General Home Inspection Report

Mr. Gray

Property Address:
2280 W Silver Palm Rd
Boca Raton FL 33432

Certified Inspectors, LLC

Angelo Menezes HI9467
Certified Master Inspector (CMI)
Certified Professional Inspector (CPI)
11419 W Palmetto Park Dr #971032
Boca Raton, FL 33497-1032
Phone: 561-570-6311
Email: Info@certifiedinspectors.us

Angelo Menezes

Digitally signed by Angelo Menezes
Date: 2026.04.30 11:15:35 -04'00'

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Date: 5/14/2021	**Time:** 09:00 AM	**Report ID:** 20210514-2280-W-Silver-Palm-Rd
Property: 2280 W Silver Palm Rd Boca Raton FL 33432	**Customer:** Mr. Gray	**Real Estate Professional:** Shelley Nesbitt

Comment Key or Definitions

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

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

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

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

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

Standards of Practice: InterNACHI International Association of Certified Home Inspectors	**Type of building::** Single Family (2-story)	**Approximate Square Footage::** 7000
Approximate Year of Original Construction:: 2008	**Inspection started at::** 9am	**Inspection ended at::** 1pm
Occupancy:: The home was occupied	**Attending the Inspection::** Buyer and Buyer's Agent	**Weather during the Inspection::** Clear
Significant precipitation in last 3 days:: No	**Temperature during inspection::** Over 100 (F) = 37 (C)	**Ground/Soil surface condition:** Damp

1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Items

1.0 Roof Structure Exterior

Inspected

The home had gabled roof with a flat section.

The roof was sheathed with 7/16-inch plywood.

The inspector observed no deficiencies in the condition of the roof structure exterior.

1.0 Item 1 (Picture)

1.0 Item 2 (Picture)

1.0 Item 3 (Picture)

1.0 Item 4 (Picture)

1.0 Item 5 (Picture)

1.0 Item 6 (Picture)

1.0 Item 7 (Picture)

1.1 Underlayment

Not Inspected

Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

1.2 Roof Flashing

Inspected

The inspector observed no deficiencies when inspecting roof flashing.

1.3 Roof Drainage System

Inspected

The Inspector observed no deficiencies in the condition of the the roof drainage system.

1.4 Plumbing and Combustion Vents

Inspected

A plumbing vent pipe serving the drain, waste and vent system had adequate clearance above the roof. To help ensure that they perform according to their design, plumbing vent pipes should terminate a minimum of 6 inches above the roof. No deficiencies were found.

1.5 Concrete Tile

Inspected, Repair/Replace

The roof had cracked and/or broken concrete roof tiles that should be replaced to help prevent damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairs.

1.5 Item 1 (Picture)

1.5 Item 2 (Picture)

1.5 Item 3 (Picture)

1.5 Item 4 (Picture)

1.5 Item 5 (Picture)

1.5 Item 6 (Picture)

1.5 Item 7 (Picture)

1.6 Roll Roofing

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the roll roofing roof-covering material.

1.6 Item 1 (Picture)

1.6 Item 2 (Picture)

1.6 Item 3 (Picture)

1.6 Item 4 (Picture)

Styles & Materials

Method of inspection::
Drone with camera

The roof style was::
Gable
Flat

Primary roof-covering type::
Concrete Roof Tile
Roll Roofing

Drainage system description::
Gutters and downspouts installed

Gutters/downspout material::
Aluminum

Chimney flue material::
Extra Info : NA

Underlayment/ Interlayment::
Mostly hidden from view

2. Attic

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

Items

2.0 Attic Access

Inspected

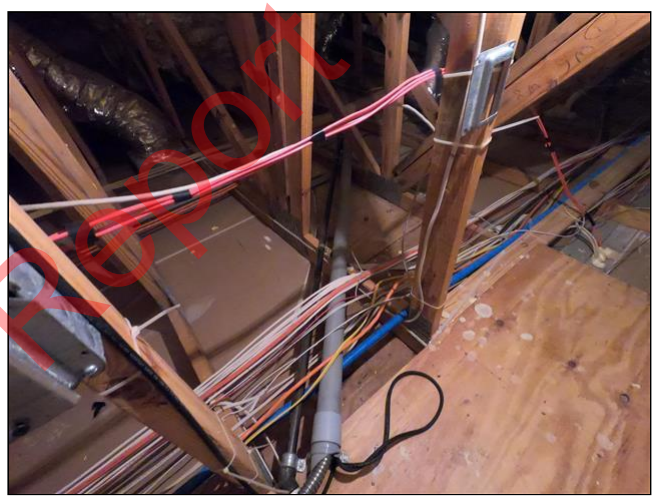
The attic was accessed by a ceiling-installed pull-down ladder in laundry room.

2.1 Roof Framing (from attic)

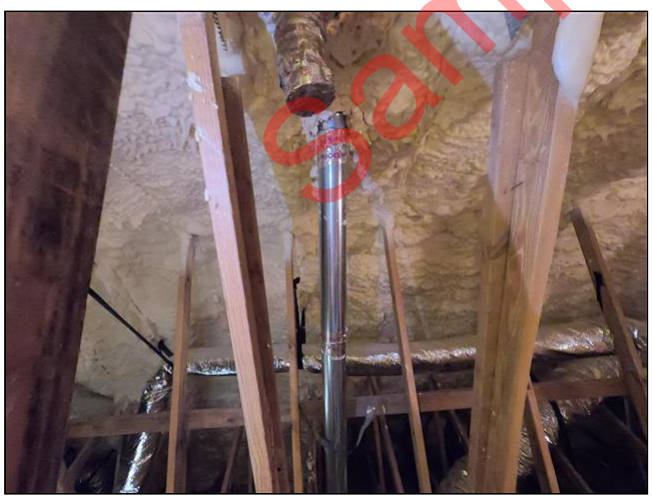
Inspected

Inspector found no deficiency with the condition of the roof framing.

2.1 Item 1 (Picture)



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)

2.1 Item 4 (Picture)

2.1 Item 5 (Picture)

2.1 Item 6 (Picture)

2.1 Item 7 (Picture)

2.2 Roof Sheathing

Inspected

The roof appeared to be sheathed with plywood approximately 7/16-inch thick. Inspector found no deficiency with the condition of the visible roof sheeting.

2.3 Roof Structure Ventilation

Inspected

The attic was not ventilated. A design was used in which insulation is applied to the underside of the roof and the attic space contains conditioned air, just like the living space. These designs can out-perform ventilated attics when used in an appropriate climate and properly designed and constructed.

2.4 Attic Electrical

Inspected

The Inspector observed no deficiencies in the condition of electrical components visible in the attic at the time of the inspection.

2.5 Attic Thermal Envelope

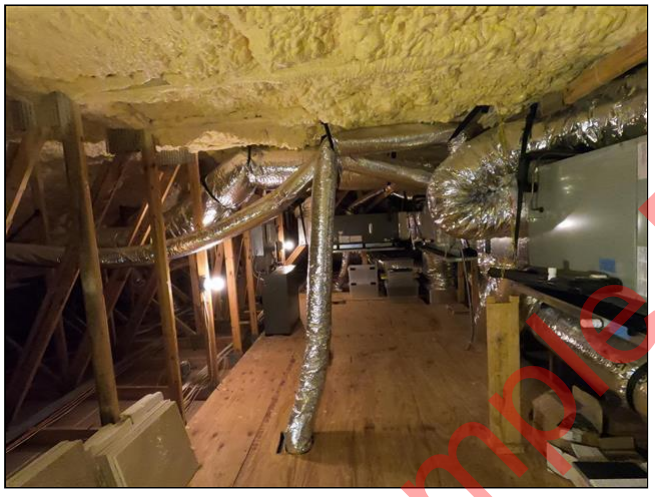
Inspected

(1) The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.

The attic floor was insulated with Icynene.

2.5 Item 1 (Picture)

2.5 Item 2 (Picture)



2.5 Item 3 (Picture)

2.5 Item 4 (Picture)

(2) The attic floor insulation depth averaged approximately 6 to 8 inches. The Inspector recommends installing additional insulation to comply with local energy codes

Styles & Materials

Attic inspected from::
Inside the attic

Attic thermal insulation material::
Extra Info : Icynene Foam

Approximate attic thermal insulation depth::
6-8 inches

Roof Structure Ventilation::
The attic was conditioned space

Roof Framing Type::
Conventional Framing

Roof Sheathing Material::
7/16-inch Plywood

3. Exterior

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/ spas unless pre-arranged as ancillary inspections.

Items

3.0 General Grounds

Inspected, Repair/Replace

The building site was relatively level and flat. Inspector found some poor ground cover or dying grass in some areas of the home. Recommend evaluation by professional landscaper.

3.0 Item 1 (Picture)

3.0 Item 2 (Picture)

3.0 Item 3 (Picture)

3.0 Item 4 (Picture)

3.0 Item 5 (Picture)

3.0 Item 6 (Picture)

3.1 Mail Box

Inspected

Inspector found no deficiencies with the condition of the mail box.

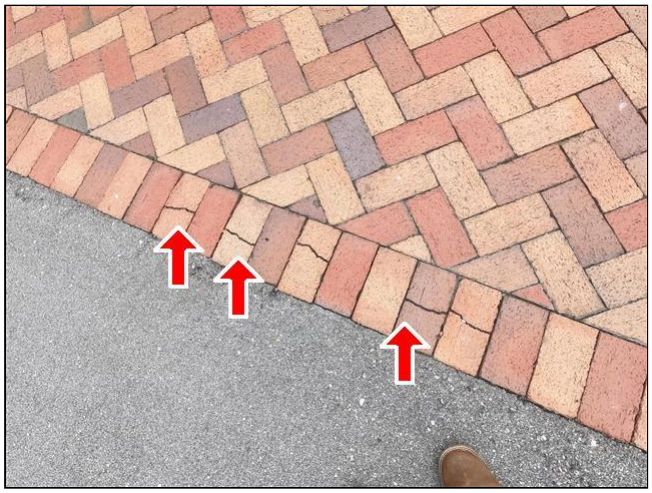
3.1 Item 1 (Picture)

3.2 Driveway

Inspected, Repair/Replace

The Inspector observed few deficiencies in the condition of the driveway at the time of the inspection. Notable exceptions will be listed in this report.

Some pavers were cracked in the driveway.



3.2 Item 1 (Picture)

3.2 Item 2 (Picture)

3.2 Item 3 (Picture)

3.2 Item 4 (Picture)

3.2 Item 5 (Picture)

3.3 Walkways

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walkways at the time of the inspection.

3.3 Item 1 (Picture)

3.3 Item 2 (Picture)

3.3 Item 3 (Picture)

3.3 Item 4 (Picture)

3.4 Exterior Trim

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior trim.

3.4 Item 1 (Picture)

3.4 Item 2 (Picture)

3.4 Item 3 (Picture)

3.4 Item 4 (Picture)

3.5 Porch

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch.

3.5 Item 1 (Picture)

3.6 Patio

Inspected

The Inspector observed no deficiencies in the condition of this patio at the time of the inspection. Inspection of the patio typically includes examination of the:

- surface;
- poor installation;
- level and flat;
- deterioration;
- damage; and
- heaving or settling. roof or cover and its supporting structure

3.6 Item 1 (Picture)

3.6 Item 2 (Picture)

3.6 Item 3 (Picture)

3.6 Item 4 (Picture)

3.6 Item 5 (Picture)

3.6 Item 6 (Picture)

3.7 Landscape Irrigation

Inspected

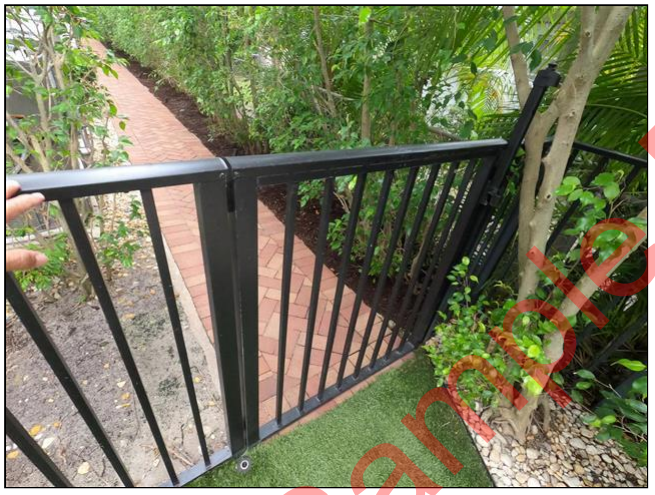
At the time of the inspection, the Inspector observed no deficiencies in the condition of the landscape irrigation (sprinkler) system.

3.7 Item 1 (Picture)

3.8 Fences, Gates, and Boundary Walls

Inspected

The inspector observed no deficiencies in the condition of the fences at the time of the inspection.



3.8 Item 1 (Picture)

3.8 Item 2 (Picture)

3.9 Outdoor Kitchen

Inspected, Repair/Replace

Inspector found several deficiencies wit the condition of the outdoor kitchen:

1. The grill lighter was not functional. You have to light up the grill manually.
2. The cabinetry exhibited minor deterioration in several areas.
3. The counter had missing ground along the edges of the backsplash.
4. The small refrigerator and the grill had minor signs of corrosion.

Recommend repairs.

3.9 Item 1 (Picture)

3.9 Item 2 (Picture)

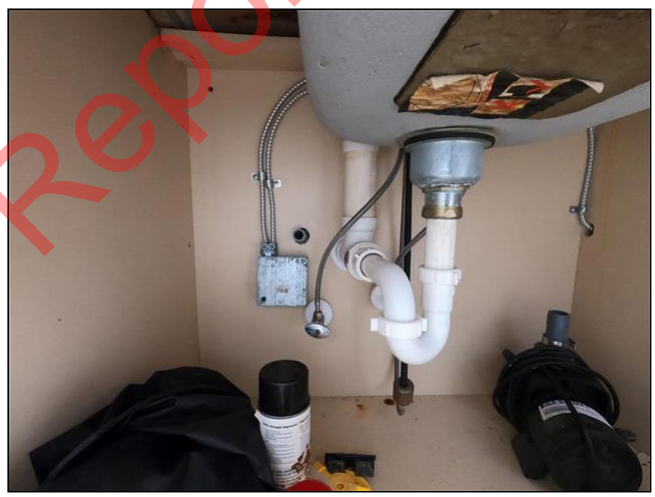
3.9 Item 3 (Picture)

3.9 Item 4 (Picture)

3.9 Item 5 (Picture)

3.9 Item 6 (Picture)

3.9 Item 7 (Picture)

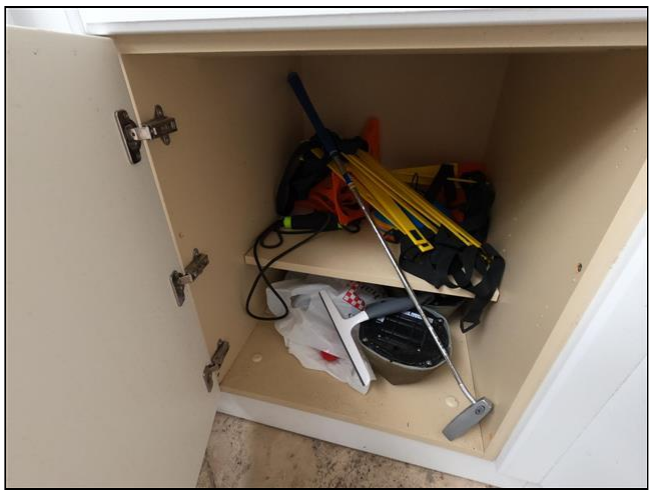


3.9 Item 8 (Picture)

3.9 Item 9 (Picture)

3.9 Item 10 (Picture)

3.9 Item 11 (Picture)



3.9 Item 12 (Picture)

3.9 Item 13 (Picture)

3.9 Item 14 (Picture)

3.10 Exterior Views

Inspected

3.10 Item 1 (Picture)

3.10 Item 2 (Picture)

3.10 Item 3 (Picture)

3.10 Item 4 (Picture)

3.10 Item 5 (Picture)

3.11 Balcony

Inspected, Repair/Replace

The railings of the balconies in the rear of the home were loose. This is a major safety hazard that needs to be corrected immediately.

