



Home Inspection Report

Mr. Republican Congressman

Property Address:

424 NE 5th St
Boca Raton FL 33432



Certified Inspectors, LLC

**Angelo Menezes HI9467
CMI® Certified Master Inspector
CPI Certified Professional Inspector
11419 West Palmetto Park Rd #971032
Boca Raton, FL 33497-1032,
Ph: 561-570-6311
E-Mail: info@certifiedinspectors.us
Web: <https://www.certifiedinspectors.us>**

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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.

Styles & Materials

Method of inspection::
Drone with camera

The roof style was::
Flat
Shed

Primary roof-covering type::
Metal Panel

Additional primary roof-covering types::
Roll Roofing

Approximate roof slope::
4&12

Drainage system description::
Partial gutters and downspouts installed

Gutters/downspout material::
Aluminum

Underlayment/ Interlayment::
Mostly hidden from view

Items

1.0 Roof Structure Exterior

Inspected

Inspector inspected the roof by Drone. The roof was built in 2017. It is a combination of Metal seam roof and roll roof in some areas. 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)

1.1 Underlayment

Not Inspected

(1) 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.

(2) 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, Repair/Replace

The Inspector observed few deficiencies in the condition of the drainage. One or more downspouts designed to discharge roof drainage was damaged or in disrepair to an extent that may limit its ability to function as designed.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.4 Plumbing and Combustion Vents

Inspected

1.5 Metal Roof

Inspected

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



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)

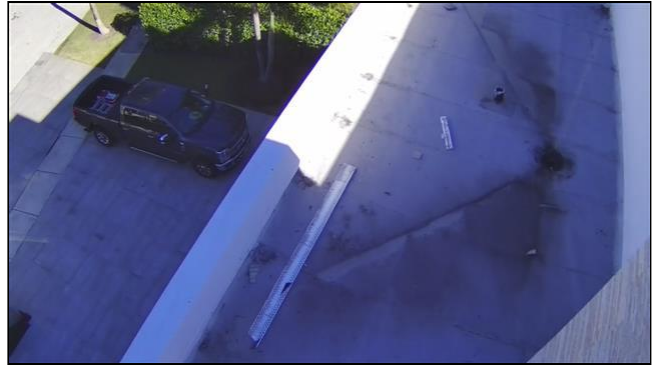
1.6 Roll Roofing
Inspected

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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)

Sample Report

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)

Styles & Materials

Attic inspected from:: Access Hatch (inadequate headroom)	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 structure ventilation device type:: Extra Info : None	Roof Framing Type:: Conventional Framing
Roof Sheathing Material:: Extra Info : Hidden from view		

Items

2.0 Attic Access

Inspected

The attic space lacked adequate headroom for safe entry. As a result, inspection of the attic space lies beyond the scope of the General Home Inspection and it was not inspected. Attics may contain potential fire or health hazards, other safety issues, damage, or defects that have the potential to cause damage to the home.

2.1 Roof Framing (from attic)

Inspected

The roof framing was covered in foam insulation (Icynene) and inspector was unable to inspect the roof framing.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 Roof Sheathing

Not Inspected

The roof sheathing was covered in foam insulation (Icynene) and inspector was unable to inspect the roof sheathing.

2.3 Roof Structure Ventilation

Not Present

The foam insulation requires a roof structure with no ventilation.

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 Plumbing

Inspected

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

2.6 Attic Thermal Envelope

Inspected

(1) Icynene insulation was the type of insulation. It provides a high performance insulation with a non-vented attic space. Inspection of the thermal envelope is limited to areas that are visible.



2.6 Item 1(Picture)



2.6 Item 2(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

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.

Styles & Materials

Driveway Material::
Concrete

Walkway Materials::
Masonry paver
Dirt

Additional Structures::
Extra Info : Cabana Bathroom

Items

3.0 Driveway

Inspected

The Inspector observed no deficiencies the driveway condition at the time of the inspection. Minor cosmetic wear and tear visible.

3.1 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.

3.2 General Grounds

Inspected

The building site was relatively level and flat.

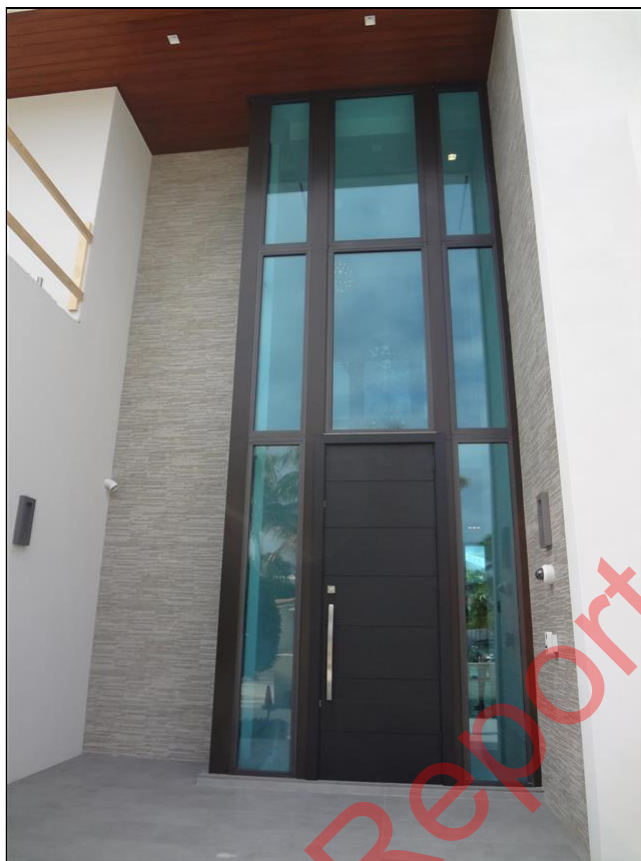
3.3 Exterior Trim

Not Present

3.4 Porch

Inspected

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



3.4 Item 1(Picture)

3.5 Patio

Inspected

The patio appeared to be level and flat at the time of the inspection. 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 Landscape Irrigation

Not Inspected

The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.

3.7 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 Mail Box

Inspected, Repair/Replace

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The mailbox was poorly secure and will need to be repaired.



3.8 Item 1(Picture)

3.9 Additional Back Yard and Cooking Area

Inspected, Repair/Replace

The BBQ grill was not working. Other cooking accessories were operating normally except the grill.



