a wood frame structure, or if ANY part of the concrete block structure also has wood frame structure, it should be known that a home inspector, or licensed structural engineer is not allowed to remove the exterior covering of this home, unless the Seller provides written consent that it is okay to do so. Therefore, the inspection consists of what is visible and able to be inspected. If there is something "suspect" or "suspicious", it will be noted in this report.

		O K	FLT	HZD	MNT	OBV	COR
3.0	FOUNDATION	•					
3.1	SHELL WALL STRUCTURE	•					
3.2	SHELL WALL COVERING / TRIM	•					
3.3	EXTERIOR WINDOWS				•	•	
3.4	EXTERIOR ENTRY DOORS				•	•	
3.5	PATIO OR DECK	•					
3.6	PATIO ENCLOSURE				•	•	

Styles & Materials
SHELL CONSTRUCTION
TYPE:
 Foundation = Monolithic
 Poured Concrete
 Wall Structure = CBS
 Masonry
 Covering = Stucco
MAIN ENTRY DOOR:
 Type = Single Door
SECONDARY ENTRY
DOORS:
 Type = Glass Sliding
WINDOW/S:
 Type = Single Hung

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

3.0

Monolithic poured concrete foundation.

3.1 (I)

The walls of this townhome are CB Stucco.

You should get to know your home and be able to inspect certain parts of it yourself to know what is "normal" or "typical" for your home, and what may be of concern if you notice things that

weren't there before. For example, get to know the imperfections on the exterior walls of your home, and the interiors of your home so you can inspect it or evaluate it yourself. Knowledge is power, and once you know that something is present that wasn't there in the past, you can call a State of Florida licensed trade professional to further evaluate it and provide you with their professional opinion.

This inspection report is made available to you to share the facts of what the condition of the house was at the time of inspection only. It will allow or enable you to make an informed decision as to moving forward with the purchase of this home.

US Building Inspectors is not only available to you at the time of the home inspection, but after receiving the report, you can call, email, or text us with any questions you may have, so we can help you clarify any issues, concerns, or questions.

(2)

Since you ordered a **Wood-Destroying Organism Report**, it is loosely known as a termite inspection report, but is called a wood-destroying organism report because it includes other wood-destroying organisms, not just termites. It will be attached to this home inspection report but will not print out with it. All attachments must be clicked on and printed out manually while viewing it online. You cannot view the report if you printed out the home inspection report. You must view it online in order to print it.

3.2

Not all areas of the exterior shell wall that has cracks and/or other small deficiencies are evidenced by photos. Photos are taken and included in this report at the sole discretion of the inspector - once a fault or deficiency has been noted in this report, further inspection can be requested by a licensed trade professional. Photos are a courtesy only.

3.3

Exterior window sills may have some cracks present.

Windows outside of this home have or may have an older window seal that can crack and deteriorate when exposed to the hottest sunlight during certain parts of the day. Water can perk through concrete block and affect the inside of the house. When homes are built, the outside of the home is waterproofed/sealed, but over time, and hot sun, this waterproofing can and will deteriorate.

Every few years, the bottom of the windows needs to be re-sealed with an heavy duty waterproof silicone sealant that won't break down. A 3M product known as a 5200 sealant is always a good option. Do not expect paint to adhere to it though. It comes in various colors, i.e. white, black, tan, mahogany - refer to the internet for more info. You can also use Sikaflex

sealant, or another sealant if you would like. Ask your local contractor or painter.

All homes in South Florida have windows that can deteriorate and become weak and can allow insects and moisture to enter the home if not properly maintained.

The hot Florida sun tends to heat up and deteriorate the original window seals on the exterior of the home and need to be re-sealed every 4-5 years, depending on variables.

When you allow vegetation to touch the windows, the rainwater can enter the walls eventually from a tiny crack or small hole and therefore any vegetation should be cut away from the walls and windows of the home, and of course away from the roof's edge by at least 2'

Fixed pane glass windows (windows that don't open and close) generally need to be re-sealed as the window seal deteriorates from the hot Florida sun over time. The water from rain can enter the windows and can collect moisture in the walls from tiny cracks or holes in areas where the window seal becomes compromised/breached.

The moisture can enter the home a little at a time, and over time, when you remodel or renovate the home, your contractor or installer may advise you that you have a mold-like substance in your walls. This is typical in all homes of this age.

A well-sealed home is a healthy home.

Some sprinkler heads that may cause water to spray on the exterior windows should be: turned into drip lines, misters, or disconnected altogether if they are not in the area of plants or shrubs, and/or re-installed further away from the walls of your home. You can put a sprinkler shield in place which can be purchased at your local home improvement store.

You can divert sprinklers away from the home so as not to spray water on the door areas, exterior walls, or windows of the home if they have a directional head or if you attach a sprinkler shield to those in one of these areas.

A 3M product known as a 5200 sealant/adhesive is always a good option. Do not expect paint to adhere to it though. It comes in various colors, i.e. white, black, tan, mahogany - refer to the internet for more info. You can also use Sikaflex sealant, or another sealant if you would like. Ask your local contractor or painter.

The term caulking and sealant can be used hand in hand depending the use. Caulk can be used anywhere to seal gaps or form a bond between two or more different types of building materials. It can save money on energy bills by preventing drafts, and also prevents pests from entering your home. Caulking Inside & Outside Your Home: Drafts, bugs and runoff water can enter your home in gaps as small as 1/64 inch, about the size of a straight pin. Use silicone caulk to keep pooled water away from joints and cracks in your kitchen and bathroom, and seal around the exterior of your homes foundation to keep out the elements. If mold or mildew is a problem in your bathroom, use a caulk with mildewcide to prevent future mildew growth.



3.3 Item 1 (Picture)

SAMPLE

3.4

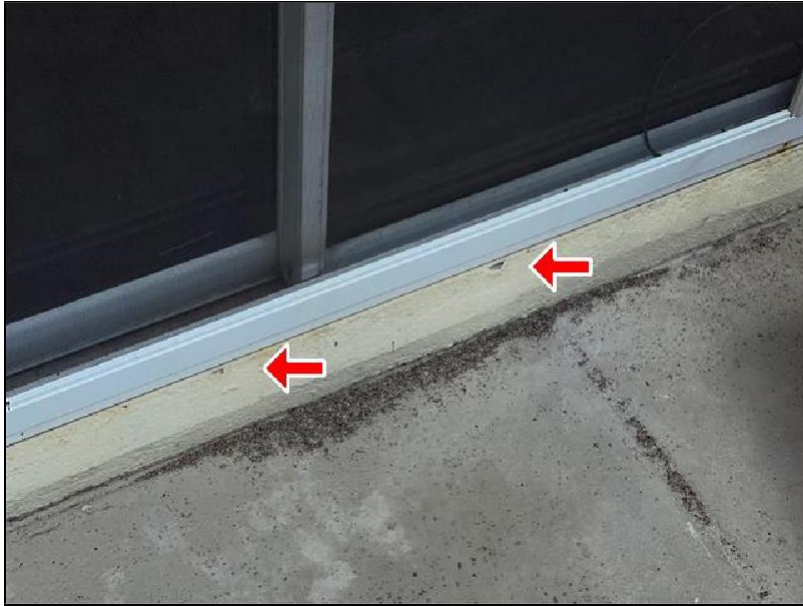
The front door is very hard to open/close. Corroded hinges observed. Recommend further evaluation by a licensed contractor for repairs.

Sliding glass doors are functional but the wheels at the base of them are in need of being cleaned and lubricated. Vacuum the track and continue to open and close the sliding glass doors repeatedly so they will continue to drop more and more debris from the wheels. Then once they are clean you can lubricate the wheels with a special lubricant (not WD-40) for this particular use. Use a lubricant specially made for lubricating sliding glass door wheels, like DuPont Teflon Non-Stick Dry-Film Lubricant Aerosol Spray, or something similar. WD-40 is useful for other projects. If this does not work, recommend further evaluation by a licensed window and door company for replacement of the rollers.

Recommend re-sealing the base of the sliding glass doors to prevent water damage.



3.4 Item 1 (Picture)



3.4 Item 2(Picture)

3.5

Observed cracks present at the patio floor. Cracks do not appear to be a structural fault at the time of inspection.

3.6

Ripped screens and corroded framing observed to the screen enclosure.



3.6 Item 1(Picture)

PLEASE READ THIS ALSO:

When you allow vegetation to touch the windows, the rainwater or sprinklers can enter the walls or door frames (eventually) from tiny crack or very small opening, and therefore, any vegetation/landscaping/tree branches should be cut away from the roof, exterior walls, doors, and windows of the home by at least 2 feet or more.

Fixed pane glass windows (windows that don't open and close) generally need to be re-sealed as the window seal deteriorates from the hot Florida sun over time. Most homeowners do not do this. The water from rain can enter the windows and can collect moisture in the walls from little cracks in the seal or small holes in areas where the window seal becomes worn or deteriorated.

A well-sealed home is a healthy home.

Some sprinkler heads can be: turned into drip lines, or misters, or perhaps disconnected altogether if they are not watering an area near landscaping. You can also have a sprinkler shield put in place to avoid the sprinklers from spraying water on the windows, walls, or doors of the home. Sprinklers can be disconnected entirely and/or re-installed further away from the home, or diverted away from the home so as not to spray water on the wall or windows of the home. Some sprinkler heads allow you to adjust them to have the water spray in 180 degrees rather than 360 degrees. Your lawn maintenance crew or landscaping crew can help you accomplish one or more of the above suggestions.

4. ROOF

IMPORTANT NOTE:

Inspection of roofing system is performed from the exterior as well as the interior of the roofing structure. **USBI** will walk the roof to inspect it.