Another section of railing was held by corroded screws. The corrosion is staining the walls below. Recommend repairs.

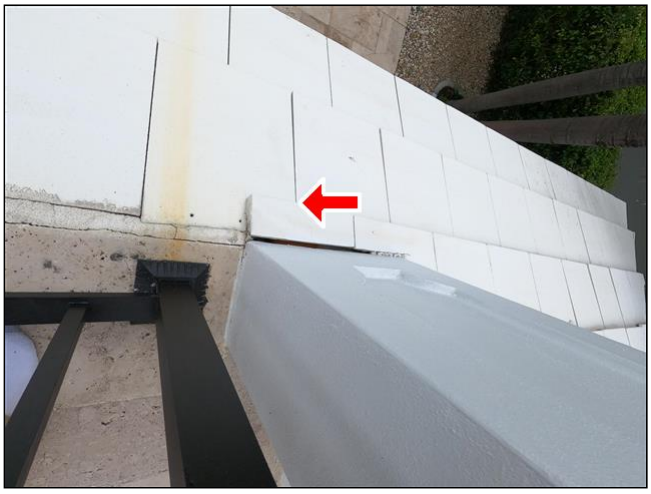
https://youtu.be/LIm4pIftcow

3.11 Item 1 (Picture)

3.11 Item 2 (Picture)

3.11 Item 3 (Picture)

3.11 Item 4 (Picture)



3.11 Item 5 (Picture)

3.11 Item 6 (Picture)

3.11 Item 7 (Picture)

3.11 Item 8 (Picture)

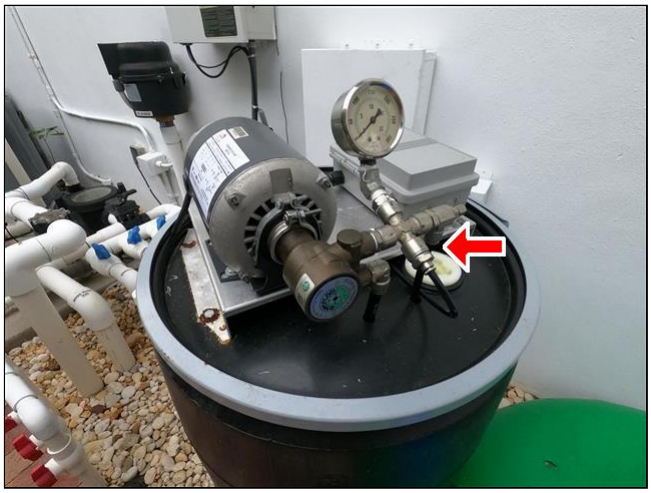
3.11 Item 9 (Picture)

3.12 Water Features

Inspected, Repair/Replace

The MosquitoNix Misting System was not functional. Inspector attempted to run the system but it did not respond. Recommend repairs.

3.12 Item 1 (Picture)



3.12 Item 2 (Picture)

3.12 Item 3 (Picture)

Styles & Materials

Driveway Material::
Extra Info : Pavers

Walkway Materials::
Masonry paver

Chimney Construction::
Concrete Masonry Unit (CMU)

4. Wall Exteriors

Items

4.0 Stucco

Inspected, Repair/Replace

The Inspector observed no deficiencies in the condition of Stucco covering exterior walls. However, there is a rust stain coming from the corrosion of the screws used to hold the railings upstairs. Recommend repair.

4.0 Item 1 (Picture)

4.0 Item 2 (Picture)

4.0 Item 3 (Picture)

4.0 Item 4 (Picture)

4.0 Item 5 (Picture)

4.0 Item 6 (Picture)

4.1 Door Exteriors

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors. Inspection of door exteriors typically includes examination of the following:

- Door exterior surface condition;
- Weather-stripping condition;
- Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold);
- Jamb condition;
- Threshold condition; and
- Moisture-intrusion integrity

4.2 Window Exteriors

Inspected, Repair/Replace

The Inspector observed few deficiencies in the condition of window exteriors at the time of the inspection. Notable exceptions will be listed in this report.

Some windows has started to deteriorate the caulking. Recommend repairs.

4.2 Item 1 (Picture)

4.2 Item 2 (Picture)

4.2 Item 3 (Picture)

4.2 Item 4 (Picture)

4.2 Item 5 (Picture)

4.2 Item 6 (Picture)

4.2 Item 7 (Picture)

4.2 Item 8 (Picture)

4.2 Item 9 (Picture)

Styles & Materials

Exterior wall-covering Material:
Hardcoat Stucco

Exterior Doors::
Solid wood
Metal

5. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Items

5.0 General Structure

Inspected

The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only. At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible home structure.

5.0 Item 1 (Picture)

5.1 Exterior Wall Construction

Inspected

The exterior walls were constructed of concrete masonry units (CMU) which were hidden behind interior and exterior wall covering materials. The inspector disclaims responsibility for confirming their condition. The exterior walls were inspected visually only.

5.2 Slab-on-Grade

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings.

5.3 Foundation

Inspected

Most of the poured concrete foundation walls were hidden underground. The foundation wall inspection was limited to representative areas only.

Styles & Materials

Foundation Configuration::
Concrete Slab-on-Grade

Foundation Method/Materials::
Poured concrete footings

Main Floor Structure::
Concrete Slab

Main Floor Structure- Perimeter Bearing::

Main Floor Structure- Intermediate Support::

Exterior Wall Structures::
Concrete Masonry Units (CMU)

Typical Ceiling Structure::
Drywall attached to roof trusses

6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.Inspection of the home electrical system typically includes visual inspection of the following:service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

Items

6.0 General Electrical System Description

Inspected

Power company service cables fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

6.0 Item 1 (Picture)

6.0 Item 2 (Picture)

6.0 Item 3 (Picture)

6.0 Item 4 (Picture)

6.1 General Electrical System Condition

Inspected

Inspector found no deficiency with the condition of the electrical system at the time of the inspection.

6.2 Electric Meter

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

6.2 Item 1 (Picture)

6.3 Service Panel Exposure Rating

Inspected

The service panel cabinet was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of falling dirt.

6.4 Service Entrance Conductors

Inspected

The service entrance conductors were inspected in the service panels.

The service entrance conductors were 2/0 copper rated at 200 amps.

6.5 Service Panel Manufacturer

Inspected

The service panels brand was SQUARE D

6.6 Service Panel Cabinet, Ampacity, and Cover

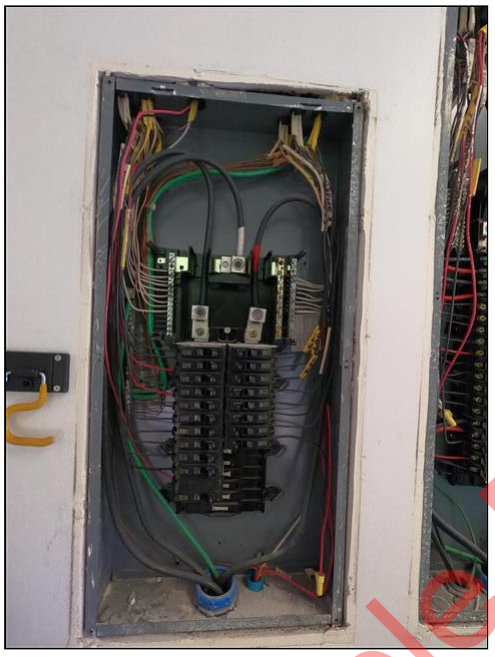
Inspected

The manufacturer's label listed the service panels rating as 200 amps.

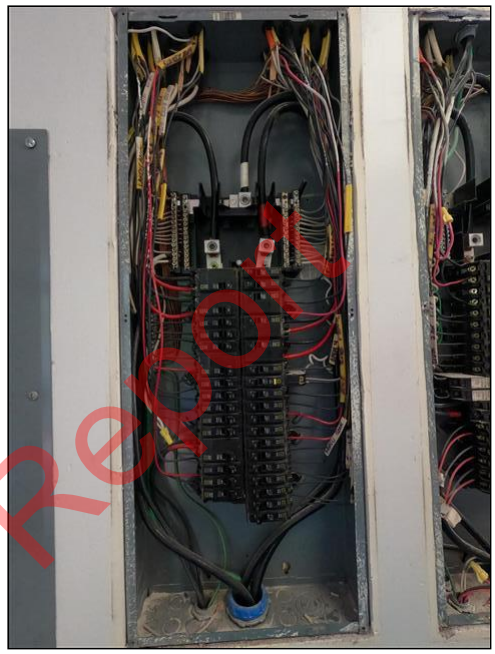
6.7 Service Panel Wiring

Inspected

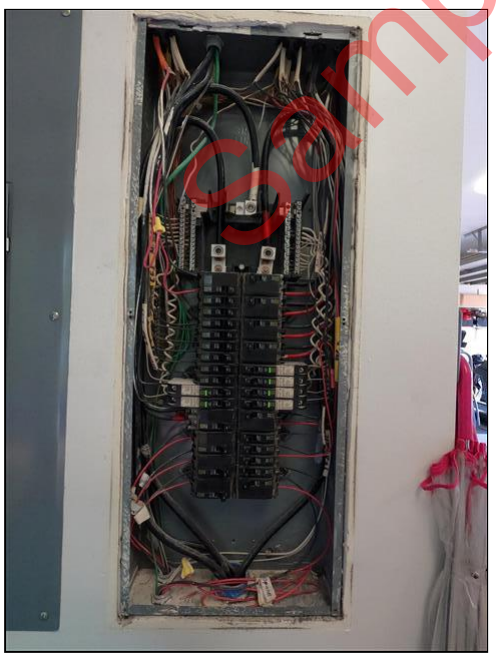
Inspector found no deficiency with the condition of the wiring on the electric panels at the time of the inspection.



6.7 Item 1 (Picture)



6.7 Item 2 (Picture)



6.7 Item 3 (Picture)

6.7 Item 4 (Picture)

6.8 Service Disconnect

Inspected

The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

The main electrical panel had no single service disconnect. Shutting off power to all the homes circuits required more than 6 hand movements.

6.9 Overcurrent Protection Devices

Inspected

Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

6.10 Service Grounding Electrode System & Service Bond

Inspected

The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

6.11 Equipment Grounding & Bonding

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment grounding systems.

6.12 Exterior Electrical Receptacles

Inspected, Repair/Replace

Some exterior conventional electrical receptacles were inoperable at the time of the inspection and should be replaced by a qualified electrical contractor. One receptacle had a broken weather guard. The Inspector recommends that all exterior electrical receptacles be provided with ground fault circuit interruptor (GFCI) protection for safety reasons.

6.12 Item 1 (Picture)

6.12 Item 2 (Picture)

6.12 Item 3 (Picture)

6.12 Item 4 (Picture)

6.12 Item 5 (Picture)

6.12 Item 6 (Picture)

6.12 Item 7 (Picture)

6.13 Conventional Electrical Receptacles (interior)

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the home. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

6.14 GFCI/AFCI Electrical Receptacles

Inspected

6.15 Switches

Inspected

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because switches are often connected to outlets of the house, inspection of every switch exceed the Standards of Practice are not included in a typical General Home Inspection. Functionality of all switches in the home may not be confirmed by the inspector.

6.16 Interior Lighting

Inspected

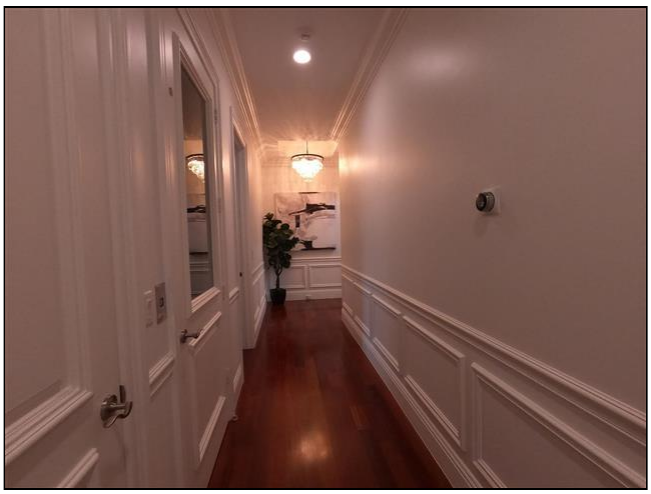
At the time of the inspection, the Inspector observed no deficiencies in the condition of interior lighting.

6.16 Item 1 (Picture)

6.16 Item 2 (Picture)

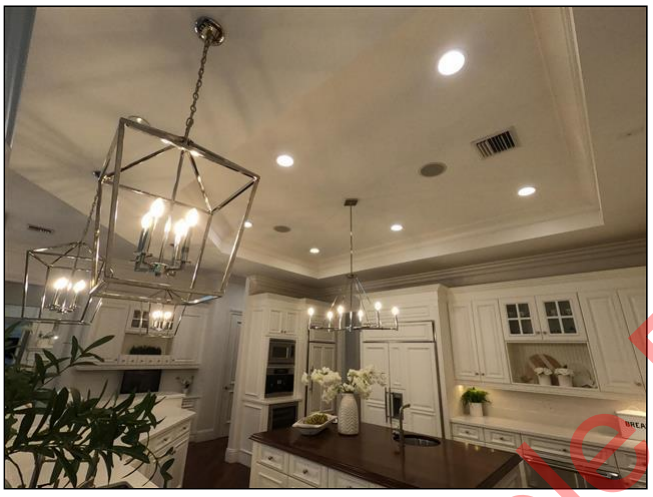
6.16 Item 3 (Picture)

6.16 Item 4 (Picture)



6.16 Item 5 (Picture)

6.16 Item 6 (Picture)



6.16 Item 7 (Picture)

6.16 Item 8 (Picture)

6.16 Item 9 (Picture)

6.16 Item 10 (Picture)

6.16 Item 11 (Picture)

6.16 Item 12 (Picture)

6.17 Exterior Lighting

Inspected, Repair/Replace

Several landscape lighting was not functional. Recommend repairs by qualified contractor.

6.17 Item 1 (Picture)

6.17 Item 2 (Picture)

6.17 Item 3 (Picture)

6.17 Item 4 (Picture)

6.17 Item 5 (Picture)

6.17 Item 6 (Picture)

6.17 Item 7 (Picture)

6.17 Item 8 (Picture)

6.17 Item 9 (Picture)

6.17 Item 10 (Picture)

6.17 Item 11 (Picture)

6.17 Item 12 (Picture)

6.18 Smoke Detectors

Inspected

The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated, and none will ever need batteries. You should check the detector indicator lights occasionally to be sure that each detector has power.

