

CERTIFIED
INSPECTORS

INSPECTION REPORT
Royal Palm
Boca Raton FL 33432

INSPECTED BY
Angelo Menezes
Certified Inspectors,
LLC
HI9467

INSPECTION DATE
📅 8/13/2026
🕒 11:00:00 AM

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General Info

Property Address

Royal Palm
Boca Raton FL 33432

Date of Inspection

8/13/2026

Report ID

081326AM22

Customer(s)

Mr. Undisclosed Customer

Time of Inspection

11:00:00 AM

Real Estate Agent

Shelley Nesbitt

Inspection Details

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::
2009

Inspection started at::

11am

Inspection ended at::

3:30pm

Occupancy::

The home was occupied

Attending the Inspection::

Buyer, Buyer Agent and Seller Agent

Weather during the Inspection::

Clear

Significant precipitation in last 3 days::

No

Temperature during inspection::

Over 80

Ground/Soil surface condition:

Dry

Mold Test:

Attached

Comment Key & Definitions

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.

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:: Hip Flat	Primary roof-covering type:: Concrete Roof Tile
Roof Age: 17 years old	Estimated Remaining Life: 8 years	Drainage system description:: Partial gutters and downspouts installed
Gutters/downspout material:: Aluminum	Chimney flue material:: Tile	Underlayment/Interlayerment:: Mostly hidden from view

Items

1.0 Roof Structure

Comments: Inspected, Repair/Replace

The roof structure consists of a wood-framed roof system supporting the tiled and low-slope roof coverings. Based on the visible roof surfaces, the roof planes appear generally straight and properly aligned, with no significant sagging, deflection, displacement, or other obvious indications of structural distress observed from the accessible areas. The roof structure is largely concealed by the roof coverings and, therefore, individual framing members and their connections could not be fully evaluated from the exterior.

The observed deterioration to the roof tile, ridge/hip cap mortar, and flat-roof coating appears primarily related to the roof covering and weatherproofing components rather than an apparent structural failure of the roof framing. Given the roof's original 2009 construction, continued monitoring is recommended, particularly at areas where water intrusion could potentially affect concealed wood framing. Any evidence of active leakage or moisture intrusion should be evaluated promptly to prevent secondary structural deterioration.





1.1 Concrete Tiles

Comments: Inspected, Repair/Replace

The primary roof covering consists of concrete/clay-style interlocking tile and is reported to be original to the 2009 construction. Overall, the tiled roof was found to be in fair condition for its age. The majority of the tiles remain in place and appear generally serviceable; however, several cracked/broken tiles were observed and should be replaced to maintain the integrity of the roof covering. Several ridge and hip cap tiles also exhibit deterioration or loss of the cementitious/mortar bedding and pointing used to secure and seal these areas. These conditions can increase the potential for water intrusion, particularly during wind-driven rain. Repairs should include replacement of damaged tiles and restoration/resealing of deteriorated ridge and hip cap mortar by a qualified roofing contractor. Given the roof's age of approximately 17 years, continued maintenance and periodic professional evaluation are recommended.















1.2 Flat Roof

Comments: Inspected

The flat roof sections consist of a low-slope roof membrane/coating system, which appears to have been coated or resurfaced. The surface exhibits weathering, discoloration, areas of surface deterioration, and localized cracking/aging of the coating, particularly around the perimeter and adjacent to the tile roof transitions. The roof-to-tile interfaces and areas beneath the ridge caps should receive particular attention, as these transitions are susceptible to water intrusion if the underlying flashing or waterproofing has deteriorated. No determination of the remaining service life can be made from a visual inspection alone, and concealed conditions beneath the coating cannot be evaluated. The flat roof should be maintained and monitored, with repairs to deteriorated areas and a more detailed evaluation by a qualified roofing contractor recommended as appropriate.







1.3 Underlayment

Comments: 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.