3.9 Item 1(Picture)

3.10 Exterior Views

Inspected



3.10 Item 1(Picture)



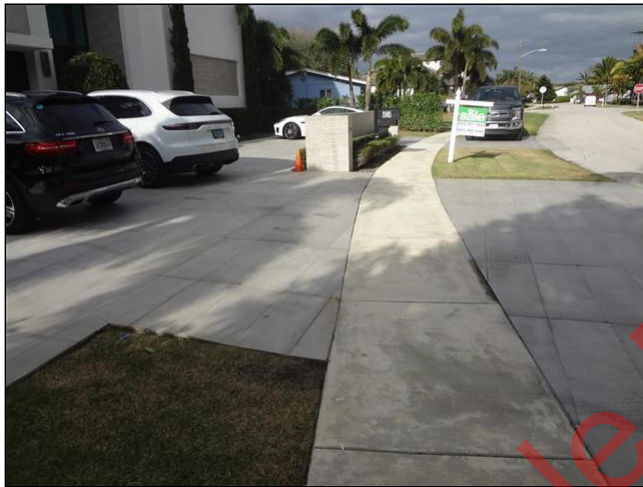
3.10 Item 2(Picture)



3.10 Item 3(Picture)



3.10 Item 4(Picture)



3.10 Item 5(Picture)



3.10 Item 6(Picture)



3.10 Item 7(Picture)

3.11 Balcony

Inspected, Repair/Replace

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Inspector found all 3 balconies undergoing some form of repair. All balcony floors had been removed due to some kind of water infiltration. Determination of the causes of this infiltration lies beyond the scope of a General Home Inspection.

As a courtesy to customer, inspector may offer an opinion as to what might have caused this kind of infiltration but customer is advised to seek opinion from a qualified architect or engineer.

It is inspector's opinion that lack of effective drainage of rain water combined with poor weatherproofing and poor cover installation are the causes of the infiltration. All drains were blocked and the water is forced to drain over the walls below.

If you look at the plans attached Item 12(Picture) Item 13(Picture) you will see where there should have been a linear drainage system installed at the edge of the balconies. If you don't install effective drainage you may have the same problem in the future or the water will run down the walls and cause other types of problems. You should seek advice from a qualified architect that can design the proper solution to this kind of problem.



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)