6.19 Doorbell

Inspected

The doorbell responded to the switch at the time of the inspection.

6.19 Item 1 (Picture)

6.20 Ceiling Fans

Inspected

Inspector found no deficiency with the condition of the ceiling fans in this house.

6.20 Item 1 (Picture)

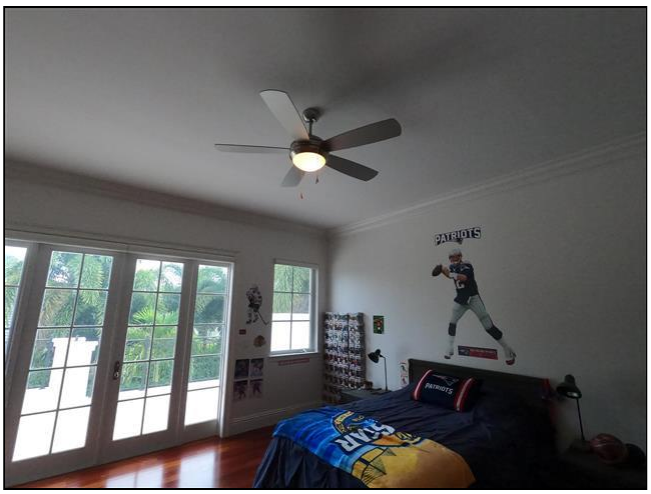
6.20 Item 2 (Picture)

6.20 Item 3 (Picture)

6.20 Item 4 (Picture)

6.20 Item 5 (Picture)

6.20 Item 6 (Picture)



6.20 Item 7 (Picture)

6.21 Standby Generator

Inspected, Repair/Replace

The home was equipped with a Carrier Whole House Generator. It appears that the generator is a 48 Kw unit capable of powering the entire home. The Generator was tested at the time of the inspection and it was functional. However, the generator exhibited a slow start at the time of the inspection. The battery appears to be bad. According to the homeowner, the generator is not being professionally maintained. Recommend you contract with a generator company that can service the unit regularly. Watch the video on Youtube.

https://youtu.be/NDY3ObLXPXQ

6.21 Item 1 (Picture)

6.21 Item 2 (Picture)

6.21 Item 3 (Picture)

6.21 Item 4 (Picture)

6.21 Item 5 (Picture)

6.21 Item 6 (Picture)

6.21 Item 7 (Picture)

6.21 Item 8 (Picture)

6.22 Surge Protection

Not Present

Styles & Materials

Electrical Service Conductors::
Copper
120/240 volt service

Service Panel Ampacity::
Appears adequate for this home
Extra Info : 600 AMPs

Service Panel Type::
Load Center

Service Panel Exposure Rating:
Type 1

Service Panel Manufacturer::
Square D

Service Disconnect Location::
At Service Panel

Service Disconnect Type::
Breaker

Service Grounding Electrode::
Driven rod

Wiring Methods::
Not Visible

Type of Branch Wiring::
Solid Copper

Ground Fault Circuit Interruptor (GFCI) Protection::
YES

Arc Fault Circuit Interruptor (AFCI) Protection::
YES

7. Garage

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

Items

7.0 Vehicle Doors

Inspected

All automatic garage door openers responded to the controls at the time of the inspection.
The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications you should have the it inspected by a qualified contractor or technician.

7.0 Item 1 (Picture)

7.0 Item 2 (Picture)

7.0 Item 3 (Picture)

7.0 Item 4 (Picture)

7.0 Item 5 (Picture)

7.0 Item 6 (Picture)

7.0 Item 7 (Picture)

7.0 Item 8 (Picture)

7.0 Item 9 (Picture)

7.0 Item 10 (Picture)

7.0 Item 11 (Picture)

7.0 Item 12 (Picture)

7.1 Conventional Doors

Inspected

The conventional door between the garage and the interior exhibited light wear and/or deterioration commensurate with its age.

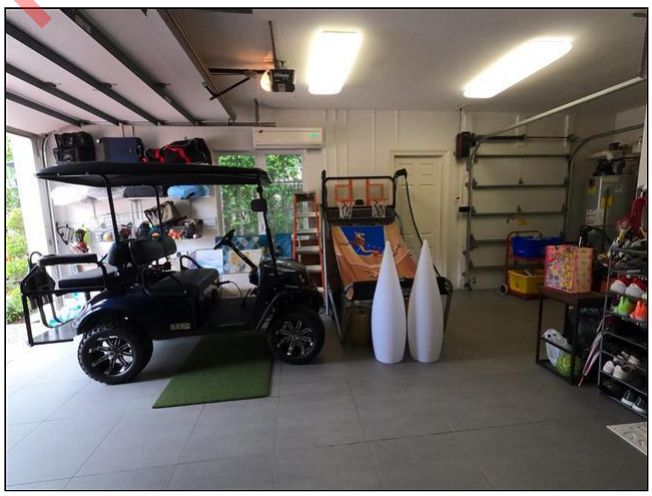
7.1 Item 1 (Picture)

7.2 Floors

Inspected

(1) At the time of the inspection, the occupant's belongings significantly limited the Inspector's view of the garage floor.

7.2 Item 1 (Picture)



7.2 Item 2 (Picture)

(2) At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

7.3 Walls

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of The garage walls.

7.4 Ceiling

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

7.5 Fire Separation

Inspected

The walls separating the garage from home living space appeared to meet generally-accepted current safety standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

7.6 Garage Electrical

Inspected

Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

7.7 General Condition and Ventilation

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage.

7.8 Garage Lighting

Inspected

Inspector found no deficiencies with the condition of the garage lights.

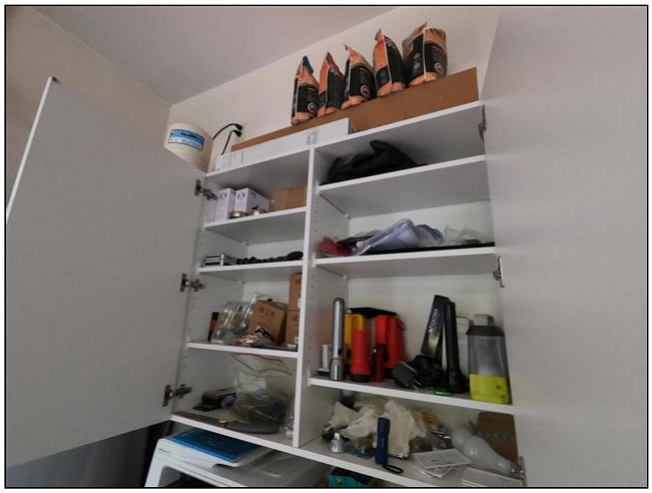
7.8 Item 1 (Picture)

7.9 Cabinets

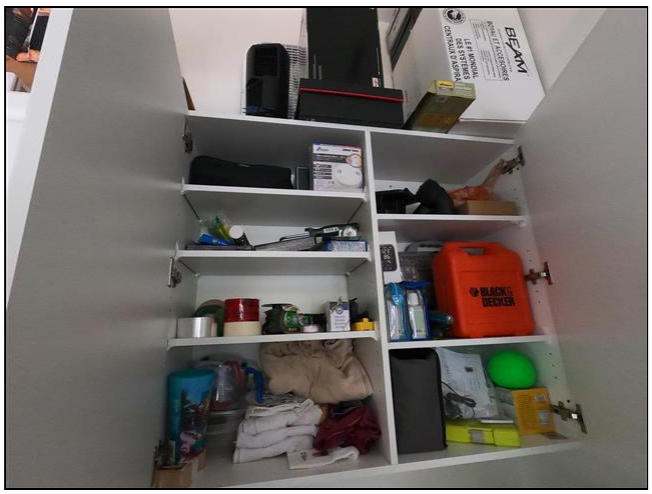
Inspected

The cabinets in the garage exhibited moderate levels of deterioration typical of a garage.

7.9 Item 1 (Picture)



7.9 Item 2 (Picture)



7.9 Item 3 (Picture)

7.9 Item 4 (Picture)

Styles & Materials

Garage Vehicle Door Type::
Single
Double

Number of Vehicle Doors::
3

Number of Automatic Openers::
4

Vehicle Door Automatic Reverse::
Installed and operating correctly

8. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Items

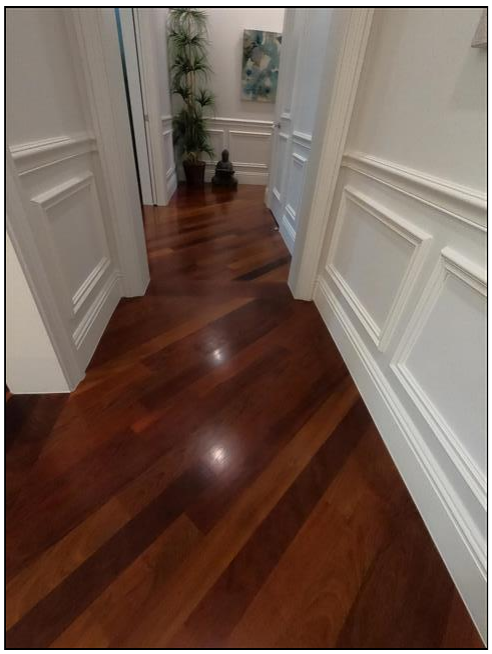
8.0 Floors

Inspected

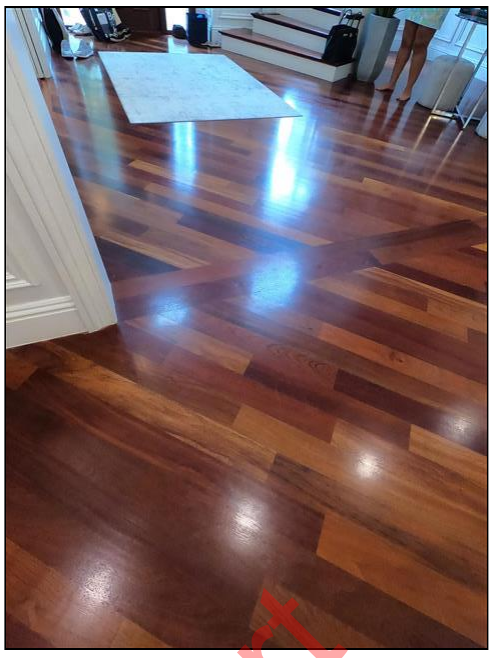
At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

8.0 Item 1 (Picture)

8.0 Item 2 (Picture)

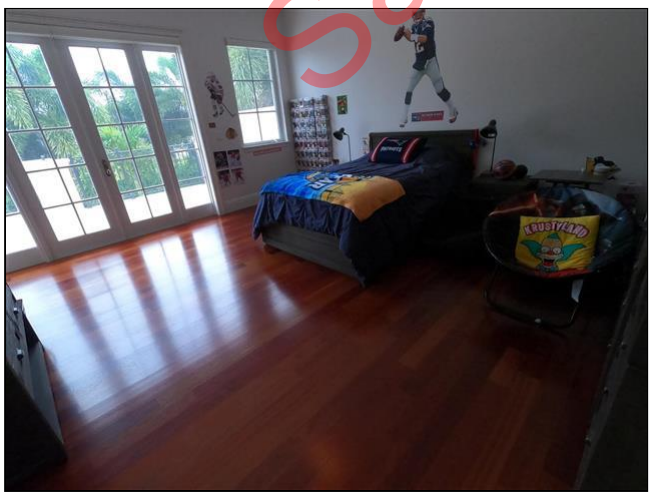


8.0 Item 3 (Picture)



8.0 Item 4 (Picture)

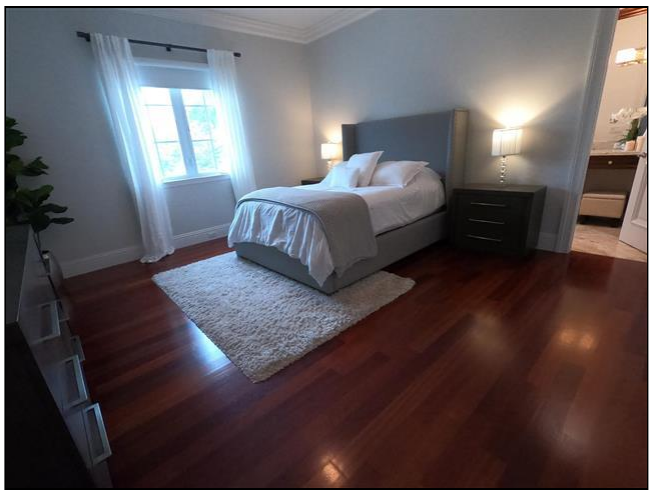
8.0 Item 5 (Picture)



8.0 Item 6 (Picture)

8.0 Item 7 (Picture)

8.0 Item 8 (Picture)



8.0 Item 9 (Picture)

8.0 Item 10 (Picture)

8.0 Item 11 (Picture)

8.0 Item 12 (Picture)

8.1 Walls

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walls.

8.1 Item 1 (Picture)

8.1 Item 2 (Picture)

8.1 Item 3 (Picture)

8.1 Item 4 (Picture)

8.1 Item 5 (Picture)

8.1 Item 6 (Picture)

8.1 Item 7 (Picture)

8.2 Ceilings

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the home ceilings.

8.3 Doors

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

8.3 Item 1 (Picture)

8.4 Windows

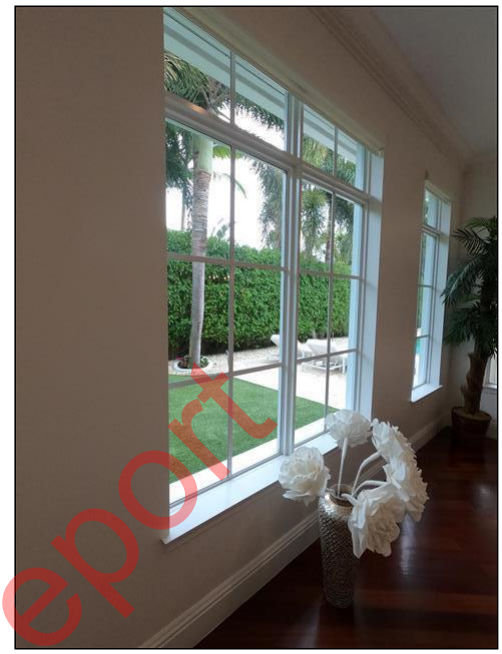
Inspected

At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

https://youtu.be/vlwW-d7W8Yg

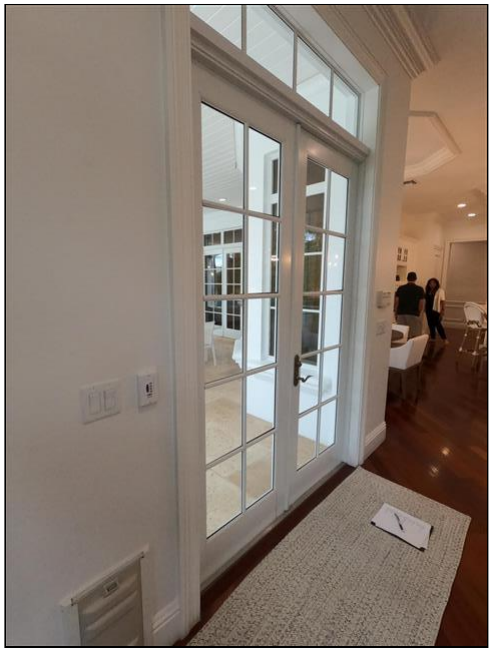
https://youtu.be/jYno74-ZQ3E

8.4 Item 1 (Picture)



8.4 Item 2 (Picture)

8.4 Item 3 (Picture)



8.4 Item 4 (Picture)

8.4 Item 5 (Picture)

8.4 Item 6 (Picture)

8.5 Interior Trim

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition interior trim components. Inspection of interior trim typically includes examination of the following:Door and window casing;

- Baseboard;
- Any trim around walls and ceilings;
- Any permanently-installed corner or cabinet trim; and
- Built-in features such as book cases.