1.4 Roof Drainage System

Comments: Inspected

Gutters and downspouts were fabricated from aluminum. Only portions of the roof had gutters and downspouts installed. Portions of the home without gutters may experience excessive moisture levels in soil near the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above. The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants.

1.5 Roof Flashing

Comments: Inspected

Roof flashing components were visually inspected at accessible roof-to-wall transitions, penetrations, valleys, and other areas where flashing is typically installed. The visible flashings and associated weatherproofing appeared generally serviceable for the age of the roof, with no obvious evidence of active leakage, significant deterioration, or flashing failure observed at the time of inspection. Flashing conditions can vary beneath or behind the roof covering and at concealed transitions that are not visible during a visual inspection. Continued maintenance and periodic inspection of flashing and sealant conditions are recommended, particularly as the roof continues to age.





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:: Inside the attic	Attic thermal insulation material:: Icynene	Approximate attic thermal insulation depth:: 6-8 inches
Roof Structure Ventilation:: The attic was conditioned space	Roof structure ventilation device type:: NA	Roof Framing Type:: Conventional Framing
Roof Sheathing Material:: 7/16-inch Plywood		

Items

2.0 Attic Access

Comments: Inspected
Attic access was through the laundry room.

2.1 Attic Thermal Envelope

Comments: Inspected

The attic is insulated with spray-applied foam insulation at the underside of the roof deck, with additional insulation present in various areas. The insulation appears generally continuous over the accessible portions of the roof deck and provides a substantial thermal barrier. However, localized areas of separation, gaps, irregular application, and exposed/unfinished foam were observed, including areas where the foam appears to have been applied around roof framing and mechanical components. These conditions may reduce the effectiveness of the insulation and air-sealing system in those locations.

Because the insulation is applied directly to the underside of the roof deck and much of the roof structure is concealed, the full extent and uniformity of the installation could not be verified. The insulation should be maintained in its present condition, with localized areas of deficient or deteriorated foam evaluated and repaired by a qualified insulation contractor as needed.





2.2 Roof Framing (from attic)

Comments: Inspected

The roof structure consists of prefabricated wood trusses supporting the roof assembly. The accessible portions of the trusses appeared generally straight, properly positioned, and in serviceable condition, with no obvious evidence of significant sagging, displacement, splitting, rot, or structural deterioration observed at the time of inspection.

Access and visibility were limited by insulation, HVAC ductwork, piping, and other components, and not all framing members and connections were accessible for inspection. No significant structural deficiencies were apparent in the areas that could be observed.

2.3 Roof Sheathing

Comments: Inspected

The roof sheathing was not directly visible for inspection because the underside of the roof deck was covered with spray-applied foam insulation. As a result, the condition, fastening, thickness, and type of sheathing could not be fully evaluated from the accessible areas.

No visible evidence of significant moisture intrusion, deterioration, or structural distress was observed at the areas of the roof assembly that were accessible for observation. The concealed roof sheathing should be considered an inaccessible component, and its condition cannot be confirmed without removal of the insulation.

2.4 Roof Structure Ventilation

Comments: Inspected

The roof assembly appears to be configured as an unvented, spray-foam-insulated roof assembly. Spray-applied foam insulation has been installed directly against the underside of the roof sheathing, effectively separating the roof deck from the attic space and eliminating the need for conventional soffit-to-ridge or other attic ventilation.

No conventional roof/attic ventilation components were observed in the accessible areas. The assembly appeared consistent with an unvented design; however, the roof sheathing and portions of the roof perimeter were concealed by the foam insulation, limiting verification of the complete ventilation configuration.

Condition: No apparent ventilation deficiency was identified based on the accessible areas.

2.5 Attic Electrical

Comments: Inspected

The accessible electrical wiring and components within the attic were visually inspected. No apparent deficiencies were noted at the time of inspection. Wiring appeared generally neat and properly supported where visible, with no obvious damaged conductors, exposed splices, or other significant electrical concerns observed. Visibility was limited in some areas by insulation and HVAC components.