A more invasive inspection of the roof may be performed by a licensed roofing contractor. If you would like to have a roofing contractor inspect your roof, you are welcome to call one.

USBI, nor roofing contractors, perform "water tests" to determine if the roof is leaking. It can take 3 hours of a hard, pounding rain to properly check for roof leaks.

Hairline cracks in concrete or clay roof tile are typical and do not affect the quality of the roof seal. Roof tile that are displaced, missing, or have more than one crack are reported in this Report.

All roof penetrations are inspected and will be reported on in this section.

Once USBI has commented on the roof condition, it is up to you to consult with a State of Florida licensed and insured roofing contractor for an estimate of repair or replacement roofing components.

Do not pressure clean this roof any more than is necessary. There are algae removers that can be applied that can simply be hosed down with regular water pressure after applied, and left on for a little while. Follow directions on product which can be found at your local home improvement store.

		O K	FLT	HZD	MNT	OBV	COR
4.0	ROOF COVERING	•					
4.1	ROOF DECK	•					
4.2	ROOF STRUCTURE	•					
4.3	FLASHING	•					
4.4	DRIP EDGE	•					
4.5	SOFFIT, FACIA, EAVES	•					
4.6	ROOF VENTILATION	•					
4.7	PLUMBING / VENTILATION PENETRATION	•					

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O K FLT HZD MNT OBV COR

Styles & Materials
PITCHED ROOF

STRUCTURE:
Structure = Wood Truss System
Deck = Plywood
Edge Flashing = Metal
Covering = Asphalt Shingle

ROOF INSPECTION

METHOD:
Inspector present on roof.
Inspector present inside attic (in limited areas)

ROOF-TYPE:

Hip
PITCHED ROOF

COVERING AGE:
Newer Roof < 1 year

SOFFIT / FASCIA:
Soffit Type = Stucco

Soffit Ventillation =
Individual Vent
Fascia Type = Rough
Board
Fascia Covering = Paint

Comments:

4.0 (1)

Roof covering age appears to be 1 year. Age of roof was determined after viewing permit information from the city or municipality.

Asphalt shingle roof. Roof is in good condition for its age. Budget for eventual replacement. The roof may have 17 years life expectancy, more or less, depending on variables, beyond our control to give a guesstimate of time remaining. Lightning strikes, storm damage, can change this prediction in an instant.

Do not pressure clean this roof any more than is necessary. The granules on the shingle tabs are there for a reason to prolong the life expectancy of the roof. Every time you pressure clean a roof, you are taking off more and more granules. There are algae removers that can be applied that can simply be hosed down with regular water pressure after applied, and left on for a little while. Follow directions on product which can be found at your local home improvement store.

(2) Home inspectors are required by Florida Statute to refer any deficiencies back to a licensed and insured trade professional to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a home inspection, and/or (b) to able to provide you with an estimate for cost of repair or replacement, whichever is needed.

Is the roof leaking?

A roof leak is not always evident by walking the roof.

To determine this, I will advise you of areas where there is staining on the roof deck.

Stains on the roof deck (which is the ceiling inside the attic) could be an old stain from an old roof, or it could be an active leak.

A home inspector can put a moisture meter on the stains to see if there is moisture, and if there is moisture present, we will see how much percentage of moisture there is.

The laws pertaining to a home inspector in Florida prevent us from doing anything other than reporting what we see "at the time of inspection".

The laws pertaining to a roofer in Florida allows him to remove part of the roof covering, or flashing, or open up an area near the gutter, soffit, or fascia, to investigate if there is an active roof leak or not.

So you can take my report and give it to a roofer, and the homeowner, and see if a roofer can be contacted to advise you if the leak is active or not.

We are simply restricted by simply reporting what we see at the time of inspection.

So I may not be able to give you a concrete answer if the roof is leaking or not.

Here's why.

The area of staining from water damage could be an active leak but may not show moisture due to the fact that it has not rained (for a few hours or more) in the past 3 days. Therefore, just because there is no moisture on the stain (in the attic, on a ceiling, or wall inside the house) this **DOES NOT MEAN** it is not an active leak!! It means it's not showing moisture on the stain. But once it **DOES RAIN** there may be moisture present!! And then, and only then, is it considered to be an active leak.

So, I will advise you if it has rained in the past 3 days (to the best of my knowledge), and if the stain has moisture or not.

I will refer you to a licensed and insured roofer who can remove shingles or tiles to find out if there is a leak or not. A home inspector is not permitted to remove anything to investigate if there is a leak present. Only a roofer can do that.

You do not own the house yet. You are in contract to buy the house. Only the homeowner can give permission for a roofer to investigate further.

4.1

Roof decking was inspected in visible and accessible areas.

Not all roof areas are evidenced by photos - photos are taken and included in this report at the sole discretion of the inspector - once a fault or deficiency has been noted in this report, further inspection can be requested by a licensed trade professional. Photos are a courtesy only.

NOTE: A licensed roofing contractor should inspect the roof once a year and provide you with a documented report in case you one day file a roof claim. If you cannot show proof of annual roof maintenance inspections by a licensed roofer, the insurance company can withhold monies from your claim payout due to improper maintenance of roof.

4.2

Photo(s) shown as courtesy to buyer of the roof to wall connection, and other roof structure features such as the nail length and the nail spacing. Pre-engineered wood trusses.

4.5

It is imperative to watch the fascia and soffit areas for wear and deterioration as the house ages. Certain pieces of wood will need to be cleaned, painted, and sealed. Some wood, over time, will need to be replaced.

4.6

2 roof vents (commonly known as goosenecks) present. Have them inspected annually to ensure they are sealed properly.

4.7

2 plumbing exhaust vent stacks are present and they were properly sealed. This should be checked once a year to ensure all roof penetrations are sealed.

PLEASE READ THIS ALSO:

A licensed roofing contractor should inspect the roof once-a-year and provide you with a documented report in case you one day file a roof claim. If you cannot show proof of annual roof maintenance inspections by a licensed roofer, the insurance company can withhold monies from your claim payout due to improper maintenance of roof.

Have any and all warranties placed in your name (buyer's name) not just the seller's name prior to closing.

If any repair work is performed on any part of the house prior to closing, have repair work warrantied in your name, not just the seller's name. This is not just for the roof, but any repair work that is performed prior to closing, on any part of the house, or any systems of the house.

5. KITCHEN

IMPORTANT NOTE:

Kitchen countertops and cabinetry should always be checked for missing grout or seals so that water does not intrude into the cabinetry and smell musty, and drip down into the walls of the kitchen, or the baseboards, causing them to become brittle and deteriorate and worn. Do not clean countertops or seals near faucet fixtures with Tilex or other bleach products. They can and will disintegrate the grout or seal. Use other cleaners, i.e. vinegar, or product without bleach in it.

		O K	FLT	HZD	MNT	OBV	COR
5.0	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				•	•	

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

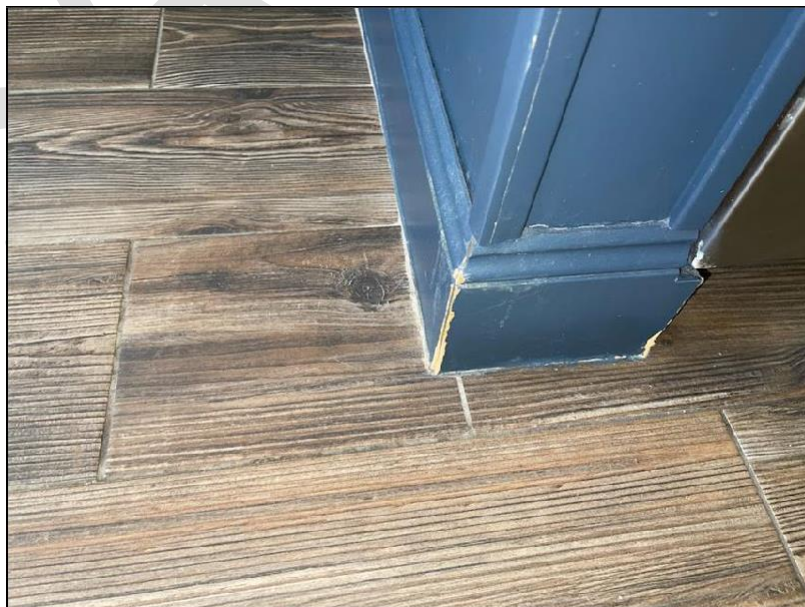
Comments:

5.0

Granite countertops with wood cabinetry. Cabinets bolted in securely.

Water staining observed from previous leak, to the base under the sink and around the dishwasher. Recommend removal and replacement of all damaged materials, by a licensed contractor.

The cabinet door to the right of the kitchen window does not properly fit and is loose.