8.6 Cabinets Closet and Countertops

Inspected, Repair/Replace

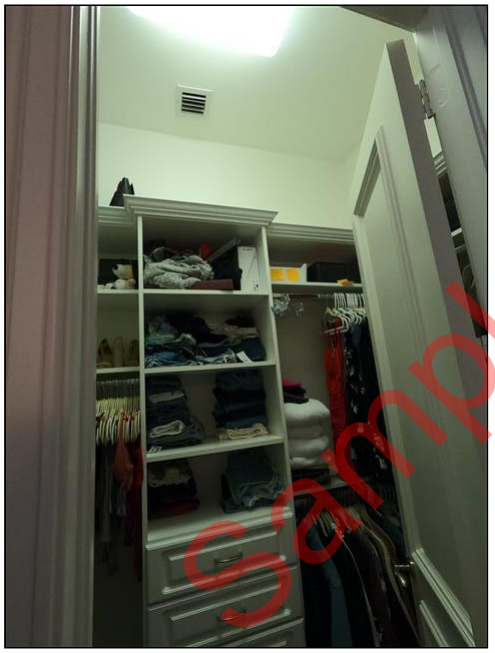
At the time of the inspection, the Inspector observed no deficiencies in the condition of most cabinets and closets in the home. However, the cabinets at the bar were old and exhibited moderate levels of deterioration commensurate with their age.

8.6 Item 1 (Picture)

8.6 Item 2 (Picture)

8.6 Item 3 (Picture)

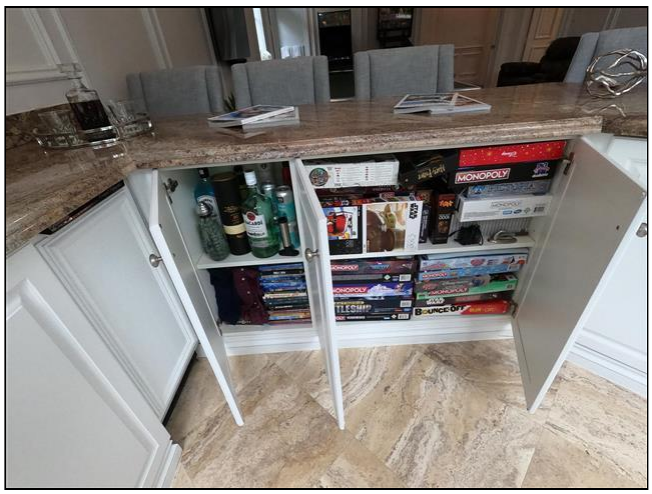
8.6 Item 4 (Picture)



8.6 Item 5 (Picture)

8.6 Item 6 (Picture)

8.6 Item 7 (Picture)

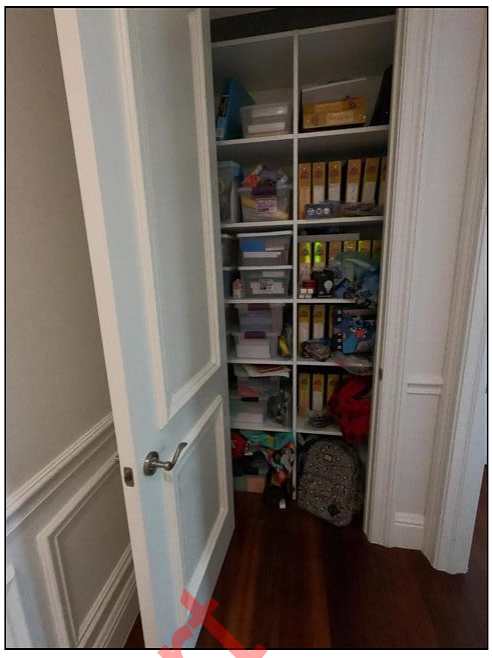


8.6 Item 8 (Picture)

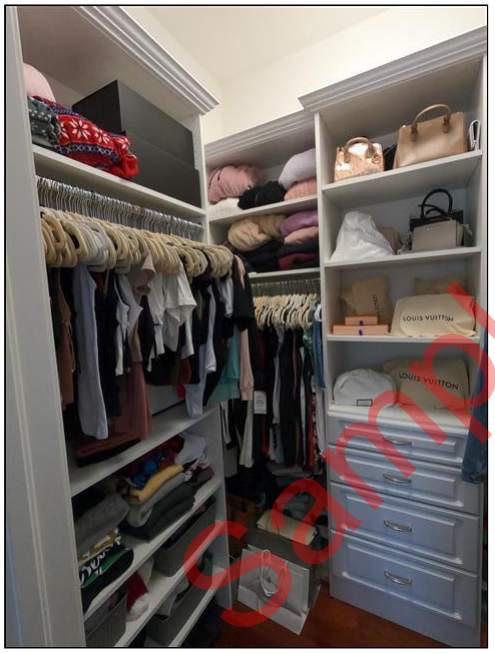
8.6 Item 9 (Picture)

8.6 Item 10 (Picture)

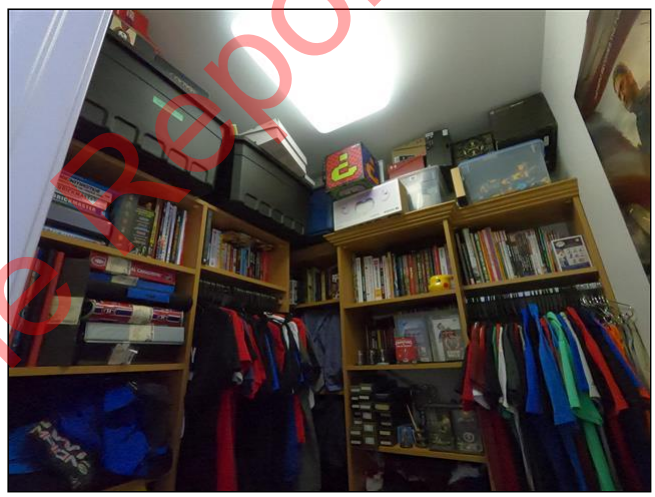
8.6 Item 11 (Picture)



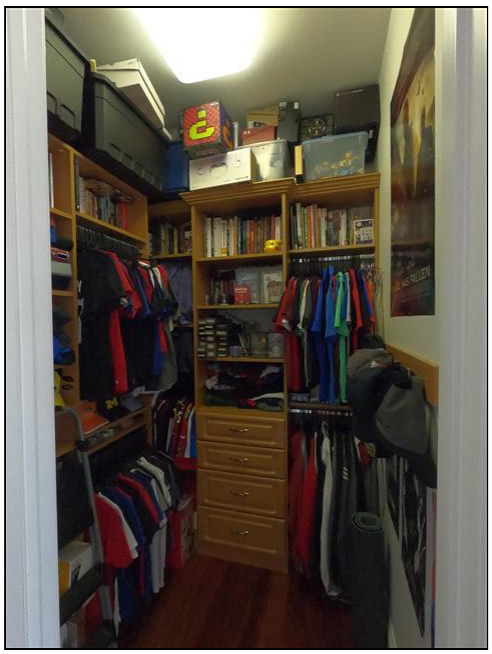
8.6 Item 12 (Picture)



8.6 Item 13 (Picture)

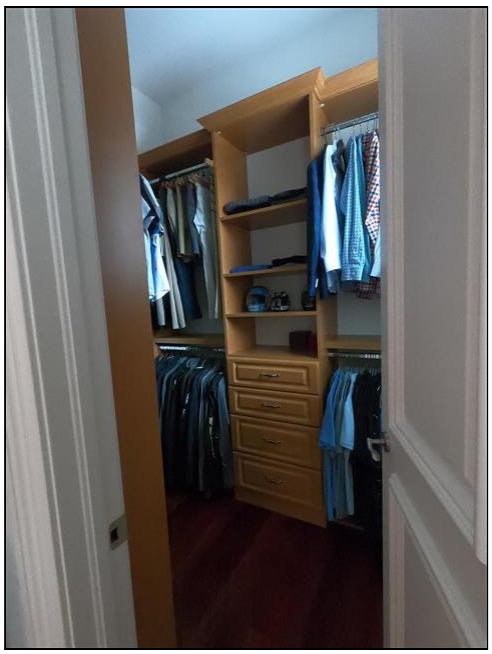


8.6 Item 14 (Picture)



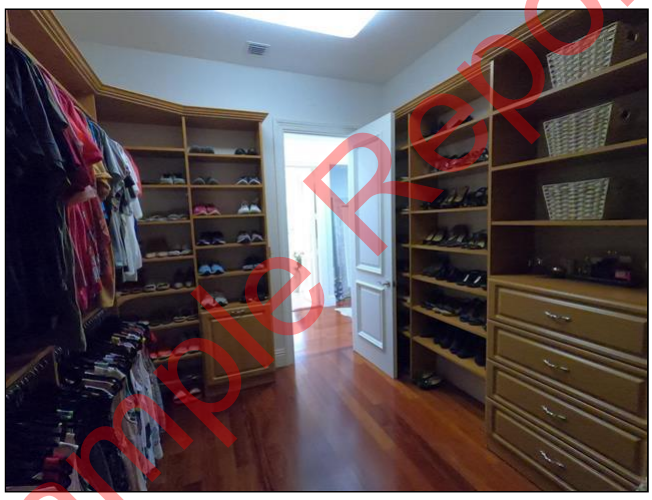
8.6 Item 15 (Picture)

8.6 Item 16 (Picture)

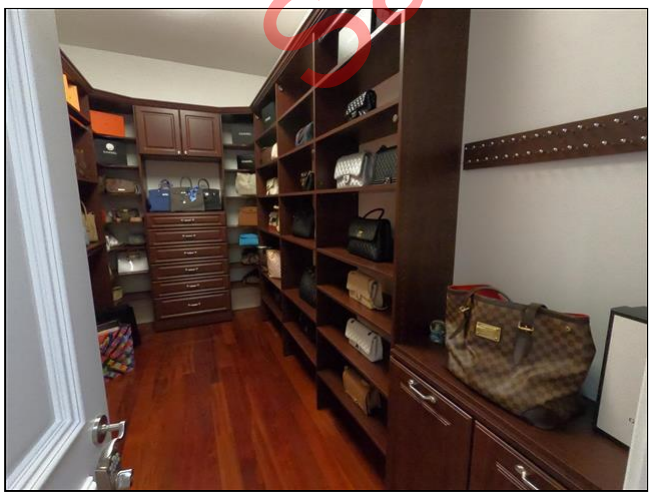


8.6 Item 17 (Picture)

8.6 Item 18 (Picture)



8.6 Item 19 (Picture)



8.6 Item 20 (Picture)

8.6 Item 21 (Picture)

8.7 Stairs

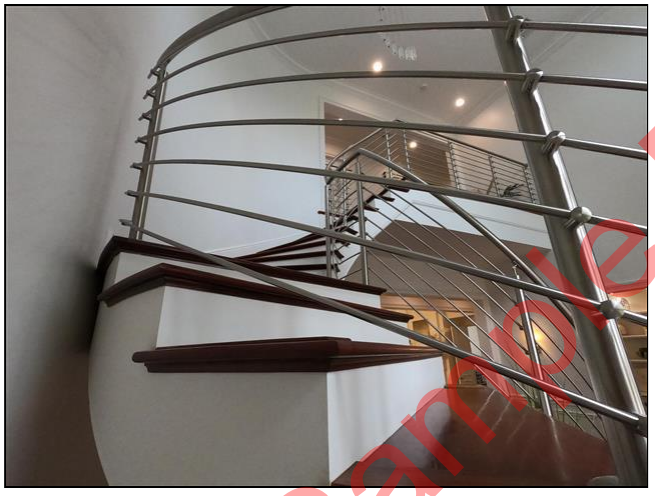
Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase.
Inspection of staircases typically includes visual examination of the following:

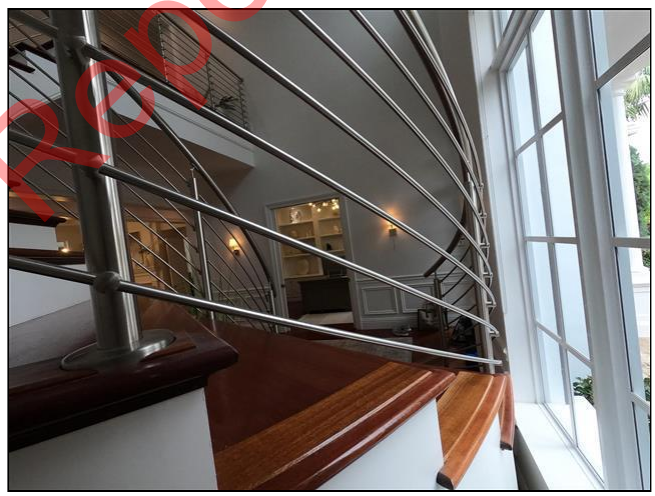
- treads and risers;
- landings;
- angle of stairway;
- handrails;
- guardrails;
- lighting;
- headroom;
- windows; and
- walls and ceilings.