2.6 Attic Plumbing

Comments: Inspected

The accessible plumbing components within the attic were visually inspected. No apparent deficiencies were noted at the time of inspection. Access and visibility were limited in areas by insulation and HVAC ductwork.

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::	Walkway Materials::	Chimney Construction::
Pavers	Pavers	Concrete Masonry Unit (CMU)

Items

3.0 Exterior Views

Comments: Inspected

The exterior of the residence was visually inspected from readily accessible areas. The exterior generally consists of stucco-clad walls with decorative architectural trim, clay/concrete tile roofing, multiple windows and exterior doors, covered patio areas, and decorative balconies/railings. The visible exterior surfaces appeared generally well maintained at the time of inspection, with no significant deficiencies noted in the areas visible in the photographs.

The inspection was limited to readily visible and accessible conditions. Elevated areas, concealed components, and surfaces obstructed by landscaping or other features were not fully evaluated.





3.1 Driveway

Comments: Inspected, Repair/Replace

The driveway consists of interlocking concrete pavers. The driveway was generally functional; however, several areas exhibited localized settlement and displacement of individual pavers, resulting in uneven surfaces and open joints. Some pavers were loose or raised relative to adjacent pavers, creating potential trip hazards and progressive deterioration.

Standing water was also observed at the driveway/street interface at the time of inspection. This may indicate localized low areas or inadequate surface drainage. The area should be monitored during rainfall and corrected as necessary to promote positive drainage away from the residence and driveway surface.

Recommendation: Have a qualified paver/driveway contractor reset and re-level displaced or settled pavers, restore proper joint spacing, and evaluate drainage at the street transition. Repairs should be performed as needed to reduce trip hazards and prevent further settlement.





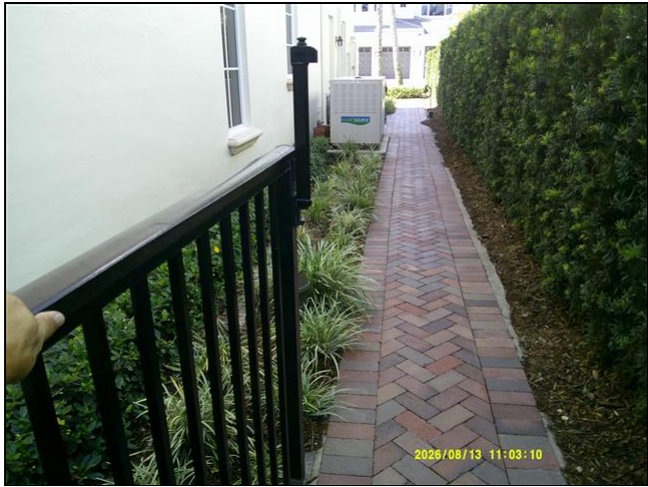


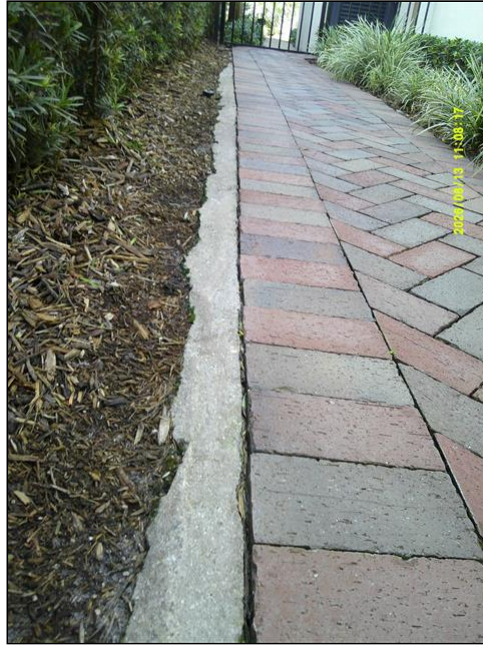
3.2 Walkways

Comments: Inspected, Repair/Replace

The walkways consist of interlocking concrete pavers. Several areas exhibited settlement, displacement, and uneven pavers, including localized gaps and raised edges. These conditions can create trip hazards and may allow continued movement or deterioration of the walkway.