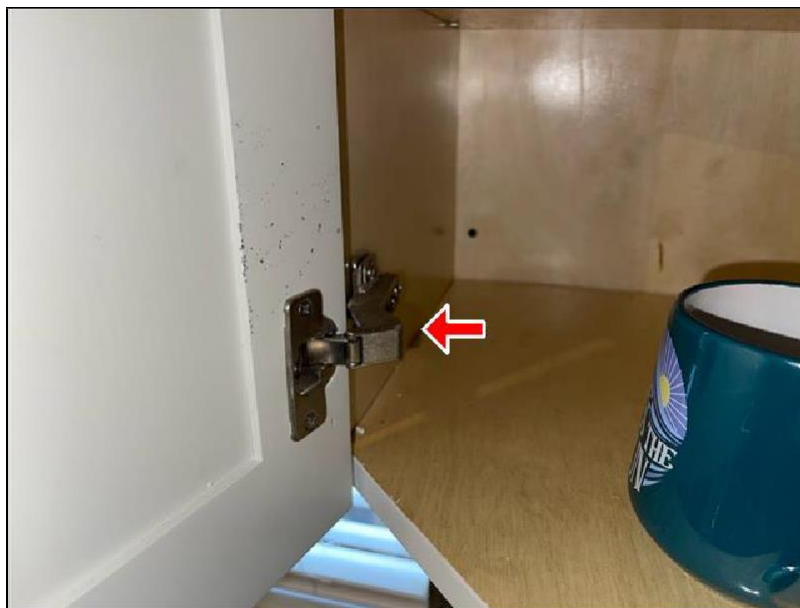
5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)

PLEASE READ THIS ALSO:

You may ask: Is there mold behind the kitchen cabinets? When you may do a kitchen remodel, you may find some. We're not allowed to cause damage to the home by removing the kitchen cabinets to inspect the walls behind them. We must abide by State law and limitations of home inspections. Home inspectors may not move or remove anything to see under it, behind it, or around it. The kitchen cabinets would have to be removed to see the walls behind them. Same for bathrooms, and any other cabinetry in the home or in the garage, etc.

6. APPLIANCES / SYSTEMS

Keep in mind that this and possibly other appliances may not be new and could fail, or leak, at any time without warning.

Recommend putting a service maintenance agreement on the appliances in case they suddenly have an issue or stop working altogether. This home inspection report is not a warranty or guarantee of any type. Machinery can fail without warning and require maintenance, and/or repair from time to time, usually unexpectedly. A home inspection is a snapshot of what the condition of the home was in at the time of of the home inspection.

IMPORTANT NOTE:

A home inspection is not a home warranty. Things can and will fail without notice. This is a snapshot of what was evident at the time of the inspection.

You can ask a licensed and insured plumber if the water heater that is in place is the correct size for the house or building you are purchasing. Once a home inspector identifies the hot water heater as working at the time of inspection, a plumber may advise you that it is needs to be replaced very soon. Recommend having a plumber provide you with an estimate for a new water heater so you can budget accordingly. Place service maintenance agreement on all appliances as a recommendation. Appliances, including water heaters, can and will fail, regardless of their age, without notice, and/or require maintenance, and need to be replaced eventually.

This house may have an air admittance valve under one or more of the sinks in the house. A basic understanding of the "air admittance valve" device is necessary for all homeowners who have them in their home. An Air Admittance Valve, sometimes called a "Studor Vent" (Studor is a brand name, like Xerox). See these when there is an obvious reason there is not a standard vent pipe "through the roof" i.e. sink is in an island or peninsula countertop, bank of windows above the sink. It does not "vent out" otherwise it is faulty. It allows air "In" for the proper operation of the DWV system.

		O K	FLT	HZD	MNT	OBV	COR	Styles & Materials
6.0	SINK / FAUCET				•	•	X	
6.1	DISHWASHER	•						OVEN: GENERAL ELECTRIC
6.2	OVEN / RANGE or BUILT-IN				•	•		DISHWASHER: KITCHEN AID
6.3	REFRIGERATOR				•	•		BUILT-IN MICROWAVE: GENERAL ELECTRIC
6.4	MICROWAVE					•		FOOD DISPOSAL: BADGER
6.5	FOOD DISPOSAL	•						WASHING MACHINE: MAYTAG
6.6	WASHING MACHINE					•		CLOTHES DRYER: MAYTAG
6.7	CLOTHES DRYER				•	•		

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:

6.0

Photos shown as a courtesy to buyer of a dual basin stainless steel kitchen sink and plumbing.

The faucet is corroded and does not swing between sink basins.

Re-Inspection on 6/14/2023 - the kitchen sink faucet was replaced.

Air admittance valve, also known as a Studor vent, or sewer vent, prevents sewer gas smell in the home. Every few years these should be changed out (replaced). Unscrew it with your hand and replace it with a new one (found out your local home improvement store)

Home inspectors are required by Florida Statute to refer any deficiencies back to a licensed and insured trade professional to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a home inspection, and/or (b) to able to provide you with an estimate for cost of repair or replacement, whichever is needed.



new sink faucet installed - re-inspection performed 6/14/2023

6.0 Item 1 (Picture)

6.1

Dishwasher Brand: KitchenAid

The dishwasher appears to be operating correctly at the time of inspection.



Keep in mind that this and possibly other appliances may not be new and could fail, or leak, at any time without warning.

Recommend putting a service maintenance agreement on the appliances in case they suddenly have an issue or stop working altogether. This home inspection report is not a warranty or guarantee of any type. Machinery can fail without warning and require maintenance, and/or repair from time to time, usually unexpectedly. A home inspection is a snapshot of what the

condition of the home was in at the time of of the home inspection.

Appliances are not warranted or guaranteed in any way - appliances can break or leak without warning. This dishwasher was not leaking at the time of inspection and ran through all of its cycles properly, and drained properly.

6.2

Oven Brand: GE

The oven appears to be older and is missing its serial tag.

The oven legs are in need of adjustments for the oven to sit firmly on the ground.

There were no model #'s or serial #'s on the appliances so we cannot advise the age of the appliances.

The flat top, glass top, self-cleaning oven appears to be operating correctly at the time of inspection. All stovetop heating elements are working properly and the oven is also working properly on bake and broil.

To verify the age of this unit, you can Google the age code by going to:
<http://www.appliance411.com/service/date-code.php>

Keep in mind that this and possibly other appliances may not be new and could fail at any time without warning.

Recommend putting a service maintenance agreement on the appliances in case they suddenly have an issue or stop working altogether. This home inspection report is not a warranty or guarantee of any type. Machinery can fail without warning and require maintenance, and/or repair from time to time, usually unexpectedly. A home inspection is a snapshot of what the condition of the home was in at the time of of the home inspection.

The model and serial numbers have been photographed and are found in the photo library I sent to you.

6.3

Refrigerator Brand: Whirlpool

The tracks to the freezer drawer are corroded and in need of lubrication and/or replacement.

The model and serial numbers have been photographed and are found in the photo library I sent to you.

To verify the age of this unit, you can Google the age code by going to: <http://www.appliance411.com/service/date-code.php> and inserting the model number and brand of appliance.

Keep in mind that this and possibly other appliances may not be new and could fail at any time without warning.

Recommend putting a service maintenance agreement on the appliances in case they suddenly have an issue or stop working altogether. This home inspection report is not a warranty or guarantee of any type. Machinery can fail without warning and require maintenance, and/or repair from time to time, usually unexpectedly. A home inspection is a snapshot of what the condition of the home was in at the time of the home inspection.



6.3 Item 1 (Picture)

6.4

Microwave Brand: GE

The microwave appears to be older and is missing its serial tag.

I have photographed model # and serial # for you in the pictures for this appliance in case you need parts or want to download an owner's manual.

The microwave worked on all its functions that were tested.

If you want better exhaust in the event you burn food, or smoke up the kitchen, you may wish to have better ventilation in the kitchen than the exhaust fan on the microwave. This way you won't have to open up the windows and doors and allow all of your air conditioning to escape out of the house. A ceiling fan or better exhaust vent may be in order for your home.

Recommend putting a service agreement on all appliances in case they fail.

6.5

Disposal Brand: Badger

The food disposal was working properly at the time of inspection and was not leaking.

6.6

Washing Machine Brand: Maytag

Recommend replacement of the corroded shut-off valves to prevent leaks.

It is working properly at the time of inspection - the washing machine was tested and allowed to run through all cycles without incident, and without leaks.

Keep in mind that this and possibly other appliances may not be new and could fail, or leak, at any time without warning.

Recommend putting a service maintenance agreement on the appliances in case they suddenly have an issue or stop working altogether. This home inspection report is not a warranty or guarantee of any type. Machinery can fail without warning and require maintenance, and/or repair from time to time, usually unexpectedly. A home inspection is a snapshot of what the condition of the home was in at the time of the home inspection.

I have photographed model # and serial # for you in the pictures for this appliance in case you need parts or want to download an owner's manual.

To verify the age of this unit, you can Google the age code by going to:

<http://www.appliance411.com/service/date-code.php>



6.6 Item 1 (Picture)

6.7

Brand of Clothes Dryer: Maytag

It is working properly.

Recommend putting a service agreement on all appliances in case they fail.

**To verify the age of this unit, you can Google the age code by going to:
<http://www.appliance411.com/service/date-code.php>**

Be certain to have the dryer exhaust duct (silver accordion attachment at the rear bottom of the dryer) professionally cleaned out to prevent a potential fire hazard - this will ensure you are free of any lint build up that might be present. You may want to put this on a short list of things to arrange once you take ownership of the residence.

There are certain things you should do that make sense from a cost standpoint so you do not have a big lint build up (which can be a fire hazard). Do not ignore this recommendation.

Lint should be professionally cleaned out of a dryer exhaust duct annually.

If there are some dark gummy areas on the dryer drum (inside the dryer) probably from someone having dried rugs in the dryer - but you can remove it with Goo Gone.

If the dryer heats up right away which can be indicative of lint build up in the dryer or vent

stack, or a kink in the dryer exhaust duct behind the dryer. Consult a company that professionally cleans out dryer lint exhaust ducts.

Furthermore, make sure water runs through the lint tray easily, if it does not, then scrub it with a degreaser soap until water runs through it.

Do not leave the home when the dryer is operating!!

I have photographed model # and serial # for you in the pictures for this appliance in case you need parts or want to download an owner's manual.