Inspection of staircases typically includes visual examination of the following:

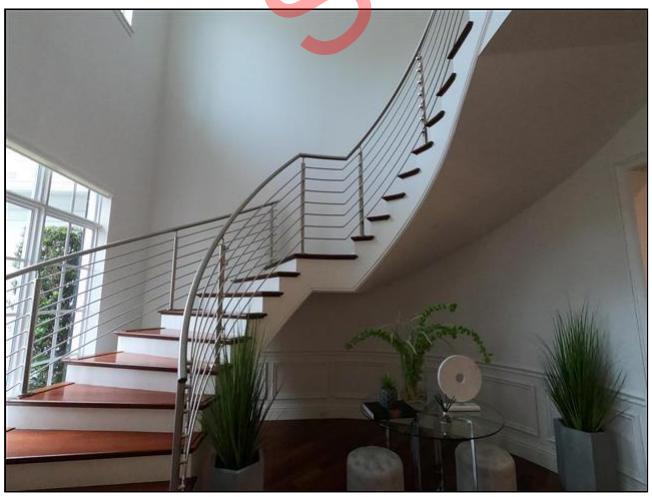
- treads and risers;
- landings;
- angle of stairway;
- handrails;
- guardrails;
- lighting;
- headroom;
- windows; and
- walls and ceilings



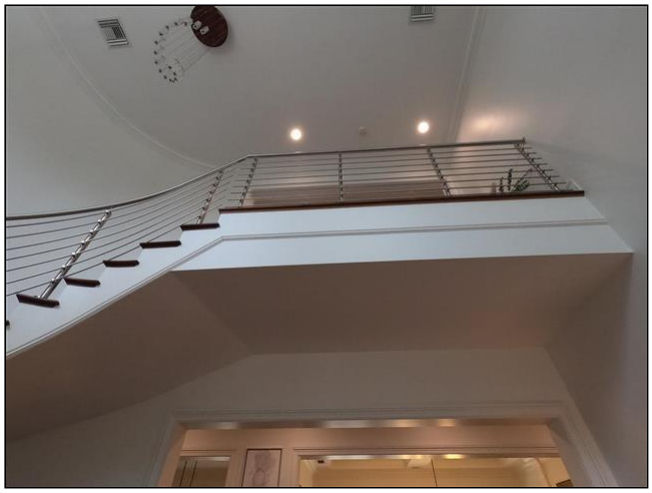
8.7 Item 1 (Picture)



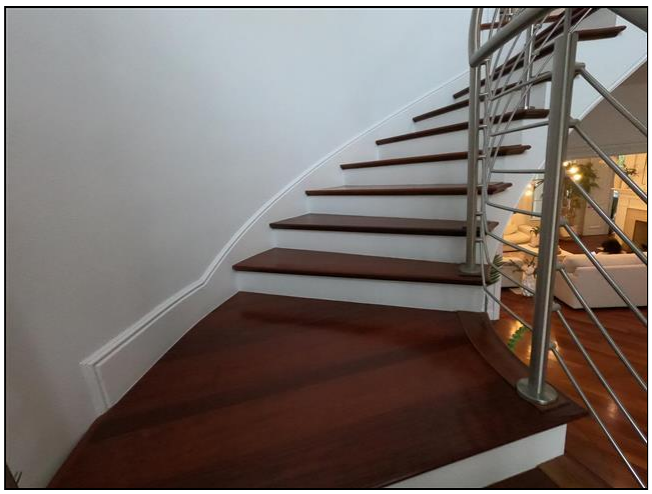
8.7 Item 2 (Picture)



8.7 Item 3 (Picture)



8.7 Item 4 (Picture)



8.7 Item 5 (Picture)

8.7 Item 6 (Picture)

8.7 Item 7 (Picture)

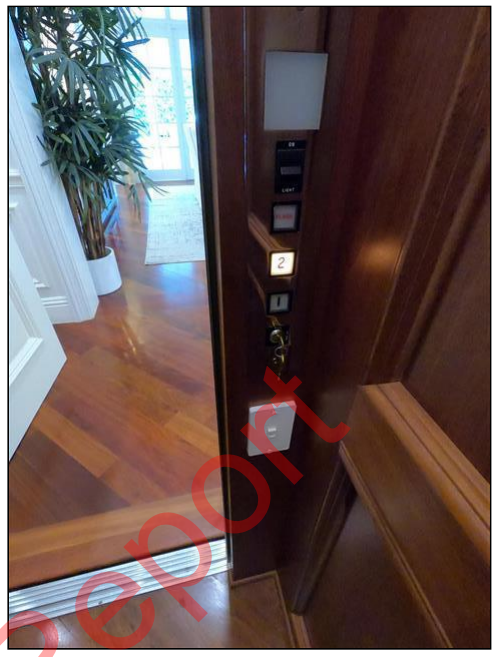
8.8 Elevator

Inspected

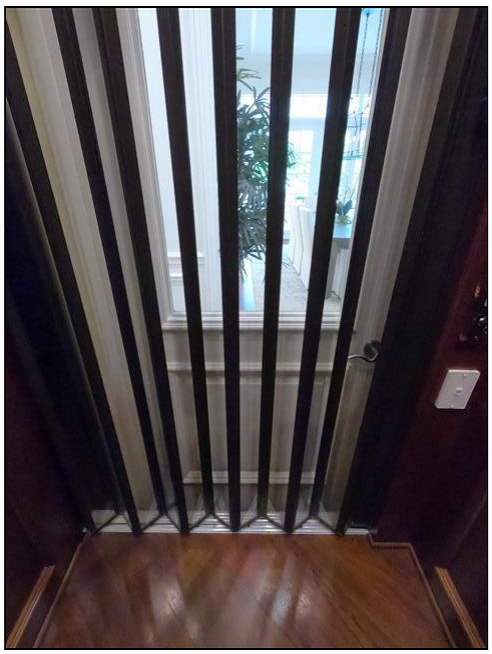
Inspector operated the elevator. The elevator was functional and operating at a satisfactory manner at the time of the inspection. Inspector observed the elevator safety check form and it appears the last time serviced was back in 2007. The elevator equipment is located in the attic. The elevator equipment should be a fire extinguisher near the equipment room (in this case the attic).

https://youtu.be/_M_SNSIqguY

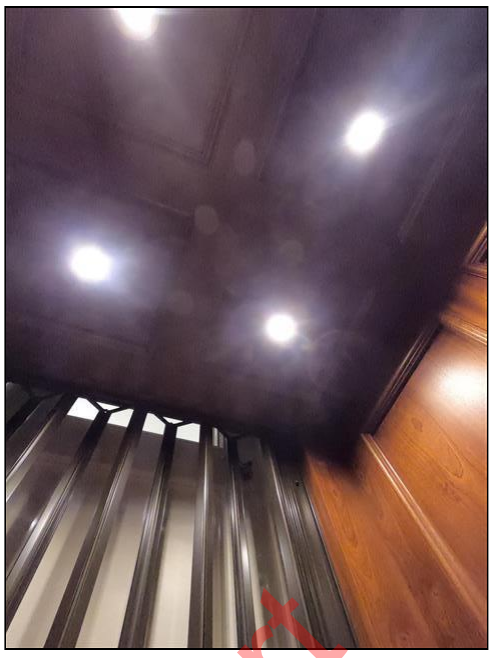
8.8 Item 1 (Picture)



8.8 Item 2 (Picture)



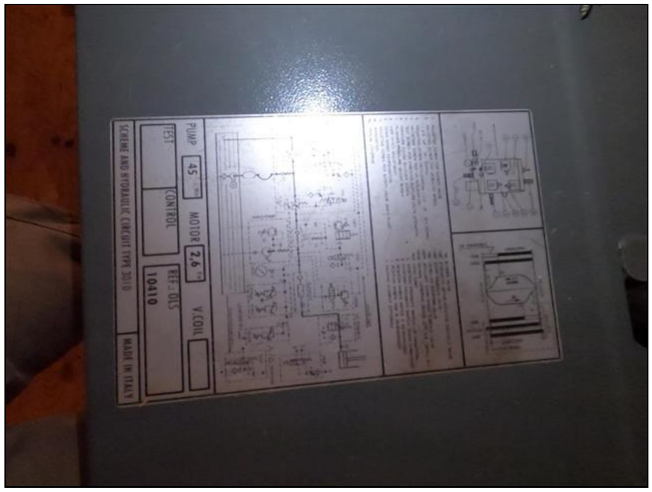
8.8 Item 3 (Picture)



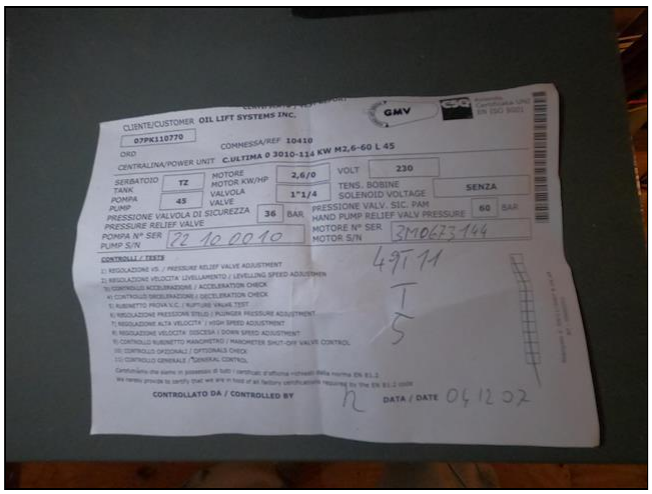
8.8 Item 4 (Picture)

8.8 Item 5 (Picture)

8.8 Item 6 (Picture)



8.8 Item 7 (Picture)



8.8 Item 8 (Picture)

8.8 Item 9 (Picture)

Styles & Materials

Walls and Ceilings::
Drywall

Floor Covering Materials::
Tile
Wood

Interior Doors::
Solid
Wood

Window Material::
Aluminum

Window Glazing::
Storm Windows

Window Operation::
Single-hung
Sliding
Louvers

Cabinets::
Veneer on Particle Board

Countertops::
Granite

Laundry Room Appliances::
Dryer
Clothes washer

Smoke/CO Detectors::
Smoke detectors installed (hardwired)

9. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/ distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

Items

9.0 Exterior Plumbing

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.

9.1 Source of Water

Inspected

The home water was supplied from a public source.

9.2 Water Supply and Distribution

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.

9.2 Item 1 (Picture)

9.3 Sewage and DWV Systems

Inspected

The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

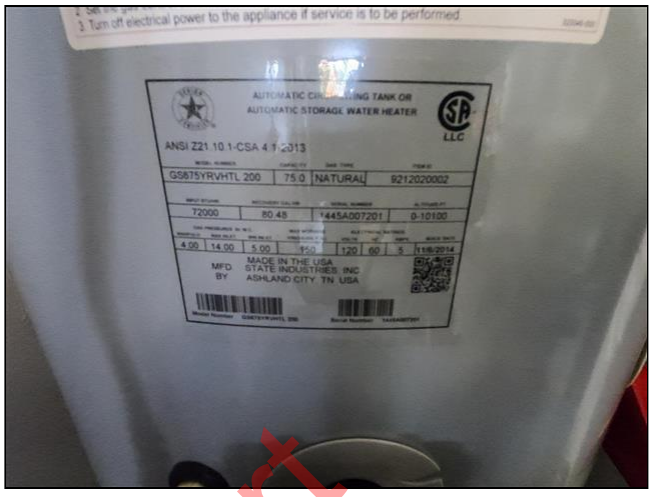
9.4 Gas Water Heater

Inspected

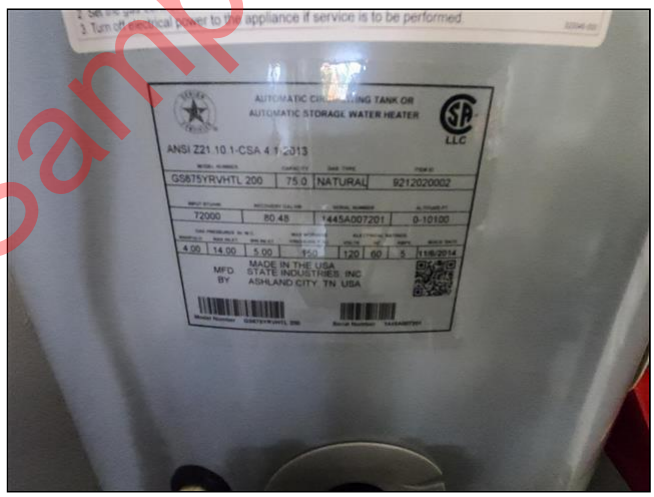
Water heater capacity was 75 gallons. The year of manufacture for this STATE SELECT water heater was 2014. The water heater is 6 years old. The average life expectancy of a water heater is 10-12 years.

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

9.4 Item 1 (Picture)



9.4 Item 2 (Picture)



9.4 Item 3 (Picture)

9.5 Gas System

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

9.5 Item 1 (Picture)

Styles & Materials

Water Supply Source::
Public Water Supply

Main Water Supply Pipe::
3/4-inch
Copper

Distribution Pipe Bonding::
Pipes were bonded

Functional Flow:
All plumbing fixtures had functional flow

Sewage System Type::
Public

Drain Waste and Vent Pipe Materials::
Polyvinyl Chloride (PVC)

Water Heater Manufacturer:
State Industries

Date of Manufacture:
2014

Water Heater Fuel Type:
Gas

Water Heater Type:
Tank (conventional)

Water Heater Tank Capacity:
Extra Info : 75 gallons

Functional Drainage::
All plumbing fixtures had functional drainage

Gas Pipe Material::
Galvanized Steel

Type of Gas::
Natural Gas

10. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Items

10.0 Heater

Inspected

The heat in this type of unit is generated via a heat strip located inside the unit and behind the blower. Inspector tested the heater at the time of the inspection and it was operating accordingly.

10.1 Thermostat

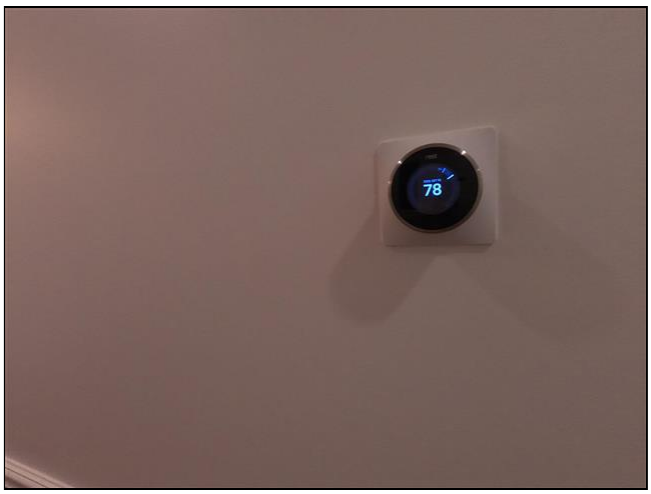
Inspected

The thermostat for this furnace was located in several areas. The heater and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

10.1 Item 1 (Picture)

10.1 Item 2 (Picture)

10.1 Item 3 (Picture)



10.1 Item 4 (Picture)

10.2 Filter condition

Inspected

10.3 Fireplace

Inspected

There are two inactive fireplaces in the home. The chimney that would support these fireplaces appears to be a fake since there are no flue for exhaust gases.