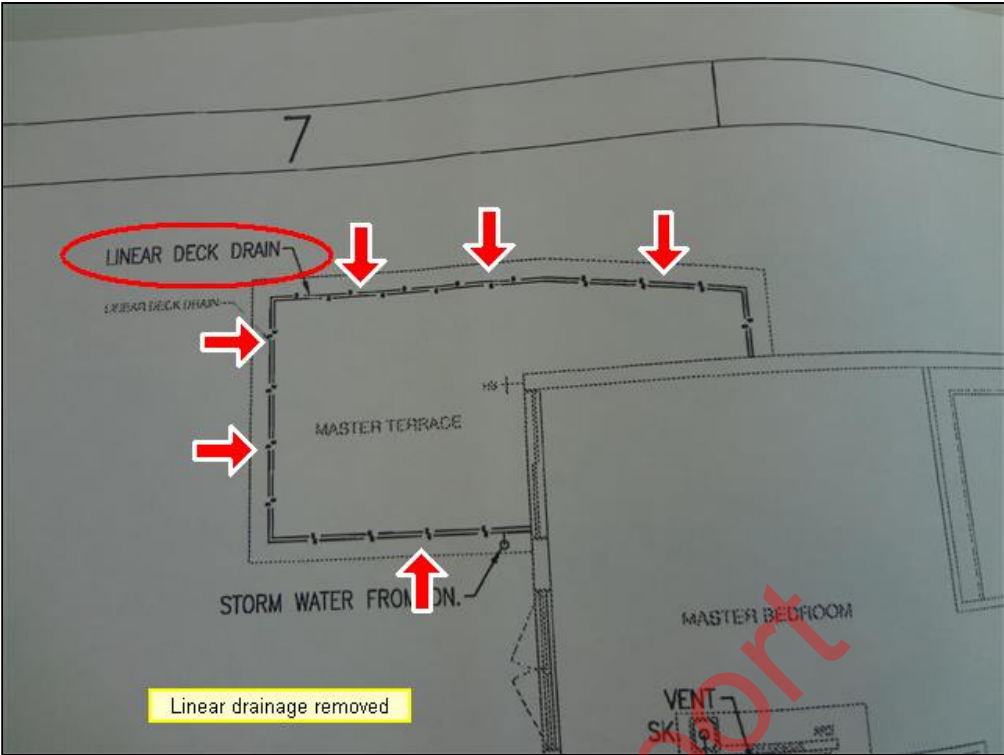


3.11 Item 10(Picture)

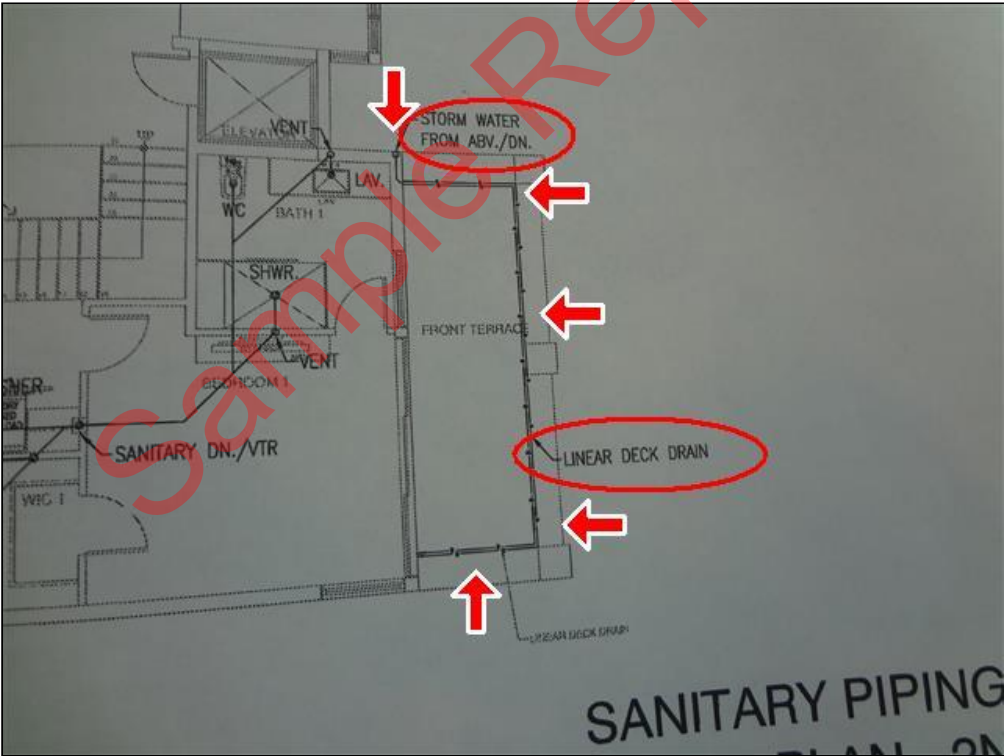


3.11 Item 11(Picture)

Sample Report



3.11 Item 12(Picture)



3.11 Item 13(Picture)



3.11 Item 14(Picture)



3.11 Item 15(Picture)



3.11 Item 16(Picture)

4. Wall Exteriors

Styles & Materials

Exterior wall-covering Material:
Hardcoat Stucco

Exterior Doors::
Wood
Metal
Extra Info : Impact Glass

Items

4.0 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

4.1 Window Exteriors

Inspected

The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

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.

Styles & Materials		
Foundation Configuration:: Concrete Slab-on-Grade	Foundation Method/Materials:: Poured concrete footings	Main Floor Structure:: Concrete Slab
Exterior Wall Structures:: Concrete Masonry Units (CMU)	Typical Ceiling Structure:: Not visible	

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.

5.1 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

Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

5.3 Foundation

Inspected

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

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

Styles & Materials

Electrical Service Conductors:: Underground service Copper 120/240 volt service	Service Panel Ampacity:: Extra Info : 4 x 200 AMPs	Service Panel Type:: Load Center
Service Panel Exposure Rating: Type 1	Service Panel Manufacturer:: Square D	Service Disconnect Location:: At Service Panel Meterbase Panel
Service Disconnect Type:: Breaker	Service Disconnect Ampacity:: 200 amps	Service Grounding Electrode:: Driven rod Water pipe
Wiring Methods:: Not Visible	Type of Branch Wiring:: Solid Copper	Ground Fault Circuit Interruptor (GFCI) Protection:: YES
Arc Fault Circuit Interruptor (AFCI) Protection:: YES		

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.

6.1 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 Entrance Conductors

Inspected

The service entrance conductors were inspected in the service panel.

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

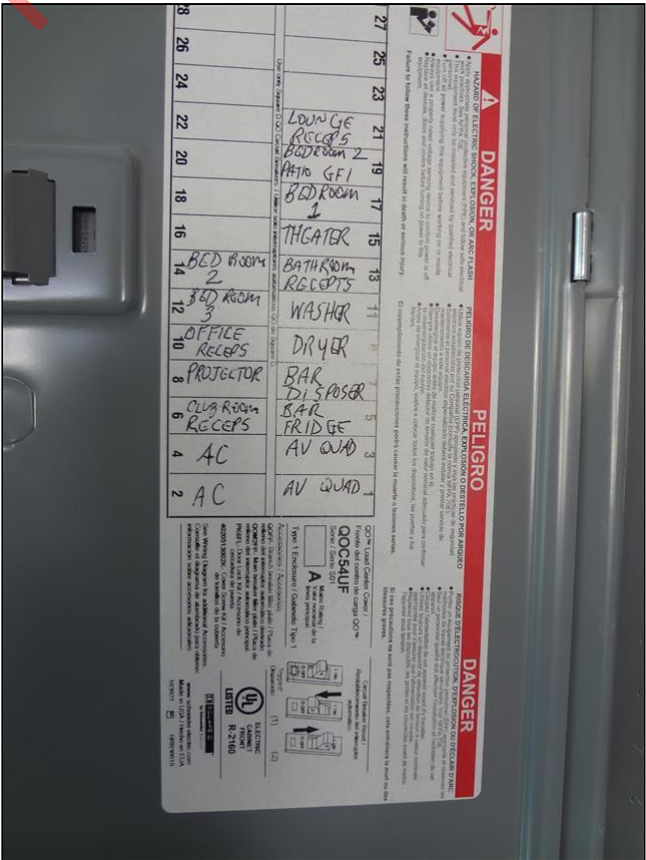
6.4 Service Panel Manufacturer

Inspected

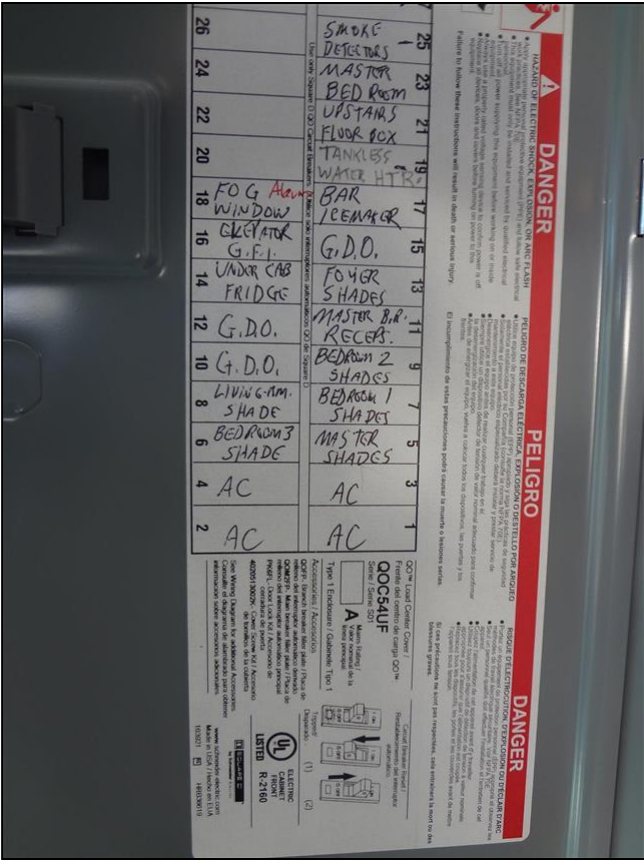
The service panel brand was SQUARE D.