PLEASE READ THIS ALSO:

Appliances are checked to see if they are in operational condition at time of inspection. USBI does not predict life expectancy or guarantee appliances in any way.

7. BATHROOM

IMPORTANT NOTE:

When bathroom fixtures are inspected by homeowner annually, any open grout or deteriorating caulk seals evidenced should be re-sealed with an exterior heavy duty waterproof silicone sealant (can be found at your local home improvement store).

IMPORTANT NOTE:

You may ask: Is there mold behind the bathroom cabinets, tub, shower, toilet, or even in the window/walls?

The answer is:

When you may do a bathroom remodel, you may find mold.

Even if the home you are buying has been "remodeled". If you remove any cabinetry, or even part of the cabinet, such as the kickplate, you could find evidence of past water damage or even mold.

Home inspectors are not allowed to cause damage to the home by removing or opening up the cabinets to inspect the walls behind them. We must abide by State law and limitations of home inspections.

Home inspectors may not move or remove anything to see under it, behind it, or around it. The bathroom cabinets or kickplate would have to be removed to see the walls behind them. The same goes for kitchens, and any other cabinetry in the home, or even the garage, if there are cabinets or baseboards.

		O K	FLT	HZD	MNT	OBV	COR
7.0	TOILET	•					X
7.1	CABINETY / COUNTER				•	•	
7.2	SINK		•		•	•	X
7.3	SHOWER				•	•	
7.4	OPTIONAL FIXTURES	•					
7.5	CLOSET IN THE BATHROOM AREA						

Styles & Materials

- BATH FIXTURES:**
 Vanity Sink
 2 Piece Toilet
 1 Piece Toilet
 Built In Shower Stall
- OPTIONAL FIXTURES:**
 Exhaust Fan

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O K FLT HZD MNT OBV COR

Comments:

7.0

Photos shown as courtesy to purchaser of the toilets in this house.

Half guest bathroom toilet shown is in good condition. Functions properly, is affixed to floor properly, is not leaking.

Guest bathroom toilet shown is in good condition. Functions properly, is affixed to floor properly, is not leaking.

Master bathroom toilet shown is in good condition. Functions properly, is affixed to floor properly, is not leaking.

Re-Inspection on 6/14/2023 - the toilet flush lever was replaced.

7.1 (I)

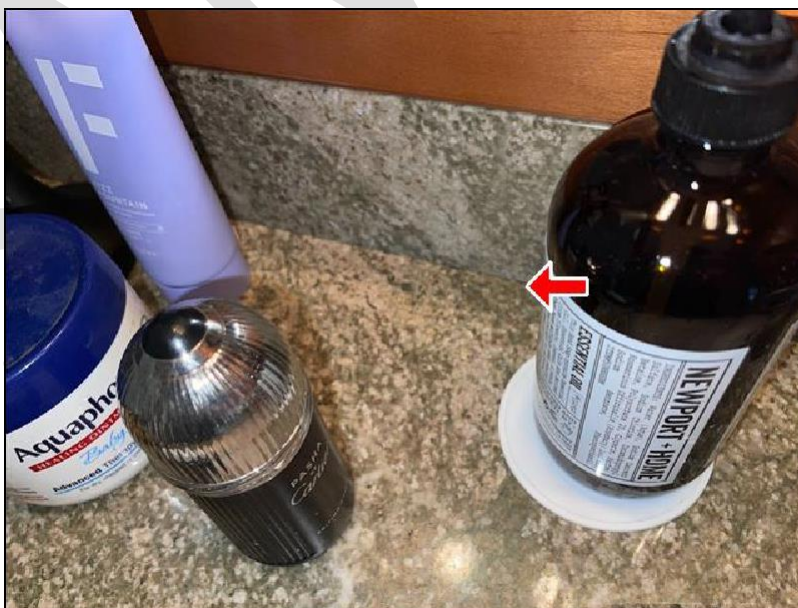


Open caulk seal present at the vanity backsplash, where they adjoin the countertop. Recommend re-caulking where necessary.

Half guest bathroom has a granite countertop and sink. It is in good condition. Composite vanity sink cabinet.

Guest bathroom has a granite countertop and sink. It is in good condition. Composite vanity sink cabinet. **Recommend re-sealing the backsplash to prevent water damage below.**

Master bathroom has a granite countertop and sink. It is in good condition. Composite vanity sink cabinet. **Recommend re-sealing the backsplash to prevent water damage below.**



7.1 Item I(Picture)



7.1 Item 2(Picture)

SAMPLE

(2) You may ask: Is there mold behind the bathroom cabinets?

When you may do a bathroom remodel, you could potentially find mold. But this does not mean there is definitely mold behind the cabinets.

Home inspectors are not allowed to cause damage to the home by removing the cabinets to inspect the walls behind them. We must abide by State law and limitations of home inspections.

Home inspectors may not move or remove anything to see under it, behind it, or around it. The bathroom cabinets would have to be removed to see the walls behind them. The same goes for kitchens, and any other cabinetry in the home. If there has been water damage behind or under these areas, then the source of the leak needs to be found. If it is from an old leak that has since been resolved, then the cabinetry, or drywall needs to be removed and replaced in the affected area.

7.2

Half guest bathroom sink shown. Hot and cold water working fine. Drain lines working fine. Copper plumbing distribution lines. Braided supply lines. PVC drainline. No leaks present.

Guest bathroom sink shown. Hot and cold water working fine. Copper plumbing distribution lines. Braided supply lines. PVC drainline. No leaks present. Sluggish drain observed at the sink.
6/14/2023 - sink drain stopper replaced

Master bathroom sink shown. Hot and cold water working fine. Drain lines working fine. Copper plumbing distribution lines. Braided supply lines. PVC drainline. Active leak observed at the drain. Recommend repairs by a licensed plumber.

Re-Inspection on 6/14/2023 - the master bathroom sink valve was replaced.

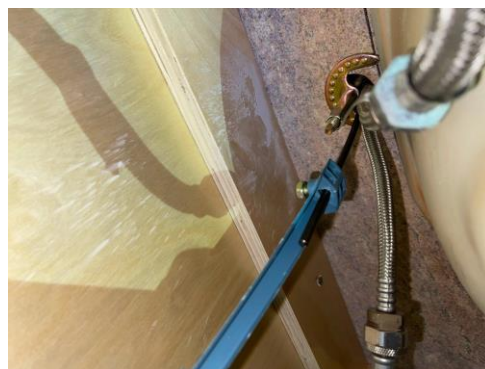


7.2 Item 1 (Picture)



7.2 Item 2(Picture)

new tailpiece installed under master bathroom sink - where there was an active leak. 6/14/2023



7.3

When the bathroom shower grout, or tub surround seal is missing and/or is deteriorated, water can find its way in hidden areas and "pool" or collect water back there. Sometimes it can cause a stench (musty/moldy smell), and water damaged materials will ultimately have to be removed.

We cannot see behind this area (as you do not own the home yet) and to scope the these areas after you take ownership of the home would determine how much damage is present in any of these bathrooms; however, until you are ready to have someone scope the inside of these areas, re-caulk and/or re-seal the affected areas.

Shower enclosure appears to be in good working order in the Guest bathroom. **Recommend re-sealing the shower enclosure to prevent water damage.**

Shower enclosure appears to be in good working order in the Master bathroom. **Recommend re-sealing the shower enclosure to prevent water damage and replacement of the bottom seal to the door.**

We cannot remove the shower drain cover and cap off the drain to see if the shower pan is leaking or not. If a shower pan is leaking and this is not apparent on a home inspection, I cannot tell unless there are signs, which there were none. If the shower pan leaks, it can eventually leak into the walls and floor areas from missing grout (and repaired) prior to this inspection. Remember, this is a visual inspection. I can only report what was visually apparent at the time of the inspection.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)



7.3 Item 4(Picture)

7.4 Exhaust fans are present and working in all bathrooms.

Bathroom fans vent moist air quickly outside, eliminating problems associated with high humidity like mold and mildew growth, steamy mirrors and peeling wallpaper and paint.

8. ELECTRICAL

IMPORTANT NOTE:

Inspection of electrical system is performed at readily accessible receptacles, switches, fixtures and panels. Invasive inspection of wiring and removal of panel cover should be performed by a licensed electrician.

If you would like to have an electrician inspect the breaker panel(s)/distribution panel(s) on the home you are purchasing, it would be wise to do so while still in your inspection period noted in your contract. This should be done to ensure breakers are not "double tapped" and that there are no hazardous conditions which exist.

Issues discovered by an electrician can allow you to negotiate with the seller or bank, (regardless if this is an "AS IS" contract, or not), or assist in your decision to purchase the property. Electrical issues found out after you purchase the home could be costly.

		O K	FLT	HZD	MNT	OBV	COR
8.0	MAIN / DISTRIBUTION PANEL	•					
8.1	INTERIOR FIXTURES / SYSTEMS	•					
8.2	EXTERIOR RECEPTACLES AND/OR FIXTURES				•	•	
8.3	GFCI (Ground Fault Circuit Interrupters)	•					

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O K FLT HZD MNT OBV COR

Styles & Materials

PANEL CAPACITY:

1 Supply Circuit at:
Ampere Capacity = 125 AMP

DISTRIBUTION

PROTECTION TYPE:

Circuit Breaker

INTERIOR

DISTRIBUTION WIRING

(15 / 20 Ampere

Circuits):

Installation Type =

Romex

Conductor Materials =

Copper

ELEC. PANEL

MANUFACTURER:

SIEMENS

Comments:

8.0 Siemens electric main distribution panel is located inside the stairs closet on the wall.

No voids in the panel. A directory (list) of items to correspond with breakers was in place.