Recommendation: Have a qualified paver/landscape contractor reset and re-level the affected pavers, restore the joints, and correct the underlying base as necessary to provide a stable and reasonably level walking surface.





3.3 General Grounds

Comments: Inspected

The grounds were visually inspected in readily accessible areas. The property is well landscaped and generally well maintained, with established turf, ornamental shrubs, mature palm trees, and maintained planting beds. Vegetation was generally maintained with no significant overgrowth or apparent adverse conditions affecting the residence noted in the areas inspected.

The landscaping includes vegetation adjacent to the residence and paved areas. Routine maintenance and trimming should be continued to prevent vegetation from encroaching on the structure, roof drainage components, walkways, and other exterior elements.

Localized drainage concerns were noted at the driveway/street interface, as described under the Driveway section.

3.4 Exterior Trim

Comments: Inspected

Exterior trim, including fascia, soffit, decorative architectural trim, window/door surrounds, and exposed wood detailing, was visually inspected. The exterior trim appears generally well maintained, with painted/stucco and wood components exhibiting no significant deterioration, displacement, or other readily visible deficiencies at the time of inspection. Decorative trim and architectural features were intact and appeared serviceable.

No significant deficiencies were noted in the readily accessible exterior trim at the time of inspection.



3.5 Porch Area

Comments: Inspected, Repair/Replace

The front porch and entry area were visually inspected. The entry features a decorative stone/stucco surround, wood entry door, sidelights, exterior lighting, and a tiled/stone threshold. The entry door and surrounding architectural features appeared generally serviceable.

A localized area of damaged/drilled stone was noted at the base of the entry door, with several open holes and surface deterioration. These openings should be properly patched/sealed to help prevent water intrusion and insect entry and to restore the finish.



3.6 Patio

Comments: Inspected, Repair/Replace

Sample Report

The covered outdoor patio includes a dedicated BBQ area supported by several decorative columns. Deteriorated grout and open/separated joints were observed at the column finishes, including a pronounced vertical separation at one column. The condition may permit moisture intrusion into the assembly and could contribute to further deterioration if left unaddressed.

Recommend repair/repointing of the deteriorated joints by a qualified masonry/stucco contractor and evaluation of the affected column for any concealed moisture-related or substrate deterioration.



3.7 Landscape Irrigation

Comments: Inspected, Repair/Replace

The irrigation system was visually inspected and operated where accessible. The system appeared generally functional at the time of inspection. Several irrigation spray heads/nozzles were observed to require adjustment and/or replacement to provide proper coverage and prevent overspray onto paved surfaces and other areas not intended to receive irrigation. Minor adjustments and maintenance of individual heads may be necessary as part of routine irrigation system servicing.

Recommend having the irrigation system serviced by a qualified irrigation contractor, including adjustment and/or replacement of affected spray heads and nozzles as needed.

3.8 Fences, Gates, and Boundary Walls

Comments: Inspected

The fences exhibited minor deterioration commensurate with the age of the home.