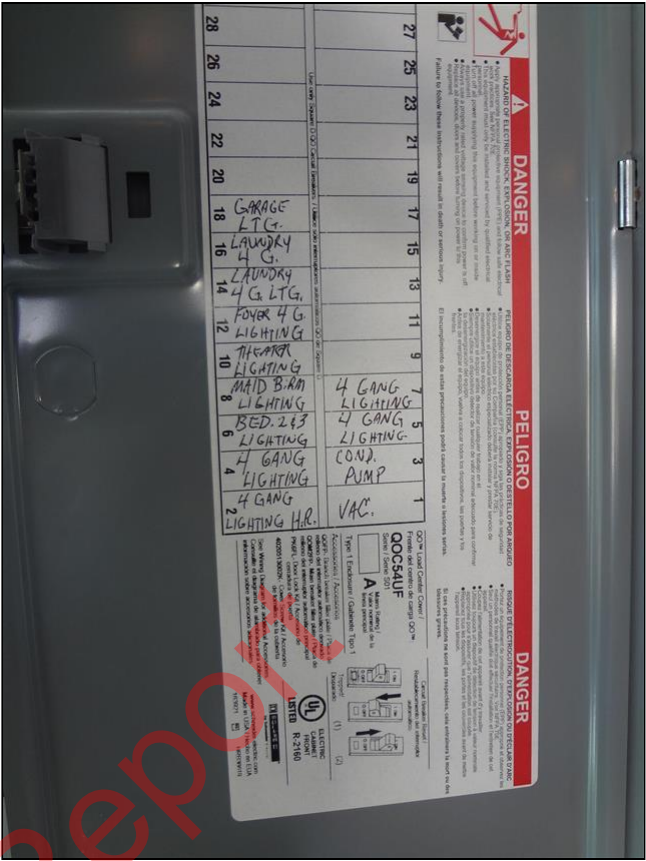
6.4 Item 1(Picture)



6.4 Item 2(Picture)



6.4 Item 3(Picture)



6.4 Item 4(Picture)

6.5 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.

6.6 Service Panel Cabinet, Ampacity, and Cover

Inspected

The manufacturer's label listed the service panel rating as 200AMP.

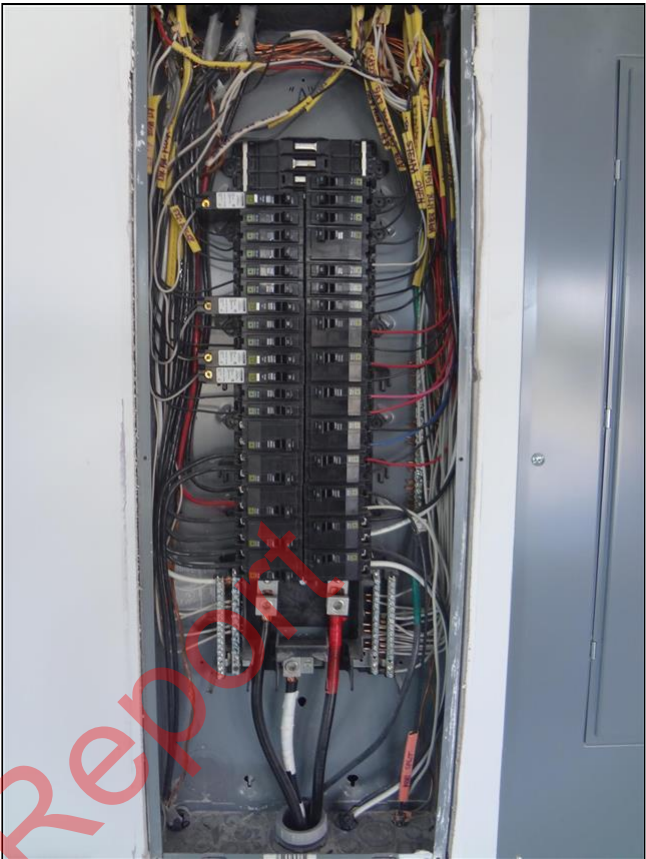
6.7 Service Panel Wiring

Inspected

Inspector found no deficiency with the condition of the wiring on the electric panel 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)



6.7 Item 5(Picture)

6.8 Service Disconnect

Inspected

The house is equipped with a main disconnect that can cut power to each individual panel. In addition, the same system control power being fed to the Cabana, the elevator, and the Pool. Inspector found no deficiency with the condition of the main disconnects.



6.8 Item 1(Picture)



6.8 Item 2(Picture)

6.9 Overcurrent Protection Devices

Inspected

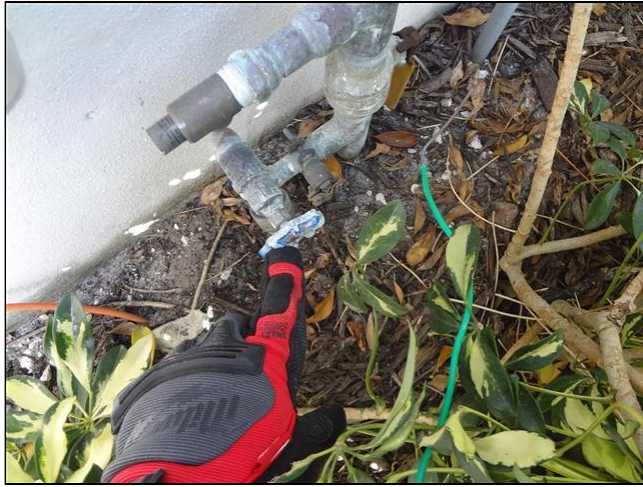
Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

6.10 Service Grounding Electrode System & Service Bond

Inspected, Repair/Replace

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The main water supply pipe served as the grounding electrode for the home electrical service. The grounding wire was disconnected at the time of the inspection. Recommend repair.



6.10 Item 1(Picture)



6.10 Item 2(Picture)

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

An exterior Ground Fault Circuit Interrupter (GFCI) electrical receptacle at the cabana bath did not respond to the test button. Also on the cabana bath, there was some exposed wiring behind the building.

One exterior GFCI outlet at the BBQ area had a broken weather protective cover.

The Inspector recommends repairs by a qualified electrical contractor.