A 125 amp main service disconnect breaker was located in the panel outside.

8.1 Alarm system, if there is one, is not included in a home inspection. Neither is cabling or telecom. No low voltage wiring or added on features are part of a home inspection.

Home inspectors are required by Florida Statute to refer any deficiencies back to a licensed and

insured trade professional to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a home inspection, and/or (b) to be able to provide you with an estimate for cost of repair or replacement, whichever is needed.

NOTE: Inspection of electrical system is performed at readily accessible receptacles, switches, fixtures and panels. Invasive inspection of wiring and removal of panel cover should be performed by a licensed electrician.

If you would like to have an electrician inspect the breaker panel(s)/distribution panel(s) on the home you are purchasing, it would be wise to do so while still in your inspection period noted in your contract.

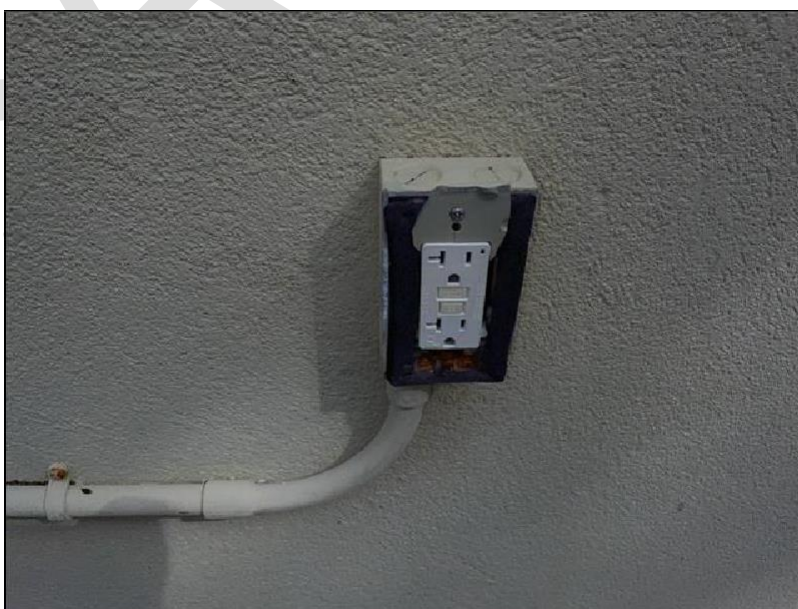
This should be done to ensure breakers are not "double tapped" and that there are no hazardous conditions which exist.

Issues discovered by an electrician can allow you to negotiate with the seller or bank, (regardless if this is an "AS IS" contract, or not), or assist in your decision to purchase the property. Electrical issues found out after you purchase the home could be costly.

* Ceiling fans are not included in a home inspection. A Seller may or may not take ceiling fans and/or remote controls with them. A home inspection tests ceiling fans to make sure the electrical part of it is functional. Ceiling fans, themselves, are not a part of the items of the home, they are considered an optional feature. If they come with the home you are buying, make sure they remain in the home prior to closing (they can easily be packed away with the belongings of the home that are being moved out).

Note: Inspection of electrical system is performed at a representative number of readily accessible receptacles, switches, fixtures and panels. Invasive inspection of wiring and removal of panel cover should be performed by a licensed and insured electrician.

8.2 Missing exterior weather receptacle cover. Recommend replacement by a licensed electrician.



8.2 Item 1 (Picture)

8.3 GFCI's are needed in every house in what is known as "wet receptacle areas" - these areas are: in the kitchen (within 6' of a water source), bathrooms, all exterior receptacles, and all receptacles inside the garage, and all receptacles in the laundry room if there is a mop sink present.

SAMPLE

9. PLUMBING

IMPORTANT NOTE:

Inspection of plumbing system is performed at readily accessible fixtures. A more invasive inspection of water pressure, plumbing lines, and exterior distribution or waste lines should be performed by a licensed plumbing contractor, ESPECIALLY if the home was built between 1978-1995 for polybutylene piping.

If you would like to have a plumber test the water pressure, check the plumbing lines more invasively on the home you are purchasing, it would be wise to do so while still in your inspection period noted in your contract. This should be done to ensure that hundreds or thousands of dollars to repair or replace plumbing lines are not discovered after the inspection period.

A building's plumbing lines, electrical, and heating/air conditioning systems are, for the most part, hidden within the walls, in the attic, and/or under the floor, or house, or foundation (depending on its age). What you see is not always what you get.

USBI inspects the plumbing at the fixtures, appliances, and exposed plumbing lines, however these items connect to the drain lines, and running these lines requires running the largest amount of water possible to check for blockages. USBI can inspect for leaks and drips; however, a licensed plumbing contractor can check for blockages unbeknown to a home inspector.

Deeper inspections of the drain pipes and sewer or septic lines can then be accomplished with high resolution micro-camera equipment not had by inspectors. This inspection equipment can diagnose plumbing problems inside the drain and sewer/septic lines through optic cables and TV monitors. The whole operation can be recorded in digital format for later review.

If the home you are purchasing is an older home (more than 8 years of age), you would be wise to consider hiring a licensed plumbing contractor to perform a more invasive inspection.

Issues discovered by a licensed plumbing contractor can allow you to negotiate with the seller or bank, (regardless if this is an "AS IS" contract, or not), or assist in your decision to purchase the property. Plumbing issues found out after you purchase the home could be costly.

O
K FLT HZD MNT OBV COR

Styles & Materials
INTERIOR WATER

9.0	INTERIOR DISTRIBUTION SYSTEMS	•					
-----	-------------------------------	---	--	--	--	--	--

DISTRIBUTION TYPE:
Distribution = Copper

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

INTERIOR WASTE / DRAIN LINES:

O K FLT HZD MNT OBV COR

9.1	EXTERIOR DISTRIBUTION SYSTEMS	•					
9.2	INTERIOR DRAIN / WASTE SYSTEMS	•					
9.3	FUNCTIONAL FLOW (water pressure and volume)	•					

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O K FLT HZD MNT OBV COR

Comments:

9.0 Not all plumbing issues are listed here!!

REFER TO SECTIONS (KITCHEN), (BATHROOMS), (WATER HEATER) CONCERNING ANY PLUMBING ISSUES AT THE SUPPLY FIXTURES.

DO NOT simply rely on this Section for all plumbing issues because this section only refers to Plumbing Distribution, and that is not where all of the plumbing issues are discovered in a house.

NOTE: It is virtually impossible to tell exactly what type of plumbing distribution line is present in every single home, or what type of drainline is present, due to the fact that most of the time they are installed through the slab and we cannot see beyond (underneath or behind) the sink or under all areas in an attic.

If this home was built between 1978-1995, it could have polybutylene piping. Insurance companies shy away from insuring homes that have it. We may not see it because this is a visible inspection. A plumber should be called by you to investigate further if this home was built between those years while you are still in your inspection/due diligence period noted in your pre-purchase contract.

If you are concerned with the potential of the home having polybutylene lines running through the house, you should contact a licensed plumber and have him further, more invasively investigate this for you prior to the end of your inspection due diligence period. A home inspector cannot view all interior plumbing lines because they are behind drywall, and the plumbing manifold is not exposed. Polybutylene is no longer used after 1995. It was used in the U.S. between 1978 AND 1995. To be certain, consult a plumber to scope the inside of the walls for the type of plumbing present.

They can also use cameras to scope the waste lines.

This house may have had some of the plumbing lines updated. It is important, if this is the case, that you understand that the original plumbing behind the cabinetry, in the walls, is still in place and unexpected leaks could occur at any time. This is not something the home inspector missed, or had access to at the time of the inspection. We are not permitted to view plumbing or electrical (or anything) behind walls and cabinetry. According to the State of Florida law, home inspectors are permitted to inspect and test items at the fixtures and switches and appliances, but are not permitted to move any rugs, furniture, belongings of the homeowners, or tenants.

You can hire a plumber to scope the walls while still in your due diligence period.

That is only something that be done after you take ownership of the home.

Note to the Buyer: any work that is done by a trade professional (no handyman should make repairs) - the Buyer should ensure that all receipts and warranties or guarantees of repair work is in your name, not just in the name of the seller (or in the name of the seller's realtor, or the seller's estate), depending who paid for the work to be done.

This way, if there is an issue after they leave the property, you have the right to call the company to come back and re-evaluate their repairs. All work a Seller agrees to should be done by a licensed and insured trade professional, and their license # should be on a receipt or any repair work.

Is there polybutylene in this home?

I cannot guarantee that you have polybutylene plumbing lines running through this house, or not. Many plumbers used copper "stub outs" where the pipe exits a wall to feed a fixture, so seeing copper here does not mean that you do not have poly.

Polybutylene is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995. Due to the low cost of the material and ease of installation, polybutylene piping systems were viewed as "the pipe of the future" and were used as a substitute for traditional copper piping. It is most commonly found in the "Sun Belt" where residential construction was heavy through the 1980's and early-to-mid 90's, but it is also very common in the Mid-Atlantic and Northwest Pacific states.

These are typically gray or white in color with a dull finish. Most are shown with pipe attached.

The piping systems were used for underground water mains and as interior water distribution piping. Industry experts believe it was installed in at least 6 million homes, and some experts indicate it may have been used in as many as 10 million homes. Most probably, the piping was installed in about one in every four or five homes built during the years in which the pipe was manufactured.