3.9 Mail Box

Comments: Inspected

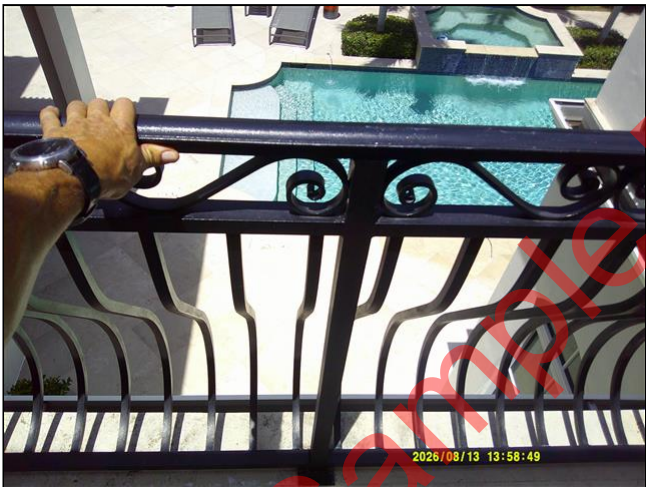
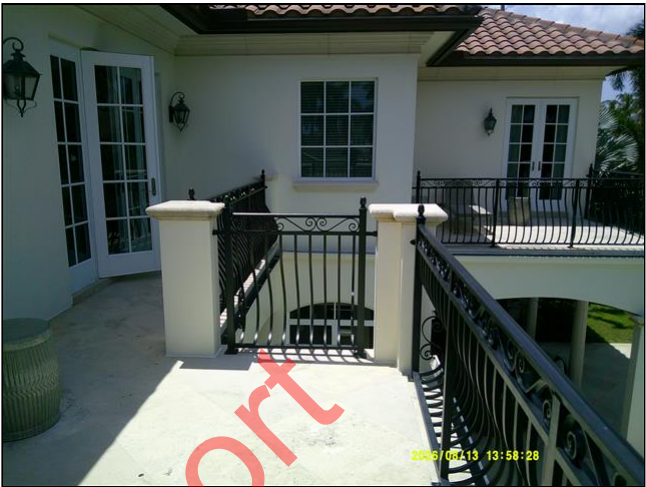
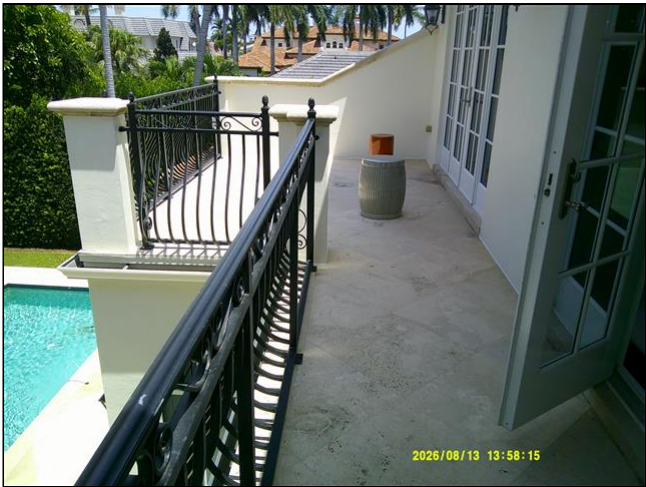
The mailbox and associated support/post were visually inspected and appeared to be in good condition and properly maintained. No significant deficiencies were noted at the time of inspection.

3.10 Balcony

Comments: Inspected

The elevated balconies and associated walking surfaces were visually inspected. The balconies feature concrete walking surfaces with decorative metal guardrails and stucco/stone-clad support columns. The guardrails appeared generally secure and intact, with no significant visible damage or deterioration noted at the time of inspection.

The balcony surfaces exhibited some localized staining/discoloration and normal weathering. No significant deficiencies were observed in the readily accessible balcony components at the time of inspection.



3.11 Mosquito Control System
Comments: Not Inspected

A mosquito control system (SWAT mosquito misting system) was observed at the property. The equipment and associated components were present but were not evaluated as part of the home inspection. The inspection does not include testing of the system's operation, effectiveness, chemical delivery, controls, or maintenance condition.

Evaluation and servicing by the system provider or a qualified mosquito-control technician is recommended if desired.



4. Wall Exteriors

The inspection of the home's exterior walls includes a visual, non-invasive evaluation of readily accessible wall surfaces and components to identify conditions that may affect the building's performance, durability, or water resistance. In accordance with InterNACHI's Standards of Practice, the inspector observes the exterior wall coverings, trim, visible flashing, doors and windows, and other readily visible components associated with the exterior wall system. The inspection is intended to identify observable deficiencies such as damage, deterioration, improper installation, or conditions that may contribute to moisture intrusion. Concealed conditions, areas that are inaccessible or obstructed, and defects that cannot be identified through a visual inspection are outside the scope of the inspection.