10.3 Item 1 (Picture)

10.3 Item 2 (Picture)

10.3 Item 3 (Picture)

10.3 Item 4 (Picture)

Styles & Materials

Heating System Type::
Forced-air distribution

Energy Source::
Electric

Number of Heat Systems (excluding wood)::
Five

Heating/Cooling Ducts::
Insulated

Air Filter::
Disposable

Air Filter Location::
Behind return air registers

Heating System Brand::
Carrier
Lennox
Extra Info : Trane

11. Cooling

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

Items

11.0 Central Air Conditioner

Inspected, Repair/Replace

There are five AC units in this home. Their ages are 2007, 2019, 2018, 2017, 2018. The air conditioning system were split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/ condenser cabinet were located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

At the time of the inspection, the Inspector was unable to determine the age of the mini-split system in the garage. Inspector observed no deficiencies in the condition of the air-conditioning systems. The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

11.0 Item 1 (Picture)

11.0 Item 2 (Picture)

11.0 Item 3 (Picture)

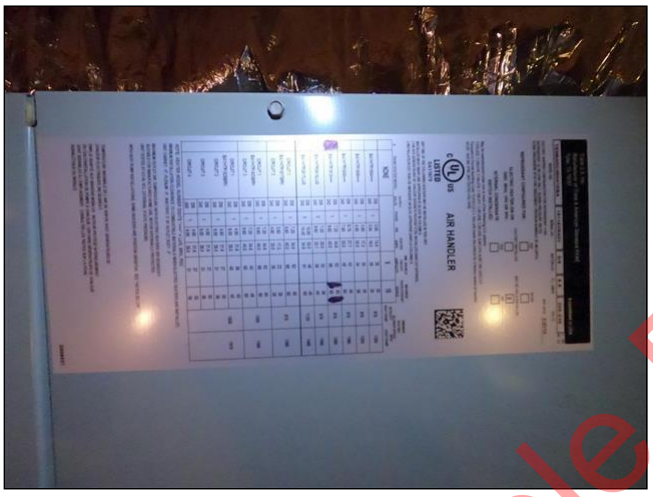
11.0 Item 4 (Picture)

11.0 Item 5 (Picture)

11.0 Item 6 (Picture)

11.0 Item 7 (Picture)

11.0 Item 8 (Picture)



11.0 Item 9 (Picture)

11.0 Item 10 (Picture)

11.0 Item 11 (Picture)

11.0 Item 12 (Picture)

11.0 Item 13 (Picture)

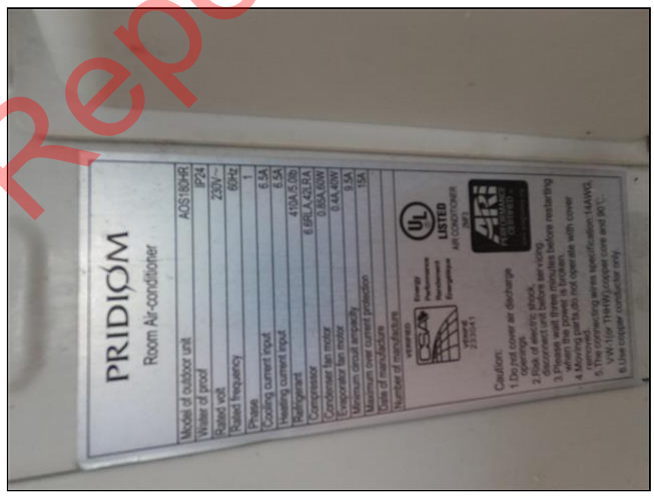
11.0 Item 14 (Picture)

11.1 Compressor (Outdoors)

Inspected

The compressors responded to the controls at the time of the inspection and produced cool air. Air temperatures produced by an compressors will typically lower as those produced by an air-condition system that uses evaporative coolers. One Compressor was missing the manufacturer's label.

11.1 Item 1 (Picture)



11.1 Item 2 (Picture)

11.1 Item 3 (Picture)

11.1 Item 4 (Picture)

11.1 Item 5 (Picture)

11.1 Item 6 (Picture)

11.1 Item 7 (Picture)

11.1 Item 8 (Picture)

11.1 Item 9 (Picture)

11.1 Item 10 (Picture)

11.2 Ductwork

Inspected

Inspector found no deficiencies with the condition of the ductwork at the time of the inspection.

11.2 Item 1 (Picture)

11.2 Item 2 (Picture)

11.2 Item 3 (Picture)

Styles & Materials

Number of cooling systems (excluding window AC):
Five

Cooling System Manufacturer::
Carrier
Lennox
Trane

Cooling System Type::
Split System (indoor and outdoor components

Temperature differential::
Acceptable: withing 14-22 deg. F

Cooling Equipment Energy Source::
Electricity

12. Bathrooms

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

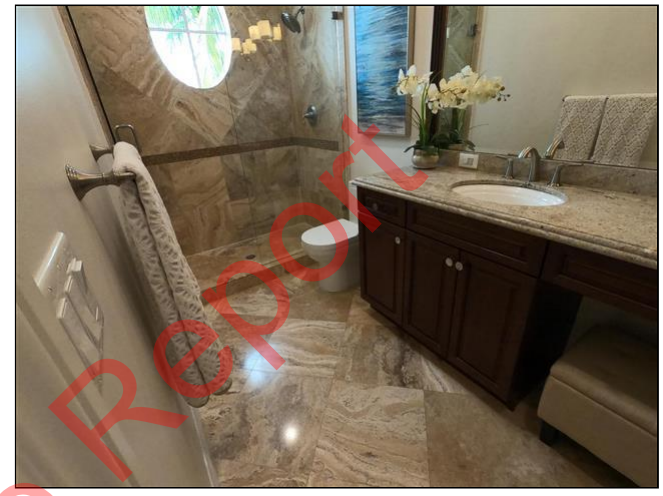
Items

12.0 Floors

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in the bathrooms.

12.0 Item 1 (Picture)



12.0 Item 2 (Picture)

12.0 Item 3 (Picture)

12.1 Walls

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the bathrooms.

12.2 Ceilings

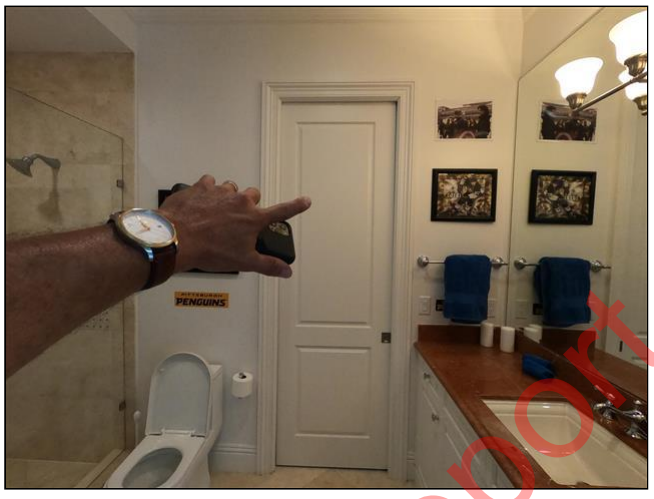
Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathrooms ceiling.

12.3 Doors

Inspected, Repair/Replace

Difficulty in operating the sliding glass door in the 1st shared bathroom appeared to be caused by worn or out-of-adjustment rollers. The Inspector recommends service by a qualified contractor.

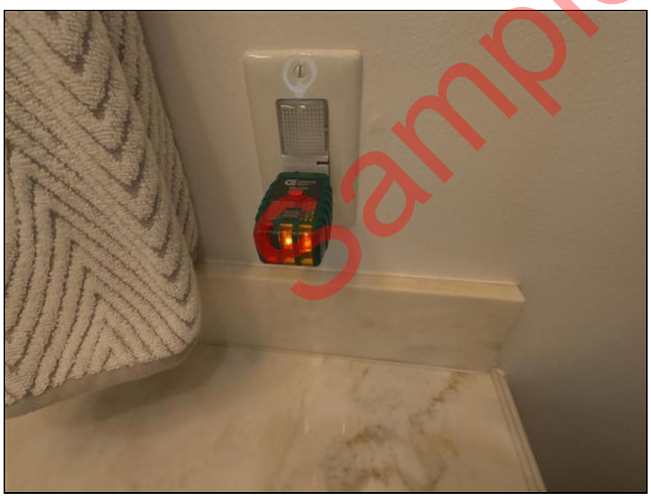


12.3 Item 1 (Picture)

12.4 Electrical Receptacles and Switches

Inspected

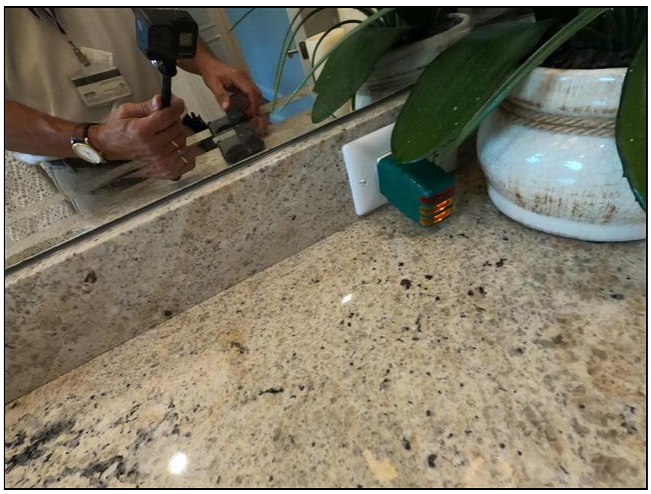
Electrical receptacles in the guest bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.



12.4 Item 1 (Picture)

12.4 Item 2 (Picture)

12.4 Item 3 (Picture)



12.4 Item 4 (Picture)

12.4 Item 5 (Picture)

12.4 Item 6 (Picture)

12.5 Lighting

Inspected, Repair/Replace

A light fixture in the two guest bathroom did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

12.5 Item 1 (Picture)

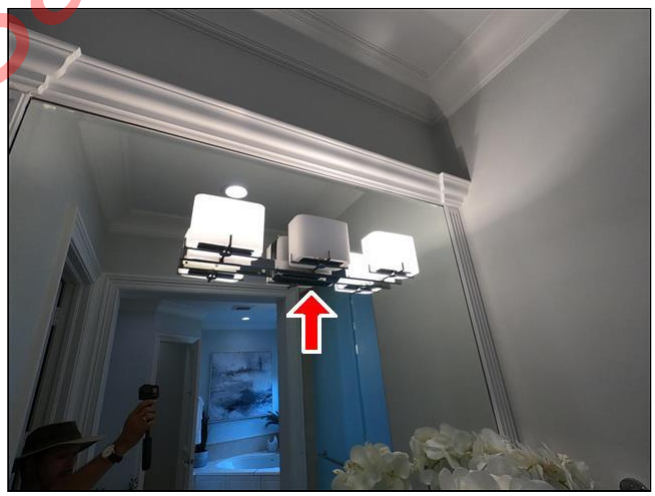
12.5 Item 2 (Picture)

12.5 Item 3 (Picture)

12.5 Item 4 (Picture)

12.5 Item 5 (Picture)

12.5 Item 6 (Picture)



12.5 Item 7 (Picture)

12.6 Ventilation

Inspected

The bathrooms had an operable source of ventilation at the time of the inspection.

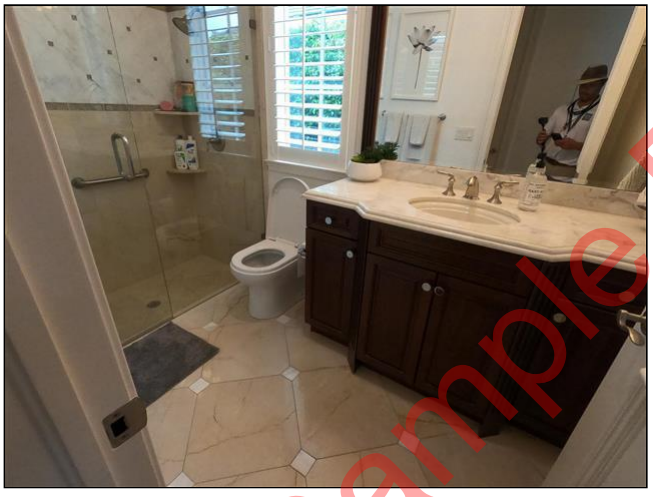
12.7 Cabinets & Countertops

Inspected

Cabinets in the bathrooms exhibited minor general deterioration commensurate with the age of the home.

12.7 Item 1 (Picture)

12.7 Item 2 (Picture)



12.7 Item 3 (Picture)

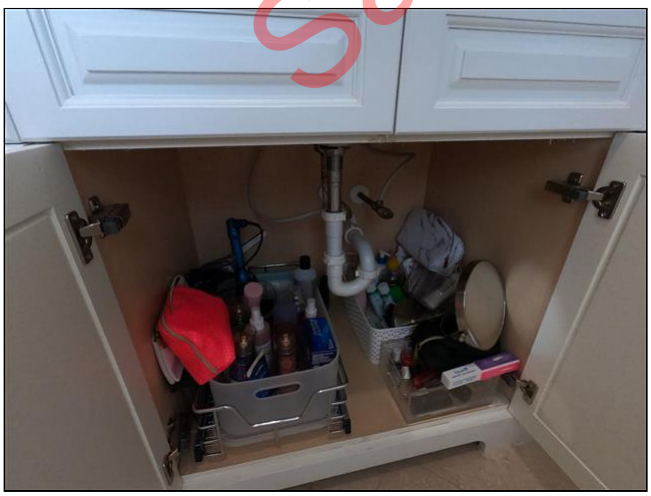
12.7 Item 4 (Picture)

12.7 Item 5 (Picture)

12.7 Item 6 (Picture)

12.7 Item 7 (Picture)

12.7 Item 8 (Picture)



12.7 Item 9 (Picture)

12.7 Item 10 (Picture)

12.7 Item 11 (Picture)

12.7 Item 12 (Picture)

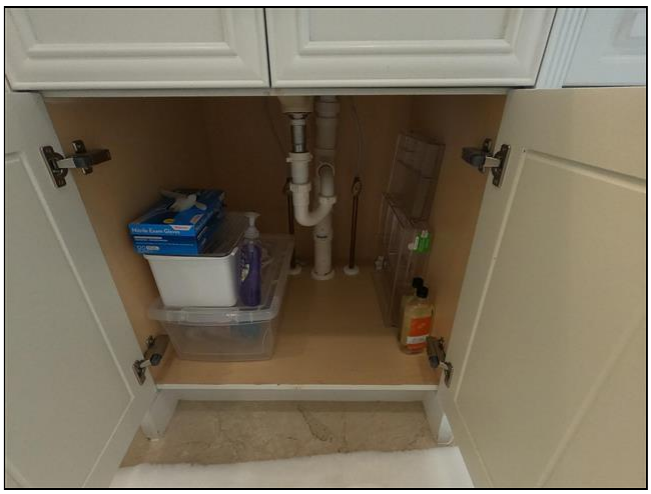
12.7 Item 13 (Picture)

12.7 Item 14 (Picture)

12.7 Item 15 (Picture)

12.7 Item 16 (Picture)

12.7 Item 17 (Picture)



12.7 Item 18 (Picture)

12.7 Item 19 (Picture)

12.7 Item 20 (Picture)

12.8 Toilet

Inspected

The toilet in the bathrooms was flushed and operated in a satisfactory manner.

12.8 Item 1 (Picture)

12.8 Item 2 (Picture)

12.8 Item 3 (Picture)

12.8 Item 4 (Picture)

12.8 Item 5 (Picture)

12.8 Item 6 (Picture)

12.8 Item 7 (Picture)

12.9 Bidet

Inspected

The Inspector observed no deficiencies in the condition or operation of the bidet in the master bathroom.

12.9 Item 1 (Picture)

12.10 Bathtub

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of bathtub components. Bathtub inspection includes testing for:

- Functional flow;
- Functional drainage;
- Proper operation of shut-off valves, spout, stopper, showerhead and diverter valve.
  -
  - https://youtu.be/GSNV7mfXKlU

12.10 Item 1 (Picture)

12.10 Item 2 (Picture)

12.11 Fixtures

Inspected

The plumbing fixtures on the bathrooms had functional flow and functional drainage at the time of the inspection. However, the grout line of the sink was missing. recommend re-grout the area.