How to Tell If You Have Poly

Exterior - Polybutylene underground water mains are usually blue, but may be gray or black (do not confuse black poly with polyethylene pipe). It is usually 1/2" or 1" in diameter, and it may be found entering your home through the basement wall or floor, concrete slab or coming up through your crawlspace; frequently it enters the home near the water heater. But now always. Your main shutoff valve is attached to the end of the water main. Also, you should check at the water meter that is located at the street, near the city water main. It is wise to check at both ends of the pipe because we have found cases where copper pipe enters the home, and poly pipe is at the water meter. Obviously, both pipes were used and connected somewhere underground.

Interior - Polybutylene used inside your home can be found near the water heater, running across the ceiling in unfinished basements, and coming out of the walls to feed sinks and toilets. Warning: In some regions of the country plumbers used copper "stub outs" where the pipe exits a wall to feed a fixture, so seeing copper here does not mean that you do not have poly.

Will the Pipes Fail?

While scientific evidence is scarce, it is believed that oxidants in the public water supplies, such as chlorine, react with the polybutylene piping and acetal fittings causing them to scale and flake and become brittle.

Micro-fractures result, and the basic structural integrity of the system is reduced. Thus, the system becomes weak and may fail without warning causing damage to the building structure and personal property. It is believed that other factors may also contribute to the failure of polybutylene systems, such as improper installation, but it is virtually impossible to detect installation problems throughout an entire system.

Home inspectors are required by Florida Statute to refer any deficiencies back to a licensed and insured trade professional to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a home inspection, and/or (b) to be able to provide you with an estimate for cost of repair or replacement, whichever is needed.

9.1 Hose bibs (exterior spigots were tested where accessible).

A sprinkler/irrigation system inspection was not ordered by you, the Buyer. If there is an irrigation (sprinkler) system present at this home, here are some pictures of either the control panel on the wall, the pump, and/or indexing valve that is responsible for switching the sprinkler system from zone to zone. You may want to run/test this system to find out what is wrong, if anything with the pump, indexing valve, control panel, irrigation lines, and individual sprinkler heads at this house.

9.2 Refer to Sections 8.0, 9.2, 9.3, and 9.4 for comments concerning how the sinks, tubs, and showers are draining in the house. They may or may not be listed here.

The drain line is PVC. Secondly, the PVC drainline could be connected to a secondary drain pipe other than PVC, but once again, I cannot see behind the walls.

PLEASE READ THIS ALSO:

It is virtually impossible to tell exactly what type of plumbing distribution line is present in every single home, or what type of drainline is present, due to the fact that most of the time they are installed through the slab and we cannot see beyond (underneath or behind) the sink cabinetry and/or behind the drywall.

In order to be certain what type of plumbing is behind the cabinets/sinks, in the walls, in the attic, or otherwise, one would have to scope the walls behind and under the sink vanity rear panel of the cabinetry, or scope other parts of the home to properly identify interior distribution plumbing lines and the material of the drain lines. A licensed plumber should do this.

If you are concerned about having a poor grade of plumbing distribution line throughout your home, you may wish to ask a licensed plumber to investigate further while you are still in your due diligence period stated in your pre-purchase contract.

10. WATER HEATER

IMPORTANT NOTE:

A home inspection is not a home warranty. Things can and will fail without notice. This is a snapshot of what was evident at the time of the inspection.

You can ask a licensed and insured plumber if the water heater that is in place is the correct size for the house or building you are purchasing. Once a home inspector identifies the hot water heater as working at the time of inspection, a plumber may advise you that it needs to be replaced very soon. Recommend having a plumber provide you with an estimate for a new water heater so you can budget accordingly. Place service maintenance agreement on all appliances as a recommendation. Appliances, including water heaters, can and will fail, regardless of their age, without notice, and/or require maintenance, and need to be replaced eventually.

If you are not planning to live in this home or condo on a year round basis, you may want to consider draining the water heater through the plumbing faucets, but consult with a licensed plumber first to ensure you are emptying the water heater correctly, and winterizing it. This will decrease the chances of the water heater leaking. Also be certain to carry insurance in case the water heater leaks.

		O K	FLT	HZD	MNT	OBV	COR
10.0	WATER HEATER	•					
10.1	WATER HEATER PRESSURE RELIEF VALVE	•					

Styles & Materials

WATER HEATER:
 Energy Type = Electric
 Capacity = 38 Gallons
 Age = 4-6 Years

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O K FLT HZD MNT OBV COR

Comments:

10.0 Water Heater Brand: Rheem

Location: Stairs closet

Model # & Serial # shown in photos I shared with you

Manufacture Date: 2018

of Gallons: 38

Hard wired for safety. **No**

Drain pan? Yes

There is no warranty or guarantee for plumbing or mechanical items in the home to continue to work beyond the home inspection period. This information supplied to you in the report is simply an idea of what was

going on at the time of in the inspection.

Put a service agreement in place on the mechanical items in the home in case they fail, or need maintenance.

Home inspectors are required by Florida Statute to refer any deficiencies back to a licensed and insured trade professional to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a home inspection, and/or (b) to able to provide you with an estimate for cost of repair or replacement, whichever is needed.

10.1 The T&P discharge pipe installed properly and is the correct diameter. 3/4"

* T&P means the temperature pressure relief valve.

SAMPLE

II. HVAC SYSTEM

IMPORTANT NOTE:

The State of Florida Statute concerning what home inspectors are allowed/ permitted to do on a home inspection dictates that we are to test the system at the normal operating controls, which is the thermostat. Therefore, USBI recommends a licensed HVAC (heating ventilation air conditioning) trade professional to come to the house and further evaluate the system beyond what a home inspector's scope of inspection is. You should do this while still within your inspection period if you are interested in having the system further evaluated. We are not allowed to open up the system and evaluate it further, or put gauges on the system to find out what the freon levels are, or look for leaks, or other deficiencies. Home inspectors are generalists. HVAC companies are specialists. Call them now and set up an appointment if you would like. What is obvious to an air conditioning technician is not obvious to a home inspector.

HVAC systems should be cleaned and serviced at least twice a year.

The State of Florida does not allow home inspectors to check freon levels, or to check for freon leaks - checking for freon leaks, pressures, or ensure that the HVAC system meets the requirements of the newest SEER rating. We do not have that expertise, and the State of Florida prefers that we refer the troubleshooting and diagnostic visit to a licensed trade professional with expertise in that particular field. New SEER rating compliance can only be ensured by an HVAC technician.

Condensation drain lines tend to get clogged up over time and should be cleaned out. Coils need to be cleaned and sanitized.

Filters may not have been changed out by the seller or tenant regularly which can allow the system to become dirty and unhealthy for occupants.

USBI cannot always tell when a unit was serviced last, or if freon/refrigerant was added to the system prior to our inspection, so we recommend evaluation and service by a qualified HVAC contractor as soon as possible, if not prior to, moving into the home.

IMPORTANT!!!

Make certain to have any and all warranties (if a newer system) or repair guarantees (if the unit is in need of repair and the Seller takes care of some repairs for you prior to the closing) for the air conditioning system.

The State of Florida does not allow home inspectors to check freon levels, or to check for freon leaks - checking for freon leaks could take 15 minutes or 4 hours, depending on where the leak is. We do not have that expertise, and the State of Florida prefers that we refer the troubleshooting to a licensed trade professional with expertise in that particular field.

Therefore, USBI recommends a licensed HVAC (heating ventilation air

SAMPLE

conditioning) trade professional to come to the house and further evaluate the system beyond what a home inspector's scope of inspection is.

O FLT HZD MNT OBV COR
K

11.0	A/C AIR HANDLER / SYSTEM				•	•
11.1	A/C CONDENSER / SYSTEM				•	•
11.2	THERMOSTAT	•				
11.3	DISTRIBUTION				•	•

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O FLT HZD MNT OBV COR
K

Styles & Materials

HVAC SYSTEM TYPE:

Type = Split System

AIR HANDLER BRAND:

BRYANT
Age = 9-11 Years
Budget For Replacement

CONDENSER BRAND:

BRYANT
Age = 8-10 Years
Budget For Replacement

Comments:

11.0 (I)

Air Handler Brand: Bryant Model # &

Serial # shown in photos I shared with

you Location: 2nd floor hall closet

Manufacture Date: 2013 Freon:

R410A

Water staining observed to the rear wall behind the air handler. Recommend further evaluation by a licensed contractor for replacement of all damaged materials.

Recommending having this system serviced prior to moving in by a licensed and insured HVAC company.

Budget for future replacement. The word "future" could mean the as soon as you take ownership, or months down the road, or in years to come. I cannot predict exactly when an air conditioning will fail, but they typically have a life span of 10-15 years +/- depending on how well they are maintained, and of course they can last longer, but this air conditioning system is 10 years of age.



11.0 Item 1 (Picture)

(2)

Home inspectors are not permitted to open up the system to evaluate it for rust, corrosion, parts that are faulty or in need of replacement. This MUST BE done by a licensed HVAC company. Consider doing this while you are still in your inspection period in order to possibly inform you of something important as part of your due diligence on this home. Home inspectors must inspect an air conditioning system from its normal operating controls. See the comments in the HVAC Section of the home inspection report (not only what prints out in the General Summary)

Get an idea from a licensed air conditioning company what the estimated life expectancy is of your air conditioning system so you can budget accordingly.

Do not store brooms, mops, vacuums, Swiffer's, or other types of cleaning tools that have dust or debris on them or in them. The air handler will suck up anything that is stored in this closet and distribute it throughout the entire house.

Home inspectors are required by Florida Statute to refer any deficiencies back to a licensed and insured trade professional to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a home inspection, and/or (b) to be able to provide you with an estimate for cost of repair or replacement, whichever is needed.