Styles & Materials

Exterior wall-covering Material:
Hardcoat Stucco

Exterior Doors::
Wood
Metal

Items

4.0 Stucco
Comments: Inspected

The exterior stucco finish was visually inspected from readily accessible areas. The stucco appeared generally well maintained, with the majority of surfaces exhibiting a uniform finish and no significant areas of delamination, displacement, or major cracking observed.

Localized cracking was observed at portions of the decorative columns in the covered patio/BBQ area, as noted separately in this report. These areas should be repaired and sealed as needed to reduce the potential for moisture intrusion and further deterioration.

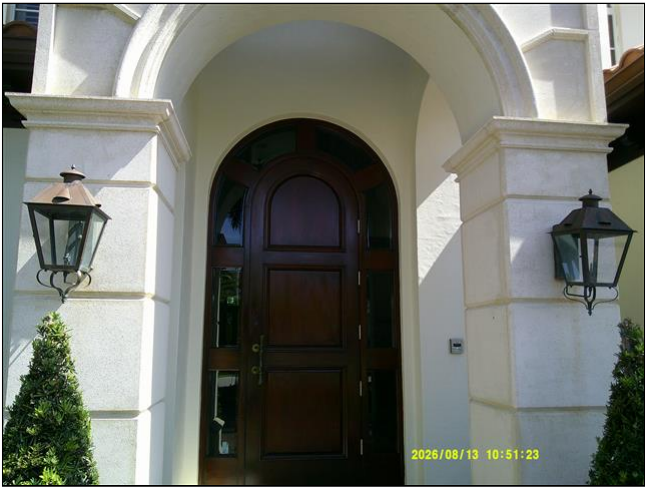
Overall, no significant deficiencies were observed in the readily accessible stucco surfaces other than the localized conditions noted above.



4.1 Door Exteriors

Comments: Inspected

At the time of the inspection, door exteriors showed general weathering, wear, and deterioration commensurate with their age.



4.2 Window Exteriors

Comments: Inspected

At the time of the inspection, window exteriors showed general weathering, wear, and deterioration commensurate with their age.



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:: Drywall attached to roof trusses	

Items

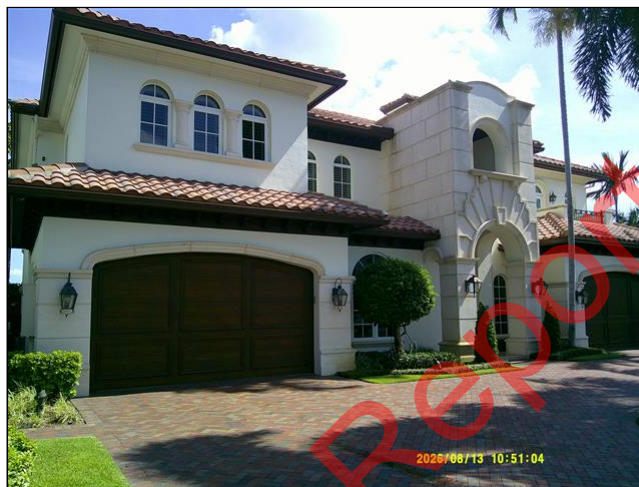
5.0 General Structure

Comments: Inspected

The readily accessible structural components of the dwelling were visually inspected in accordance with the scope and limitations of a home inspection. The structure appears to consist primarily of reinforced masonry/concrete construction with wood-framed roof assemblies and elevated structural components, consistent with the architectural design and construction observed.

No evidence of structural movement, settlement, or structural distress was observed in the readily accessible areas at the time of inspection. Localized cracking at the exterior stucco/decorative column finishes was observed, as noted elsewhere in this report; these observations did not, based on the visual inspection, indicate a readily apparent structural deficiency.