12.11 Item 1 (Picture)

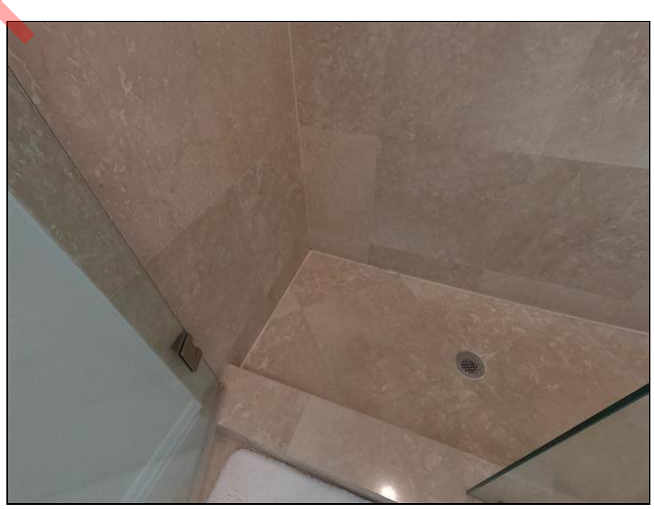
12.12 Shower

Inspected, Repair/Replace

The shower in the bathrooms had functional flow and functional drainage at the time of the inspection. The caulk lines on the bathrooms were very thick. This is normally done to prevent water from getting behind the tiles. Recommend re-grout the joints where the grout has been replaced by silicone.

The glass partition in the master bathroom was poorly installed and it is loose. Recommend you discuss options with a qualified contractor and repair as needed.

12.12 Item 1 (Picture)



12.12 Item 2 (Picture)

12.12 Item 3 (Picture)

12.12 Item 4 (Picture)

12.12 Item 5 (Picture)

12.12 Item 6 (Picture)

12.12 Item 7 (Picture)

12.12 Item 8 (Picture)

12.12 Item 9 (Picture)

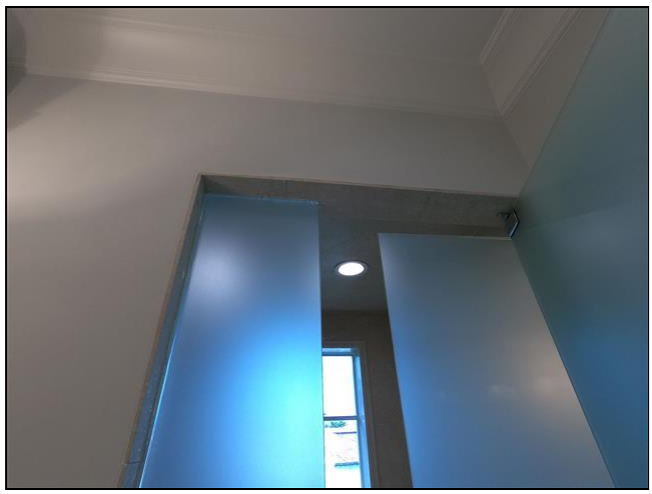
12.12 Item 10 (Picture)

12.12 Item 11 (Picture)

12.12 Item 12 (Picture)

12.12 Item 13 (Picture)

12.12 Item 14 (Picture)



12.12 Item 15 (Picture)

12.12 Item 16 (Picture)

12.13 Mirrors

Inspected

The mirror in the bathrooms was in good condition.

12.13 Item 1 (Picture)

12.13 Item 2 (Picture)

12.13 Item 3 (Picture)

Styles & Materials

Exhaust Fans:
Fan with light
Fan/Heat/Light

Sink::
Sink in a cabinet
2 sinks in a cabinet

Toilet Type::
Standard flush (more than 1.6 gal. [6 litres])

Bathub::
Bathtub with shower

Shower::
Walk-in

Cabinets::
Veneer on Particle Board

13. Kitchen

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Items

13.0 Floors

Inspected

Inspector found no deficiencies with the floors in the kitchen.

13.0 Item 1 (Picture)

13.0 Item 2 (Picture)

13.0 Item 3 (Picture)

13.1 Walls

Inspected

Inspector found no deficiencies with the condition of the kitchen walls.

13.2 Ceilings

Inspected

Inspector found no deficiencies with the condition of the kitchen ceilings.

13.3 Receptacles and Switches

Inspected

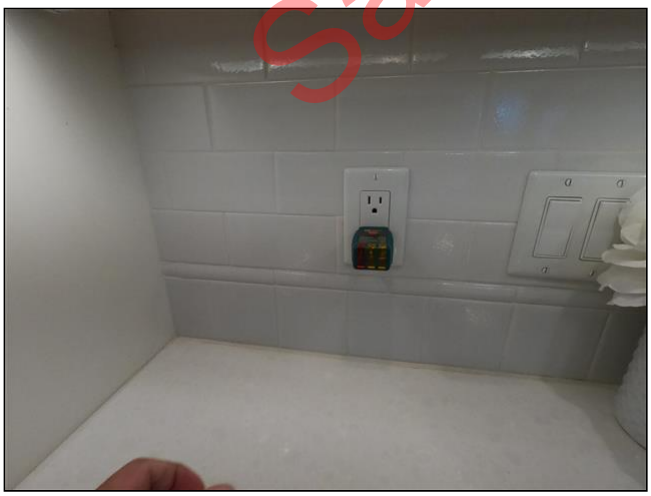
At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen.

13.3 Item 1 (Picture)

13.3 Item 2 (Picture)

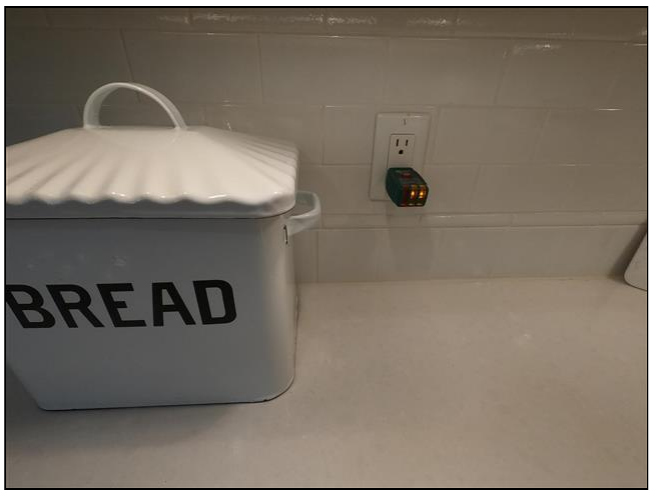
13.3 Item 3 (Picture)

13.3 Item 4 (Picture)



13.3 Item 5 (Picture)

13.3 Item 6 (Picture)

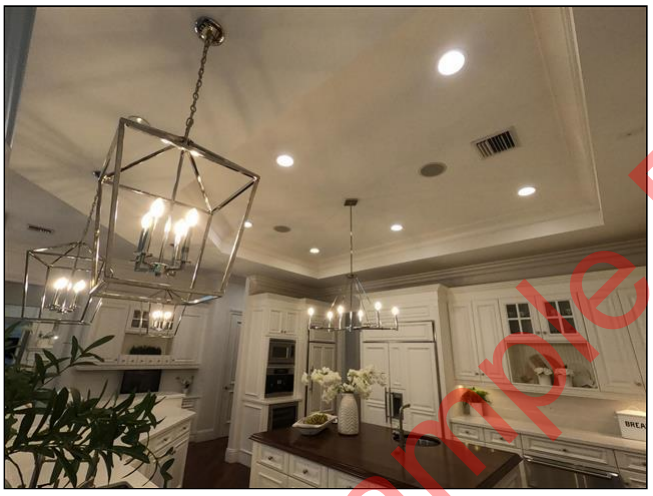


13.3 Item 7 (Picture)

13.4 Lighting

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.



13.4 Item 1 (Picture)

13.4 Item 2 (Picture)

13.5 Cabinets & Countertop

Inspected

The kitchen cabinets exhibited minor general deterioration commensurate with the age of the home.

13.5 Item 1 (Picture)

13.5 Item 2 (Picture)

13.5 Item 3 (Picture)

13.5 Item 4 (Picture)

13.5 Item 5 (Picture)

13.5 Item 6 (Picture)

13.5 Item 7 (Picture)

13.5 Item 8 (Picture)

13.5 Item 9 (Picture)

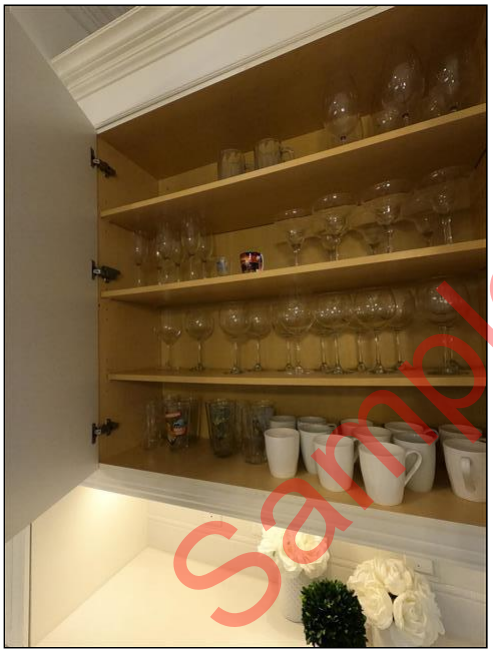
13.5 Item 10 (Picture)

13.5 Item 11 (Picture)

13.5 Item 12 (Picture)

13.5 Item 13 (Picture)

13.5 Item 14 (Picture)



13.5 Item 15 (Picture)

13.5 Item 16 (Picture)

13.6 Range

Inspected

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

13.6 Item 1 (Picture)

13.6 Item 2 (Picture)

13.6 Item 3 (Picture)

13.6 Item 4 (Picture)

13.6 Item 5 (Picture)

13.7 Garbage Disposal

Inspected

Inspector found no deficiencies with the condition of the garbage disposer.

13.8 Cooktop

Inspected, Repair/Replace

One or more cooktop gas burner failed to ignite when tested. The Inspector recommends service by a qualified technician.

13.8 Item 1 (Picture)

13.8 Item 2 (Picture)

13.8 Item 3 (Picture)

13.9 Icemaker

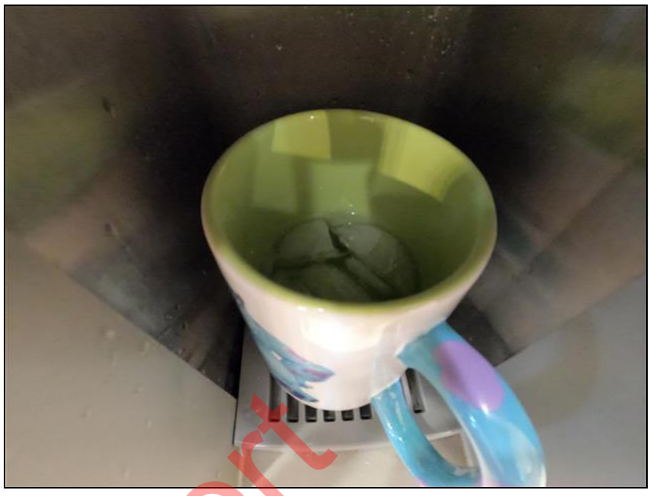
Inspected, Repair/Replace

The ice maker at the bar was not functional at the time of the inspection. Recommend repairs.

https://youtu.be/yopigrugb98

https://youtu.be/OGTlTUGLBa8

13.9 Item 1 (Picture)



13.9 Item 2 (Picture)

13.10 Coffee Maker

Inspected

Inspector powered the coffee maker as means of observing the unit for functionality. Inspector did not test the machine through the whole coffee making cycle because this is beyond the scope of a general home inspection.

13.10 Item 1 (Picture)

13.10 Item 2 (Picture)

13.11 Dishwasher

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwashers (there are 2). The were operated through a cycle.

13.11 Item 1 (Picture)

13.11 Item 2 (Picture)

13.11 Item 3 (Picture)

13.11 Item 4 (Picture)

13.12 Wine Cooler

Inspected

No deficiencies.

13.12 Item 1 (Picture)

13.12 Item 2 (Picture)

13.13 Built-in Microwave

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

13.13 Item 1 (Picture)

13.13 Item 2 (Picture)

13.13 Item 3 (Picture)

13.14 Refrigerator

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the refrigerator.

13.14 Item 1 (Picture)

13.14 Item 2 (Picture)

13.14 Item 3 (Picture)

13.14 Item 4 (Picture)

13.15 Kitchen Sink

Inspected

Inspector found no deficiency with the condition of this item at the time of the inspection.

13.15 Item 1 (Picture)

13.15 Item 2 (Picture)

13.16 Instant Hot Water Heater

Inspected, Repair/Replace

The instant hot Water Heater in the kitchen was not functional. Recommend repairs.

13.16 Item 1 (Picture)

Styles & Materials

Cabinets::
Veneer on Particle Board

Countertop Material::
Composite

Range::
Gas

Range Hood::
Vents to exterior

Dishwasher::
Present, Inspected

Cooktop::
Gas

Built-in Oven::
Electric heating elements

Refrigerator::
Inspected

14. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following:dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Items

14.0 Floors

Inspected

Inspector found no deficiency with the condition of the tiled floor in the laundry room.

14.1 Walls

Inspected

Inspector found no deficiency with the condition of the walls in the laundry room at the time of the inspection.

14.2 Ceilings

Inspected

Inspector found no deficiency with the condition of the ceiling in the laundry room at the time of the inspection.

14.3 Washer, Dryer

Inspected

Inspector found no deficiencies with the condition of the washer and dryer at the time of the inspection.

14.3 Item 1 (Picture)

14.3 Item 2 (Picture)

14.4 Dryer Venting

Inspected, Repair/Replace

(1) The dryer was vented using an expanding (accordion) vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.

14.4 Item 1 (Picture)

(2) The dryer was vented using an expanding (accordion) vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.

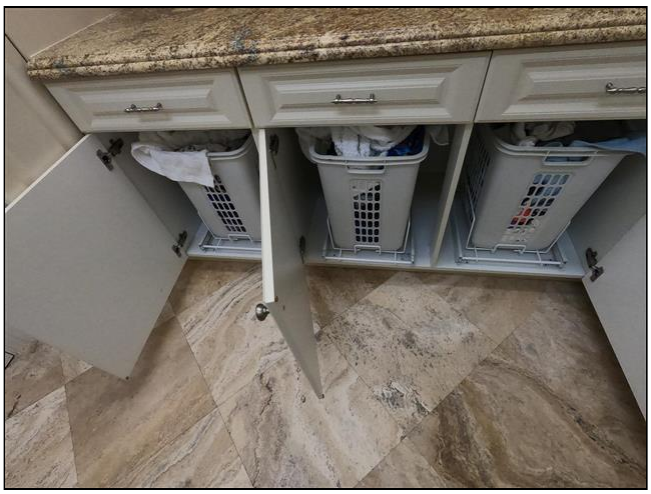
14.5 Cabinets

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of most cabinets in the laundry room.

14.5 Item 1 (Picture)

14.5 Item 2 (Picture)



14.5 Item 3 (Picture)

14.5 Item 4 (Picture)

Styles & Materials

Dryer Power::
Electric

Dryer Vent::
Aluminum expanding vent

Dryer 240-volt electrical receptacle::
Older 3-prong

15. Pool

Inspection of swimming pools and spas typically includes visual examination of readily-observable components/systems and operation of mechanical and electrical equipment using normal controls.

Items

15.0 Barrier System

Not Present

15.1 Vessel

Inspected, Repair/Replace

The vessel was constructed of concrete. The pool appeared to have chemical damage resulting in scaling of the portions exposed to water. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for actions that will reduce continuing damage.

15.1 Item 1 (Picture)

15.1 Item 2 (Picture)

15.2 Deck

Inspected, Repair/Replace

The pool had weathered tile decking. There was one area that had some cracked tiles. Recommend repairs.