To determine the size of the air filter, remove the one in place, if there is one, and bring it to your local home improvement store, or ask your air conditioning company to provide you with better air filters. If the filter is too large, cut the part off that is too large and bring it to the store and match it up to the one that fits it. If the part is missing that holds the filter in place, or the panel that covers the air filter, then contact your air conditioning company (and you don't have one, ask friends and family and neighbors for a reputable one), and ask for an estimate to get it replaced.

(3)

Air conditioning MUST be used in all rooms where there are supply vents. No supply vents should be closed or partially closed due to causing a mold problem.

Duct cleaning can have a negative effect on the ducts in your attic. Improperly done by a company, duct cleaning can lead to air conditioning your attic rather than your home. Ducts cleaned and sealed with an anti-microbial by a licensed and insured mold remediation company is more desirable.

The main reason for air conditioning is to remove humidity from the house. The secondary benefit of air conditioning is to cool you off, but it is really for the building materials, like drywall and other porous materials in the house not to have humidity in the home build up which allows mold fungi to be present and grow.

If you do not wish to use the air conditioning the way it is meant to be used in the home, then have a humidistat installed in the home to prevent too much humidity from building up.

Mold begins to grow at 60% relative humidity.

If you do not have a humidistat and you only have a thermostat, you may want to have one installed. It does save you money on your utility bill to not have the air conditioning run all day unnecessarily, but runs it often enough so you do not end up with a mold problem from not running it enough.

Set the humidistat at 50, not at 60.

When you are home, you can either continue to use the humidistat, set at 50, or turn it on "ON" which means you are at home and you wish to use the thermostat to control the air conditioning system.

The reason you do not want to open your windows in the home instead of using the air conditioning system is because when the humidity outside is 60% or above, mold can grow due to high amounts of humidity being in the home. Items can corrode much sooner than they should when exposed to humidity for lengthy periods of time.

Only a licensed HVAC trade professional can install a humidistat. Mold can begin to grow when the relative humidity is at 60%. So set it at 50. This makes the air conditioning system turn on when the relative humidity reaches 50% in the home.

11.1 (1)

The AC condenser was manufactured in 2014 which makes it 9 years of age and the corresponding air handler in the house is 10 years of age.

Condenser Brand: Bryant Manufactured 2014 (9 years of age) Location: Front side of house

of tons: 2 Model # & Serial # shown in photos I shared with you

The suction line at the base of the condenser need to be serviced for new pipe insulation to cover it (the larger line). If the line is exposed, which it is, it can cause the unit to sweat (condensate) and not run efficiently, and affects the energy efficiency of the equipment.

Recommending having this system serviced prior to moving in by a licensed and insured HVAC company.

Budget for future replacement. The word "future" could mean the as soon as you take ownership, or months down the road, or in years to come. I cannot predict exactly when an air conditioning will fail, but they typically have a life span of 10-15 years +/- depending on how well they are maintained, and of course they can last longer, but this air conditioning system is 9 years of age.

(2)

The State of Florida does not allow home inspectors to check freon levels, open up the panels, put gauges on the system, or to check for freon leaks.

Therefore, USBI recommends a licensed HVAC (heating ventilation air conditioning) trade professional to come to the house and further evaluate the system beyond what a home inspector's scope of inspection is.

Read the rest of the comments in the HVAC section not able to be viewed if you only printed out the General Summary.

Home inspectors are required by Florida Statute to operate the a/c system from it's normal operating controls. We are not permitted to open up the unit and inspect it. We are not allowed to put gauges on the system!!

We must refer any deficiencies back to a licensed and insured HVAC professional for them to able to provide you with (a) a more in depth evaluation of the issue which may require dismantling an item to be able to provide you with a proper diagnosis not allowed to be done during a home inspection, and/or (b) to able to provide you with an estimate for cost of repair or replacement, whichever is needed.

When you close on the home, it is recommended that you put a service contract on the HVAC system with an HVAC company!! Anything can and will go wrong with an a/c unit. If the a/c unit is not working at the time you move in, call an HVAC company to do a diagnostic on the system to

find out why.

A home inspection is not a home warranty. Things can and will fail without notice. This is a snapshot of what was evident at the time of the inspection.

11.2

Photo shown as courtesy to buyer of the thermostat in the photo library.

Purchaser can inquire from a licensed HVAC professional the option of installing a humidistat/thermostat for energy efficiency reasons. If you have a humidistat installed, it can be set at 50 when you are away from the house for an extended period of time. When the humidistat is set at anything other than ON, the thermostat will not work. The humidistat will only allow the air conditioning system to turn on long enough to remove the humidity from the house. It can save you money on your utility bill. Humidistat should be set at "ON" when you are at home. In this setting, the thermostat will work.

11.3

The inside of the air conditioning unit could be dirty or even filthy and we are not expected to be aware of this!! We are only allowed/permitted to operate the system from it's normal operating controls. Some companies make their income from selling you duct cleaning and similar services, or from selling you air purification systems. We are not expected to advise you what the inside of the unit looks like. Beware. Contact an HVAC company to maintain this system.

The intake (or "return") and registers (or "a/c vents") of the air conditioning system may need to be cleaned with an anti-bacterial.

There are methods of having an air conditioning company clean the supply vents or intake vents with a method only allowed to be done by an air conditioning professional that can benefit you. Duct cleaning can have a negative effect on the ducts in your attic. Improperly done by a company may lead to air conditioning your attic rather than your home.

Temperature differential (the temperature between the supply vents and the intake should be between 14 and 22 degrees). The temperature differential in this home is 15-16°.

PLEASE READ THIS ALSO:

During a home inspection, the HVAC system is put through a basic functionality check from the thermostat to determine if the system is operating at the time of inspection.

This is a basic non-invasive inspection of the system.

We also do not determine BTU ratings, or sizing; also known as load calculations. This is done by engineers and architects when the plans are drawn for the home prior to being built. For a more invasive inspection, USBI recommends using an HVAC company.

HVAC = heating ventilation air conditioning

SAMPLE

12. COMMON INTERIORS

OVERVIEW NOTE:

Whether "USBI" was hired to do a mold assessment, or not, there is a possibility of some percentage of mold being present inside the walls.

Home Inspectors are licensed to do home inspections, not mold inspections. If there is blatant visual mold they can make a statement about it in the Inspection Report, but cannot refer to it as mold, but rather as a "mold-like substance" or "suspicious mold-like substance".

I am a State of Florida licensed Mold Assessor. If you would like a Mold Inspection/Assessment, with or without any air testing, or tape lifts, please call me at 561-784-8811.

If the walls are opened up due to renovations, repairs, or otherwise, a certain degree of mold may very well be present. This does not mean USBI "missed" something during the inspection.

Mold simply needs food and water in order to exist. Water can enter the walls from the humidity, condensation, or rain from outside, and enter the walls through stress cracks, seals in the exterior windows, doors, sliding glass doors, or even through the frame if wood frame, or CBS through the concrete block openings. Food would be anything porous, i.e. drywall (sheetrock, wallboard), padding underneath carpeting, etc.

Therefore, if a certain amount of a mold-like substance is found in the walls or baseboards or underneath flooring, remember, a home inspection is a non-invasive inspection of the home. Furthermore, the mold-like substance is encapsulated in the walls and is not in the breathable, ambient air that you are breathing when it is encapsulated in the walls. The buyer does not "own" the home yet, therefore, we are unable to put a scope in the walls or take up flooring to investigate.

		O K	FLT	HZD	MNT	OBV	COR
12.0	CEILINGS	•					
12.1	WALLS	•					
12.2	FLOORS	•					
12.3	DOORS (INTERIOR)	•					
12.4	WINDOWS (Representative number)				•	•	
12.5	CLOSETS					•	

O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected

O
K FLT HZD MNT OBV COR

Comments:**12.0**

Photo(s) shown as courtesy to buyer of some of the ceilings in this home.

If you wish to remove the popcorn ceiling texture yourself, without paying thousands of dollars, please click here for a very easy do-it-yourself solution: <https://www.youtube.com/watch?v=yu3ov27D928>

There are areas in the ceiling in the home that may have imperfections. Based on the age of the home, this is considered to be typical.

12.1

There are areas on the walls in the home that have imperfections. Based on the age of the home, this is considered to be typical.

12.2 (1)

The seller or occupant of the home has so many personal stored items in the way that we cannot inspect every area in the interior of the residence. There may have been rugs or furniture, or personal belongings in the way at the time of inspection.

Unknown what the condition of the floor or slab is underneath the flooring because the floors are covered with materials. Home inspectors are not allowed to lift the flooring and view the condition of the walls behind baseboards, or sub-floor underneath.