6.12 Item 1(Picture)



6.12 Item 2(Picture)



6.12 Item 3(Picture)



6.12 Item 4(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

6.16 Lighting

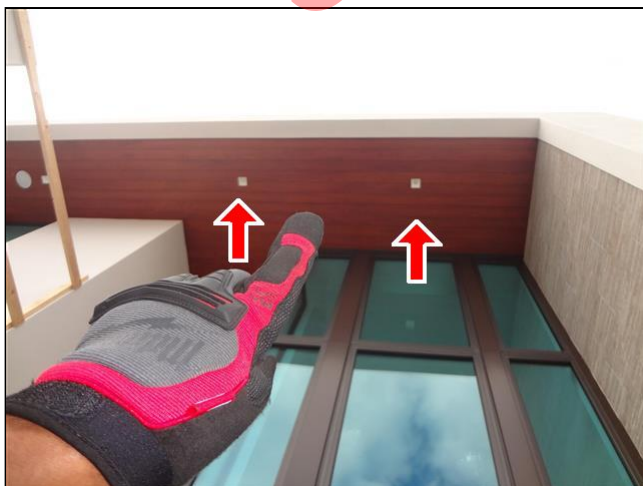
Inspected, Repair/Replace

At the time of the inspection, the Inspector observed few deficiencies in the condition of the lighting.

The high hats underneath the porch and the front wall light fixtures did not respond to the various switches inspected.

Landscaping lighting was set on a timer and inspector was unable to verify functionality. Some landscaping lighting was damaged. The timer cover was damaged.

One of the light fixtures in the garage did not respond. Recommend repairs.



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)

6.17 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.

6.18 Doorbell

Inspected, Repair/Replace

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The doorbell responded to the switch at the time of the inspection. However, the door bell was getting significantly corroded.



6.18 Item 1(Picture)

6.19 Ceiling Fans

Inspected

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

Sample Report

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

Styles & Materials

Garage Vehicle Door Type::	Number of Vehicle Doors::	Number of Automatic Openers::
Double	3	3

Vehicle Door Automatic Reverse::
Photosensor installed correctly

Items

7.0 Vehicle Doors

Inspected
Three overhead garage doors were equipped with automatic door openers. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience.

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. All automatic garage door openers responded to the controls at the time of the inspection.



7.0 Item 1(Picture)

7.1 Conventional Doors

Inspected

7.2 Floors

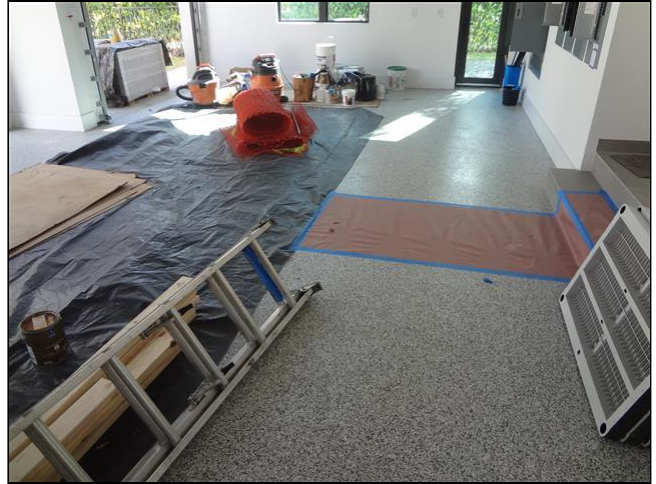
Inspected

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At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the garage floor. At the time of the inspection, the garage was dirty and covered in dust and materials left by contractors. Partial floors were covered with materials and inspector was not able to assess.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

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.

7.7 General Condition and Ventilation

Inspected

Workers were present and using the garage as materials and tool storage at the time of the inspection. At the time of the inspection, the garage was dirty and covered in dust and materials left by contractors.

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.

Styles & Materials

Walls and Ceilings:: Drywall	Floor Covering Materials:: Tile Polished Concrete	Interior Doors:: Solid Wood
Window Material:: Vinyl Extra Info : Ipact Glass	Window Glazing:: Storm Windows	Window Operation:: Awning Storm Windows
Cabinets:: Veneer on Particle Board	Countertops:: Composite	Smoke/CO Detectors:: Smoke detectors installed (hardwired)

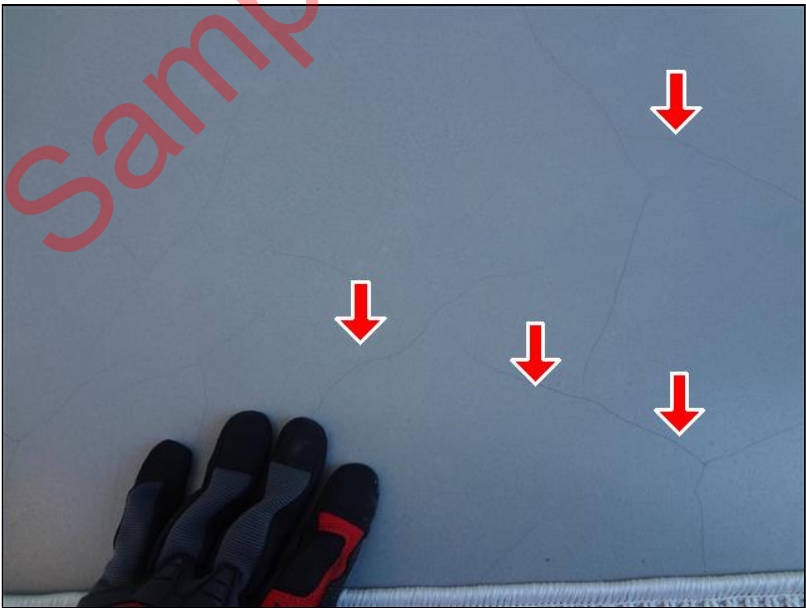
Items

8.0 Floors

Inspected, Repair/Replace

At the time of the inspection, the Inspector observed few deficiencies in the condition of most floors in the home's first floor. Notable exceptions will be listed in this report.

The flooring downstairs was made out of polished concrete covered with some form of finish. The finish was all cracking. The cracks don't appear to be slab related. Recommend asking the owner what kind of material was installed.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)

8.1 Walls

Inspected

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

8.2 Ceilings

Inspected, Repair/Replace

The ceiling in the cabana bath exhibited general moderate damage or deterioration at the time of the inspection. It appears that the condensation is being caused by the mixture of cold air around the AC in an environment which is constantly hot and humid air. Recommend repairs and possibly modification on the design as to prevent future problems such as mold.

Inspector also found a hole in the ceiling in the cabana. Recommend repairs.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

8.3 Lighting

Inspected

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

8.4 Misc. Components: Elevator.

Not Inspected, Repair/Replace

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Inspector was unable to operate the elevator. I was told by the seller's broker that the elevator needs to be serviced (repaired) by the elevator company.

8.5 Doors

Inspected

At the time of the inspection, the Inspector observed deficiencies in the interior condition of interior doors.