15.2 Item 1 (Picture)

15.2 Item 2 (Picture)

15.2 Item 3 (Picture)

15.2 Item 4 (Picture)

15.2 Item 5 (Picture)

15.2 Item 6 (Picture)

15.2 Item 7 (Picture)

15.3 Cover

Not Present

15.4 Lights

Inspected

15.5 Misc. Components (Drains, Ladder, Skimmer, Venturi)

Inspected

No deficiencies detected.

15.5 Item 1 (Picture)

15.6 Fill

Inspected, Repair/Replace

The pool fill was damaged. Recommend repairs.

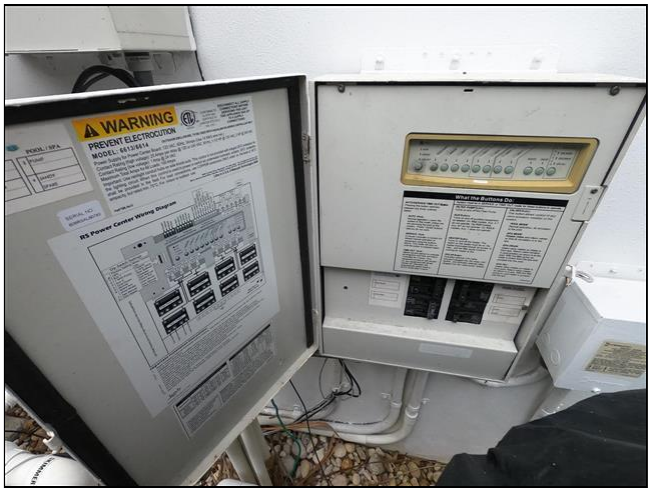
15.6 Item 1 (Picture)

15.7 Electrical - Control System

Inspected

The main disconnect for the pool electrical equipment was located in the service panel located within sight of the ;pool.

15.7 Item 1 (Picture)



15.7 Item 2 (Picture)

15.7 Item 3 (Picture)

15.8 Automatic Sanitation

Inspected, Repair/Replace

The salt chlorinator was not functional. Recommend repairs.

15.8 Item 1 (Picture)

15.8 Item 2 (Picture)

15.9 Filters

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the pool filtration system.

15.9 Item 1 (Picture)

15.9 Item 2 (Picture)

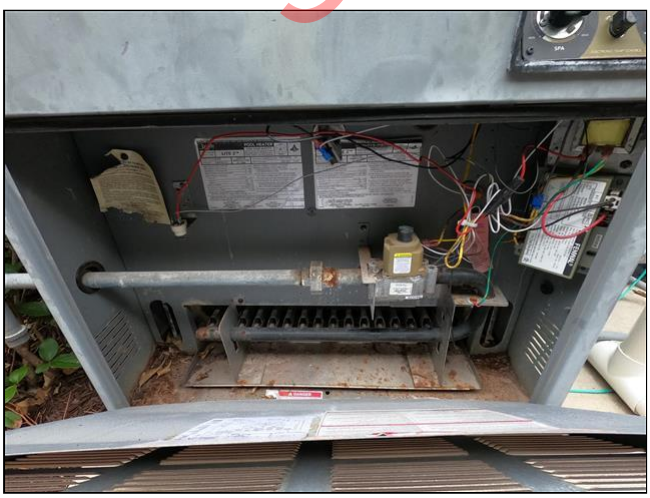
15.10 Heating System

Inspected, Repair/Replace

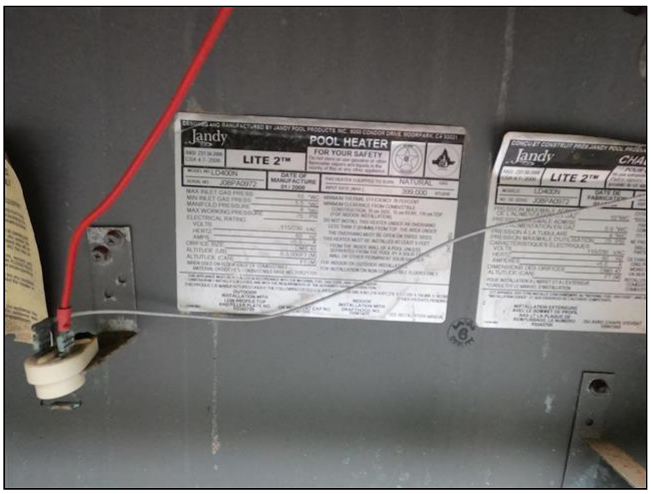
The heater was not functional at the time of the inspection. The burner underneath would not light up. Recommend repairs.

15.10 Item 1 (Picture)

15.10 Item 2 (Picture)



15.10 Item 3 (Picture)



15.10 Item 4 (Picture)

15.11 Plumbing System

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the plumbing pipes.

15.11 Item 1 (Picture)

15.12 Pump

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the swimming pool pump.

15.12 Item 1 (Picture)

15.13 Pool Valve Actuator Control

Inspected

Styles & Materials

Pool was filled::
Extra Info : Yes

Barrier::
Extra Info : None

Deck::
Tile

Vessel Construction::
Concrete

Vessel Coating::
Gel coat

Heating System::
Present

16. Spa

Inspection of swimming pools and spas typically includes visual examination of readily-observable components/systems and operation of mechanical and electrical equipment using normal controls.

Items

16.0 Exterior

Inspected, Repair/Replace

The exterior of the SPA exhibited efflorescence. Recommend repairs. Efflorescence is generally a mineral or salt crystalline compound found in the ground and within concrete that dissolves in moisture that migrates up through the ground and concrete to the tile surface where the moisture evaporates leaving an expansive salt residual.

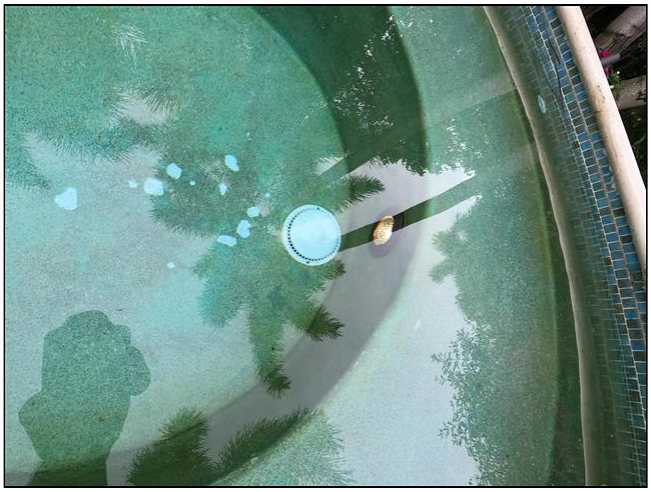
16.0 Item 1 (Picture)

16.0 Item 2 (Picture)

16.1 Vessel

Inspected, Repair/Replace

The SPA appeared to have chemical damage resulting in scaling of the portions exposed to water. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for actions that will reduce continuing damage.



16.1 Item 1 (Picture)

16.1 Item 2 (Picture)

16.1 Item 3 (Picture)

16.1 Item 4 (Picture)

16.2 Cover

Not Present

16.3 Lights

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the pool lights.

16.4 Misc. Components (Drains, Ladder, Skimmer, Venturi)

Inspected

16.5 Fill

Not Present

16.6 Electrical System

Inspected

16.7 Control Systems

Inspected, Repair/Replace

The pool control system was a manual or mechanical type. The SPA can be controlled through a padded switch at the SPA. However, only one out of three buttons worked. Recommend repairs.

16.7 Item 1 (Picture)

16.8 Automatic Sanitation

Inspected

Same as Pool

16.9 Filters

Inspected

Same as Pool

16.10 Heating System

Inspected, Repair/Replace

Same as Pool

16.11 Plumbing System

Inspected

Same as Pool

16.12 Pump

Inspected

Same as Pool

Styles & Materials

SPA was filled::
Extra Info : Yes

Barrier::
Extra Info : NA

Deck::
Tile

Vessel Construction::
Concrete

Vessel Coating::
Gel coat

Heating System::
Present

General Summary

Certified Inspectors, LLC

Certified Master Inspector (CMI)
Certified Professional Inspector (CPI)
11419 W Palmetto Park Dr #971032
Boca Raton, FL 33497-1032
Phone: 561-570-6311
Email: Info@certifiedinspectors.us

Customer
Mr. Gray

Address
2280 W Silver Palm Rd
Boca Raton FL 33432

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

1. Roof

1.5 Concrete Tile

Inspected, Repair/Replace

The roof had cracked and/or broken concrete roof tiles that should be replaced to help prevent damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairs.

3. Exterior

3.0 General Grounds

Inspected, Repair/Replace

The building site was relatively level and flat. Inspector found some poor ground cover or dying grass in some areas of the home. Recommend evaluation by professional landscaper.

3.2 Driveway

Inspected, Repair/Replace
The Inspector observed few deficiencies in the condition of the driveway at the time of the inspection. Notable exceptions will be listed in this report.

Some pavers were cracked in the driveway.

3.9 Outdoor Kitchen

Inspected, Repair/Replace
Inspector found several deficiencies wit the condition of the outdoor kitchen:

1. The grill lighter was not functional. You have to light up the grill manually.
2. The cabinetry exhibited minor deterioration in several areas.
3. The counter had missing ground along the edges of the backsplash.
4. The small refrigerator and the grill had minor signs of corrosion.

Recommend repairs.

3.11 Balcony

Inspected, Repair/Replace
The railings of the balconies in the rear of the home were loose. This is a major safety hazard that needs to be corrected immediately.

Another section of railing was held by corroded screws. The corrosion is staining the walls below. Recommend repairs.

https://youtu.be/LIm4pIftcow

3.12 Water Features

Inspected, Repair/Replace
The MosquitoNix Misting System was not functional. Inspector attempted to run the system but it did not respond. Recommend repairs.

4. Wall Exteriors

4.0 Stucco

Inspected, Repair/Replace
The Inspector observed no deficiencies in the condition of Stucco covering exterior walls. However, there is a rust stain coming from the corrosion of the screws used to hold the railings upstairs. Recommend repair.

4.2 Window Exteriors

Inspected, Repair/Replace
The Inspector observed few deficiencies in the condition of window exteriors at the time of the inspection. Notable exceptions will be listed in this report.

Some windows has started to deteriorate the caulking. Recommend repairs.

6. Electrical

6.12 Exterior Electrical Receptacles

Inspected, Repair/Replace

Some exterior conventional electrical receptacles were inoperable at the time of the inspection and should be replaced by a qualified electrical contractor. One receptacle had a broken weather guard. The Inspector recommends that all exterior electrical receptacles be provided with ground fault circuit interruptor (GFCI) protection for safety reasons.

6.17 Exterior Lighting

Inspected, Repair/Replace

Several landscape lighting was not functional. Recommend repairs by qualified contractor.

6.21 Standby Generator

Inspected, Repair/Replace

The home was equipped with a Carrier Whole House Generator. It appears that the generator is a 48 Kw unit capable of powering the entire home. The Generator was tested at the time of the inspection and it was functional. However, the generator exhibited a slow start at the time of the inspection. The battery appears to be bad. According to the homeowner, the generator is not being professionally maintained. Recommend you contract with a generator company that can service the unit regularly. Watch the video on Youtube.

https://youtu.be/NDY3ObLXPXQ

8. Interior

8.6 Cabinets Closet and Countertops

Inspected, Repair/Replace

At the time of the inspection, the Inspector observed no deficiencies in the condition of most cabinets and closets in the home. However, the cabinets at the bar were old and exhibited moderate levels of deterioration commensurate with their age.

11. Cooling

11.0 Central Air Conditioner

Inspected, Repair/Replace

There are five AC units in this home. Their ages are 2007, 2019, 2018, 2017, 2018. The air conditioning system were split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet were located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

At the time of the inspection, the Inspector was unable to determine the age of the mini-split system in the garage. Inspector observed no deficiencies in the condition of the air-conditioning systems. The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

12. Bathrooms

12.3 Doors

Inspected, Repair/Replace

Difficulty in operating the sliding glass door in the 1st shared bathroom appeared to be caused by worn or out-of-adjustment rollers. The Inspector recommends service by a qualified contractor.

12.5 Lighting

Inspected, Repair/Replace

A light fixture in the two guest bathroom did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

12.12 Shower

Inspected, Repair/Replace

The shower in the bathrooms had functional flow and functional drainage at the time of the inspection. The caulk lines on the bathrooms were very thick. This is normally done to prevent water from getting behind the tiles. Recommend re-grout the joints where the grout has been replaced by silicone.

The glass partition in the master bathroom was poorly installed and it is loose. Recommend you discuss options with a qualified contractor and repair as needed.

13. Kitchen

13.8 Cooktop

Inspected, Repair/Replace

One or more cooktop gas burner failed to ignite when tested. The Inspector recommends service by a qualified technician.

13.9 Icemaker

Inspected, Repair/Replace

The ice maker at the bar was not functional at the time of the inspection. Recommend repairs.

https://youtu.be/yopigrugb98

https://youtu.be/OGTlTUGLBa8

13.16 Instant Hot Water Heater

Inspected, Repair/Replace

The instant hot Water Heater in the kitchen was not functional. Recommend repairs.

14. Laundry Room

14.4 Dryer Venting

Inspected, Repair/Replace

(1) The dryer was vented using an expanding (accordion) vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase

drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.
(2) The dryer was vented using an expanding (accordion) vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.

15. Pool

15.1 Vessel

Inspected, Repair/Replace
The vessel was constructed of concrete. The pool appeared to have chemical damage resulting in scaling of the portions exposed to water. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for actions that will reduce continuing damage.

15.2 Deck

Inspected, Repair/Replace
The pool had weathered tile decking. There was one area that had some cracked tiles. Recommend repairs.

15.6 Fill

Inspected, Repair/Replace
The pool fill was damaged. Recommend repairs.

15.8 Automatic Sanitation

Inspected, Repair/Replace
The salt chlorinator was not functional. Recommend repairs.

15.10 Heating System

Inspected, Repair/Replace
The heater was not functional at the time of the inspection. The burner underneath would not light up. Recommend repairs.

16. Spa

16.0 Exterior

Inspected, Repair/Replace
The exterior of the SPA exhibited efflorescence. Recommend repairs. Efflorescence is generally a mineral or salt crystalline compound found in the ground and within concrete that dissolves in moisture that migrates up through the ground and concrete to the tile surface where the moisture evaporates leaving an expansive salt residual.

16.1 Vessel

Inspected, Repair/Replace
The SPA appeared to have chemical damage resulting in scaling of the portions exposed to water. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for actions that will reduce continuing damage.

16.7 Control Systems

Inspected, Repair/Replace
The pool control system was a manual or mechanical type. The SPA can be controlled through a padded switch at the SPA. However, only one out of three buttons worked. Recommend repairs.

16.10 Heating System

Inspected, Repair/Replace

Same as Pool

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

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Certified Inspectors, LLC

Certified Master Inspector (CMI)
Certified Professional Inspector (CPI)
11419 W Palmetto Park Dr #971032
Boca Raton, FL 33497-1032
Phone: 561-570-6311
Email: Info@certifiedinspectors.us

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

Florida Wind Mitigation Form - 2012 with 4 Picture Pages

Certified Inspectors, LLC

Angelo Menezes

Certified Master Inspector (CMI)
Certified Professional Inspector (CPI)
11419 W Palmetto Park Dr #971032
Boca Raton, FL 33497-1032
Phone: 561-570-6311
Email: Info@certifiedinspectors.us