(2)

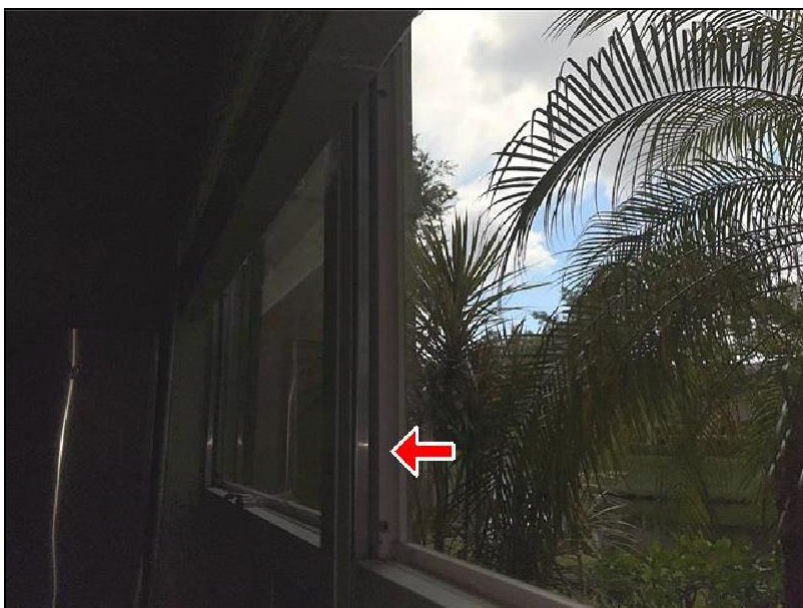
The earth under the house can cause movement, or settlement, and tiles can unexpectedly crack, break, or even a phenomenon known as tile tenting can occur. Plumbing issues under a slab, earth movement, expansion of the joints, the way the tile is laid, the product with which the tile was laid (thin set), or the lack of proper installation, or materials can also result in tile tenting. It can happen unexpectedly years after the house was built. It does not necessarily point to the direction of the builder, or the installer, or anyone else you may think is "responsible". It can just occur. Some areas of the city may blast with explosives in order to ready the land to build more homes or buildings, and this can cause the earth to move under your home. There are so many various reasons for why tiles can lift or tent in one or more areas of the home. You can Google this or even look it up on YouTube "tile tenting".

12.4 (1)

Cracking and damaged vinyl observed around the windows. Recommend having a window company provide an estimate for repair or replacement of the older windows in this townhouse

so you can make an informed decision as to the windows needing to be either repaired or replacement.

A representative number of windows in areas of the home, bedrooms, bathrooms, were tested for functionality. Some window screens may have been missing. Recommend any screens missing are replaced. I do not recall any of them being missing though.



12.4 Item 1 (Picture)



12.4 Item 2 (Picture)



12.4 Item 3(Picture)



12.4 Item 4(Picture)

(2)

All windows were able to be opened and closed. There was a binding operation present at most, if not all of the home's single hung windows. Keep in mind that people who live in South Florida do not open the windows often. Thus as a result, some windows in this home may need maintenance/repair/replacement of parts. Parts for balance spring rods and other issues can be costly. The windows do open and close but need to be cleaned thoroughly of calcium, mineral deposits, or even dirt on the inside window track, and then, after being completely cleaned, then lubricated. You can use a lubricant made for windows, like DuPont Teflon Non-Stick Dry-Film Lubricant Aerosol Spray. Do not use a product like WD-40 on the window tracks, as it was designed for water displacement (moves water off of what you spray it on) and it is not designed to do anything more. There are lubricants specially made for windows, and they can be found at

your local home improvement store.

12.5

Metal racks in the clothes closets may need additional supports in some or most closets. Some closets shown appear to have brackets or supports but perhaps may not be enough. Please assess this carefully before putting clothes on the metal racks. You do not want to hang a lot of clothes in the closets only to find that the rack has pulled out of the wall and fallen on the floor along with your clothing. Consider doing this prior to moving in.

SAMPLE

PLEASE READ THIS ALSO:

You may ask: Is it possible for there to be mold behind the built in cabinetry, wet bar sinks, fireplace walls, or any other walls or windows in my home?

Mold begins to grow when cabinetry, baseboards, or drywall become wet or have been affected by humidity or an incident involving condensation, water, or humidity.

When you may do a remodel or repair, you could possibly find some mold behind a new cabinet if the person who installed it did not remove a water damaged area entirely. We are not allowed to cause damage to the home by moving or removing the cabinets or other areas to inspect the walls behind them.

When you may do a remodel or repair, you may find some. We're not allowed to cause damage to the home by moving or removing the cabinets or other areas to inspect the walls behind them.

We must abide by State law and limitations of home inspections. Home inspectors may not move or remove anything to see under it, behind it, or around it.

The cabinets, fireplaces, windows, drywall, wallpaper, tile, or other material would have to be removed to see the walls (or even flooring) behind them. Same for any other cabinetry, whether built in, or not, or hidden areas in the home or in the garage, etc.

Inspectors are not allowed to cause damage to the home by removing items, objects, furniture inside the house, or outside on the patio, or dressers, wall cabinets, or other items in order to inspect the walls behind them. We must abide by State law and limitations of home inspections. Home inspectors may not move or remove anything to see under it, behind it, or around it.

WINDOWS: Make certain to seal the interior of the windows at the sill, in the corners with a heavy duty waterproof exterior silicone sealant (which can be found at your local home improvement store) - it comes in a tube and goes in a caulking gun. This is made for boat windows in the saltwater or freshwater and is an excellent choice for helping you re-seal the exterior window seals, as well as the interior windows in important areas.

A well-sealed home is a healthy home.

Ants or other pests found inside the walls, flooring, or ceilings of the home: It is entirely possible for ants or other insects to bring their nests or homes inside of your home by evidence of dirt, frass, or other material. A home inspection does not include a pest inspection. Unless a trail of ants or other pests are seen entering or leaving the home during the home inspection, this can go unseen and is not a part of a home inspection. Keep in mind you do not own the home

yet, and a home inspector has to leave the house intact, as we found it. We cannot pull up flooring, or look inside walls, or open up electrical outlets/receptacles to look inside for dirt or other matter. If you wish for a licensed pest control operator to find an ant or other pest invasion after you own the home, you can ask us for a name and number of someone.

13. SAFETY SYSTEMS

IMPORTANT NOTE:

Adequate smoke detectors and carbon monoxide detectors should be installed, where they are absent in this residence. Check with your contractor to ensure you are placing them in the correct places, and have enough of them installed. You need to have carbon monoxide detectors.

		O K FLT HZD MNT OBV COR					
13.0	SMOKE DETECTORS				•	•	
O K= Satisfactory, FLT= Fault Present, HZD= Safety Hazard, MNT= Maintenance, OBV= Observation, COR= Corrected		O K FLT HZD MNT OBV COR					

Comments:

13.0 (1)

Once you are in the home, you should replace all smoke detectors age 5 years and older as they lose their sensitivity. Ask the seller how old they are. If he or she does not know, it would be wise or beneficial to replace the smoke detectors in the house. A licensed electrician should do this. They must be hard wired and battery backup powered. Until you do this, you should (as a temporary measure) replace all of the batteries in all of the smoke detectors to protect you and your family.

(2)

Recommend you replace smoke detectors with smoke and carbon monoxide detectors if they are already not installed.

Replace batteries in any smoke and carbon monoxide detectors.

Replace door locks upon taking occupancy of the home.

(3)

Florida house fires prove that almost half of those homes didn't have working smoke alarms. We hope you will replace all batteries in smoke alarms when you take ownership of the home, except on newer smoke alarms.

The batteries are virtually tamper proof. You can't take the battery out of the newer ones; and the smoke alarm doesn't need to be replaced for a decade.

If you are updating a home, you can also use the alarms instead of using hard-wired models, which will save you money. Hire a licensed electrician to have new smoke alarms installed in areas where they are needed (where they may not be present).

When homeowners replace smoke alarms, it is best to install a 10-year, sealed battery smoke alarm in homes when replacing outdated or non-working alarms.

The batteries are virtually tamper proof. You can't take the battery out and it doesn't need to be replaced for a decade.

If you are updating a home, you can also use the alarms instead of using hard-wired models, which will save you money.

Ask a licensed electrician to install smoke alarms where necessary.

PLEASE READ THIS ALSO:

Smoke and carbon monoxide detectors should be tested every 6 months. All batteries should be replaced when buying a home and then yearly thereafter.

14. ATTIC

IMPORTANT NOTE:

The attic is a strange, yet useful, space within every home. In the old days, attics could breathe freely through large gable vents, and heating of the air in the attic was not the problem it is today. With today's tighter built buildings, the problem of super-heated air - air that can be as much as 50 of 80 degrees hotter than the outside air temperature - is a huge problem. This heat, if not kept in check, will eventually make its way into the conditioned living space, placing further load on your air conditioner.

To make an attic more efficient, you need to take a three-pronged approach to fixing the problem. First, the attic should never be sealed to the outside - it must breathe and exchange air with the outside. Secondly, radiant heat into the attic should be minimized. The less radiant heat you have in the attic, the less heat there is to transfer through the ceiling and into the living space. Finally, a strong thermal barrier should separate the attic from the living space, regardless of what the temperature is in the attic.

		O K	FLT	HZD	MNT	OBV	COR
14.0	ATTIC ACCESS	•					
14.1	ATTIC INSULATION	•					
14.2	ATTIC / ROOF VENTILATION	•					

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O
K FLT HZD MNT OBV COR

Styles & Materials
ATTIC ACCESS:
 Type = Pull Down Stair
ATTIC INSPECTION
METHOD:
 Inspector Present in the Attic.
 Access to limited areas only.
ATTIC INSULATION:
 Type = Batt
 Material = Fiberglass
 Installation = Attic Floor
 "R" Value = 18-20
ATTIC VENTILATION:
 Type = Soffit Vent
 Type = Roof Gooseneck Vent

Comments:

14.0

Photo(s) shown as courtesy to buyer - Pull-down stairs located in guest bathroom at ceiling

14.1

R-19 fiberglass batt insulation present.

This insulation was adequate at the time of construction.

Additional insulation can be an energy efficient investment.

Recommend a free energy survey be performed by FP&L for possible upgrade credit.

I4.2

If you have the house painted in the future, be certain NOT to allow the painters to paint over the soffit vent screens. Very important, or your roof/attic system will not vent properly and will make your house very hot inside, and you will use an exorbitant amount of air conditioning to try to off-set this heat.