8.6 Windows

Inspected

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

8.7 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.

8.8 Cabinets and Countertops

Inspected

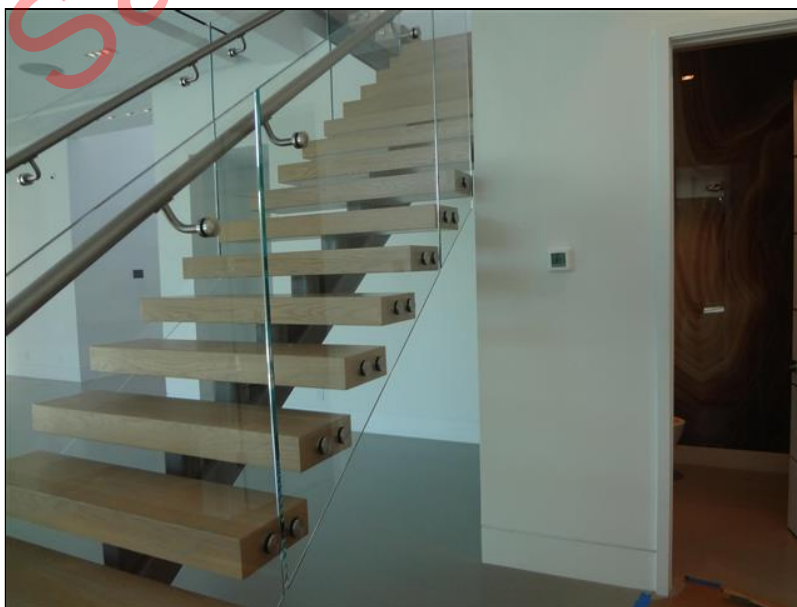
At the time of the inspection, the Inspector observed no deficiencies in the condition of other interior cabinets in the home..

8.9 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.



8.9 Item 1(Picture)

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).

Styles & Materials

Water Supply Source:: Public Water Supply	Main Water Supply Pipe:: 3/4-inch	Water Distribution Pipes:: 1/2-inch copper
Distribution Pipe Bonding::	Functional Flow: All plumbing fixtures had functional flow	Sewage System Type:: Public
Drain Waste and Vent Pipe Materials:: Polyvinyl Chloride (PVC)	Water Heater Manufacturer: Rinnai State Industries Extra Info : IHeat	Date of Manufacture: 2020 2018
Water Heater Fuel Type: Gas	Water Heater Type: Tank (conventional) On-demand	Water Heater Tank Capacity: 74 gallons
Functional Drainage::	Gas Pipe Material:: Galvanized Steel	Type of Gas:: Natural Gas

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

The main water supply shut-off was located in the right side of the house.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.

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 Water Heater

Inspected, Repair/Replace

Certified Inspectors, LLC

There are three water heaters on the home.

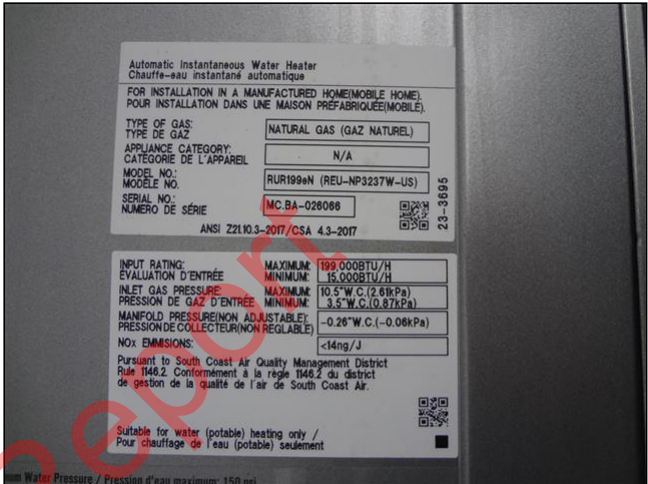
One gas tank water heater is located in the garage. The tank water heater is made by State Select and is a 75 Gallons unit. The water heater date of manufacturer is 2018. Inspector found no deficiency with this water heater.

A Second water heater, RINNAI, is a gas tankless water heater and is located on the right side of the house. This water heater is dated 2020.

The third electrical tankless water heater, IHEAT is located on the back of the cabana bath. The water heater is disconnected from the eletrical. Recommend repairs.



9.4 Item 1(Picture)



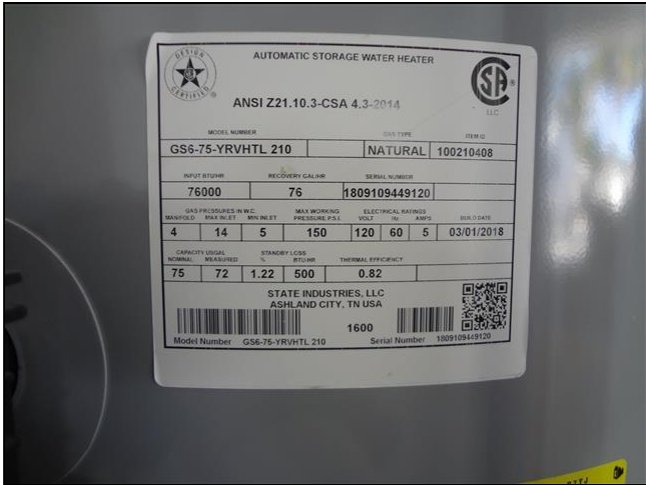
9.4 Item 2(Picture)



9.4 Item 3(Picture)



9.4 Item 4(Picture)



9.4 Item 5(Picture)



9.4 Item 6(Picture)



9.4 Item 7(Picture)



9.4 Item 8(Picture)



9.4 Item 9(Picture)



9.4 Item 10(Picture)

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).

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:: Extra Info : TRANE and DIKIN		

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 there were operating accordingly.

10.1 Thermostat

Inspected

The heater and the air-conditioning units are 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.

10.2 Filter condition

Inspected, Repair/Replace

The disposable filters were dirty. The filter needs to be replaced every two months. A qualified licensed HVAC (Heat/Ventilation/Air conditioning Contractor) should replace it as needed.

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).

Styles & Materials

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

Cooling Equipment Energy Source::
Electricity

Cooling System Manufacturer::
Trane
Extra Info : Daikin

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

Items

11.0 Central Air Conditioner
Inspected, Repair/Replace

Certified Inspectors, LLC

There are five AC units currently operating in this house. The air conditioning system was a 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 was 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.

Four of them are made by TRANE and one (mini split) is made by DIKIN. According to plans, there should a total of six AC systems. One AC systems appears to be missing or have been deleted. You should ask the seller what happened to the missing nit. There is a Condenser pad ready to go on the side of the house.

Three of the TRANE units were manufactured in 2016 and one in 2015. The DIKIN AC Unit was made in 2016. All AC Units were functional at the time of the inspection.

At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.

The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.



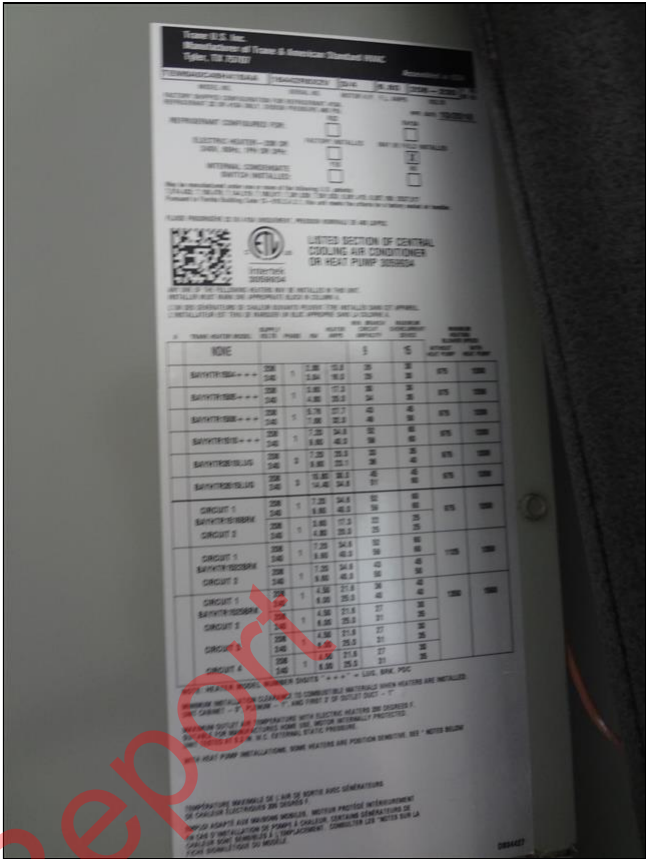
11.0 Item 1(Picture)



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)

[illegible]

FAN COIL UNIT (INDOOR SECTION)

MODEL FNAQ12PV/J
SERIAL NUMBER 9-008380
NET WEIGHT 28 LBS 12 OZ
POWER SUPPLY SINGLE PHASE
208/230V 60HZ

CONFORMS TO
ANSI/UL STD 9885
CERTIFIED TO
CSA STD
C22.2 NO. 206

UL LISTED
ELECTRICAL
300766

MAX. T.E.C.	0.3 A
NOISE (1/1) TEST	20 W
DESIGN PRESSURE	550 PSIA
MAXIMUM CURRENT	0.4 A
MAX. WAT. CHARACTER	
CONDENSATE DRAIN	15 A
AIR TIGHT TEST	
PRESSURE	550 PSIA
REPAIR/REPAIR	6410A
MFG. DATE	2018.11

ELECTRICAL CHARACTERISTICS ARE ONLY FOR FAN COIL UNIT
DAIKIN INDUSTRIES (THAILAND) LTD. MADE IN THAILAND
ENGINEERED IN JAPAN
3P506380-38

A hand wearing a black glove with a red strap points towards a white portable heater. The heater is sitting on a floor made of blue, yellow, and white mosaic tiles. The heater has a control panel with buttons and a digital display. Above the heater, there is a white vent on the wall.

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Certified Inspectors, LLC

The compressors responded to the controls at the time of the inspection and produced cool air. Air temperatures produced by compressors are usually colder than evaporative coolers.

The DIKIN Compressor had a grill that was loose. Recommend repairs.



11.1 Item 1(Picture)



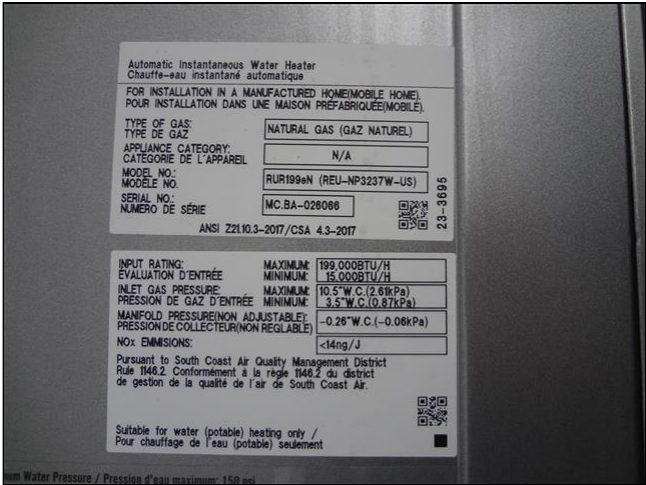
11.1 Item 2(Picture)



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)



11.1 Item 11(Picture)

11.2 Ductwork
Inspected

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

Styles & Materials

Exhaust Fans: Fan only	Sink:: Sink in a cabinet 2 sinks in a cabinet Pedestal sink	Toilet Type:: Low-volume flush (1.6 gal. [6 litres] or less)
Bathub:: Standard Bathtub	Shower:: Walk-in Glass enclosure Tiled enclosure	Cabinets:: Veneer on Particle Board

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.

12.1 Walls

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the bathrooms. However, excessive caulking at the corners of tiled walls in the bathrooms appeared to be the result of deteriorated grout. It is possible that water may have entered these grout corners. Consider renovating and rebuilding the tiled shower.

12.2 Ceilings

Inspected

Moderate damage to the ceilings was visible in the master bathroom at the time of the inspection. This appears to be from normal long term humidity levels generated inside a bathroom environment.

12.3 Doors

Inspected

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

12.4 Windows

Inspected

12.5 Electrical Receptacles and Switches

Inspected

Electrical receptacles in the bathrooms 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.

12.6 Lighting

Inspected

Inspector found no deficiencies with the condition of the lighting inside of the bathrooms at the time of the inspection.

12.7 Ventilation

Inspected

The bathrooms had operable sources of ventilation at the time of the inspection.

12.8 Cabinets & Countertops

Inspected

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

12.9 Toilet

Inspected, Repair/Replace

One of the guest bathrooms (1/2 baths) downstairs had a toilet that was malfunctioning. The push button was getting stuck. Recommend repairs.



12.9 Item 1(Picture)



12.9 Item 2(Picture)

12.10 Bathtub

Inspected, Repair/Replace

The master bathroom tub faucet was not properly secure. Recommend repairs.



12.10 Item 1(Picture)



12.10 Item 2(Picture)

12.11 Shower

Inspected, Repair/Replace

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The shower in the bathrooms had functional flow and functional drainage at the time of the inspection. One upstairs show had valve covers that were not properly installed and they can be moved with the slightest movement of hand. Recommend repairs.



12.11 Item 1(Picture)

12.12 Mirrors

Inspected

Sample Report

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.**

Styles & Materials

Cabinets:: Solid Wood	Countertop Material:: Granite	Range:: Gas
Range Hood:: Vents to exterior	Dishwasher:: Present, Inspected	Cooktop:: Gas
Built-in Oven:: Electric heating elements	Refrigerator:: Inspected	

Items

13.0 Floors

Inspected, Repair/Replace

Same as other interior floor. The flooring downstairs was made out of cement covered with some form of finish. The finish was all cracking. The cracks don't appear to be slab related. Recommend asking the owner what kind of material was installed.

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 Cabinets & Countertop

Inspected, Repair/Replace

A kitchen cabinet had an opening for the gas plumbing. This is perfect entry point for pests. Recommend repairs to seal this area an prevent bugs.



13.3 Item 1(Picture)

13.4 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.

13.5 Range Hood

Inspected

The exhaust vent of the range hood discharged exhaust to the home exterior. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.



13.5 Item 1(Picture)

13.6 Garbage Disposal

Inspected

13.7 Cooktop

Inspected

The home was equipped with a gas-fired cooktop and separate built-in oven instead of a range. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the cooktop.



13.7 Item 1(Picture)

13.8 Icemaker

Inspected

Certified Inspectors, LLC

There are two icemakers. One in the kitchen and one in the large living area SW corner of the house. They were both functional.



13.8 Item 1(Picture)



13.8 Item 2(Picture)

13.9 Dishwasher

Inspected

There are two dishwashers. Both were tested and they both are functional.

13.10 Wine Cooler

Inspected

Inspector found no deficiencies with the condition of the wine cooler in the kitchen. It was functional.

13.11 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.

13.12 Refrigerator

Inspected

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

13.13 Kitchen Sink

Inspected

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

13.14 Coffee Maker

Not Inspected

Inspector did not inspect or test the coffee maker. This is beyond the scope of a General Home Inspection.

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.

Styles & Materials

Dryer Power:: Electric	Dryer Vent:: Ribbed foil	Dryer 240-volt electrical receptacle:: Modern 4-prong
Dryer Gas Supply:: Natural gas		

Items

14.0 Floors

Inspected
Inspector found no deficiency with the condition of the tiled floor in the laundry room. It was dirty but it was in serviceable condition at the time of the inspection.

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 Doors

Inspected

14.4 Washer, Dryer

Inspected

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There are two sets found on this house. One upstairs and one downstairs. Inspector found no deficiency with the condition of the Washer and Dryer. They were both operated and appeared to be operating as intended. Inspector did not stay to observe through the entire cycle.



14.4 Item 1(Picture)



14.4 Item 2(Picture)



14.4 Item 3(Picture)



14.4 Item 4(Picture)

14.5 Receptacles, Switches, Connections

Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of the 220-volt dryer electrical receptacle in the laundry area.

14.6 Lighting

Inspected

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

14.7 Plumbing

Inspected

14.8 Dryer Venting

Inspected

The dryer was vented using a flexible, ribbed, foil-like 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.

14.9 Cabinets

Inspected

Sample Report

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.

Styles & Materials

Pool was filled::

Barrier::

Deck::

Vessel Construction::

Vessel Coating::

Heating System::

New:

Items

15.0 Barrier System

Not Present

15.1 Vessel

Inspected

The vessel was constructed of concrete.



15.1 Item 1(Picture)



15.1 Item 2(Picture)



15.1 Item 3(Picture)

15.2 Deck

Inspected, Repair/Replace

The pool had cracked border materials. All the pebbles installed along the perimeter were coming loose. The choice of material and poor workmanship is not right for the environment.

There was significant amounts of efflorescence around the pool deck. Efflorescence is the migration of a salt to the surface of a porous material, where it forms a coating.

The Inspector recommends removal and replacement by a qualified contractor.



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

15.6 Electrical System

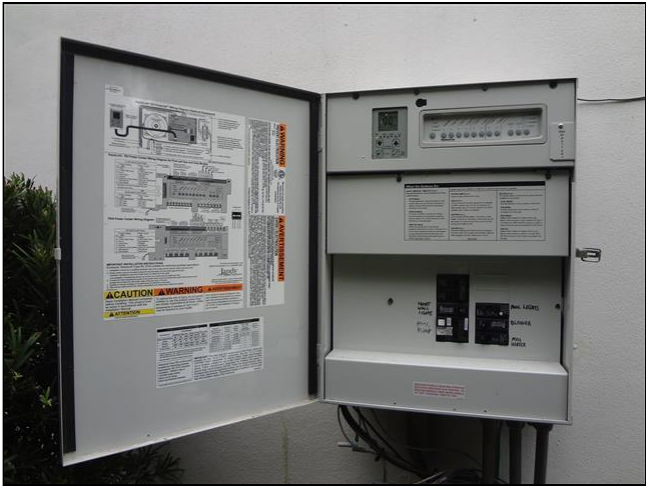
Inspected

15.7 Control Systems

Inspected

Certified Inspectors, LLC

The pool has a central control system. Inspector found no deficiencies with the condition of the system. You should find a pool company that is familiar with this system in order to effectively maintain your pool.



15.7 Item 1(Picture)



15.7 Item 2(Picture)

15.8 Automatic Sanitation

Not Present

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

Certified Inspectors, LLC

The pool heating system was powered by natural gas.



15.10 Item 1(Picture)



15.10 Item 2(Picture)

15.11 Plumbing System

Inspected

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

15.12 Pump

Inspected

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

15.13 Pool Valve Actuator Control

Inspected, Repair/Replace

One of the actuators missing the handle. Recommend repairs.



15.13 Item 1(Picture)