The inspection is visual and non-invasive and does not include destructive testing or evaluation of concealed structural components.



5.1 Exterior Wall Construction

Comments: 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

Comments: 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

Comments: Inspected

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:: (2) 200 amp service panels	Service Panel Type:: Load Center
Service Panel Exposure Rating: Type 1	Service Panel Manufacturer:: General Electric	Service Disconnect Location:: Meterbase Panel
Service Disconnect Type:: Breaker	Service Disconnect Ampacity:: 200 amps	Service Entrance Conductor Ampacity:: 200 amps
Service Grounding Electrode:: Driven rod Water pipe	Wiring Methods:: Surface mounted distribution	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 Comments: 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 Comments: Inspected, Repair/Replace The electrical system was visually inspected and tested where accessible. The property is equipped with a 400-amp electrical service consisting of two 200-amp main breaker panels. A significant electrical condition was identified affecting portions of the right side of the residence. A fault or other electrical distribution problem appears to be causing multiple circuits/areas on this side of the home to not function properly. The specific cause and location of the fault could not be determined as part of the visual inspection. Additionally, all tested receptacles in the office and theater areas exhibited an open-ground condition. In the kitchen, power appeared to drop or be interrupted when attempting to operate the ovens, indicating a potential electrical distribution, connection, or capacity-related issue. These conditions warrant further evaluation due to the potential for an electrical safety hazard and/or inadequate power delivery. Recommend evaluation by a licensed electrical contractor to locate and correct the electrical fault affecting the right side of the residence, investigate the open-ground conditions, and evaluate the kitchen circuits and electrical service under load. Repairs should be completed as recommended by the electrical contractor.
6.2 Electric Meter Comments: 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.



6.3 Service Panel Manufacturer

Comments: Inspected

The property is equipped with two 200-amp electrical distribution panels, identified as Panels A and B. Based on the labeling and panel/breaker configuration visible in the photograph, the panels appear to be GE (General Electric) equipment.

The panels were visually inspected as part of the electrical system evaluation.



6.4 Service Entrance Conductors

Comments: Inspected

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

6.5 Service Panel Exposure Rating

Comments: Inspected

- (1) 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.
- (2) 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

Comments: Inspected

The property is equipped with two 200-amp electrical distribution panels, identified as Panels A and B.

6.7 Service Panel Wiring

Comments: Inspected, Repair/Replace

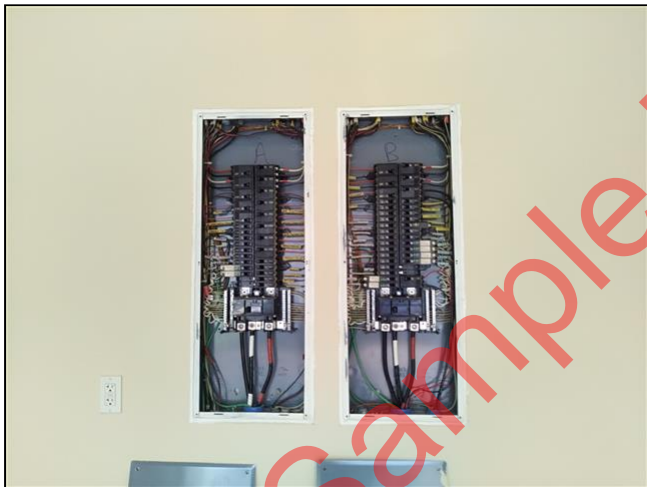
The electrical panel interiors were visually inspected, and the branch-circuit wiring appeared generally organized and identified by circuit labeling. An infrared scan was also performed to identify abnormal temperature patterns.

Several circuit breakers exhibited elevated temperatures relative to adjacent breakers during the inspection. The thermal imaging showed localized temperature increases, with the highest observed temperature approximately 117°F compared with an ambient temperature of approximately 81°F. The elevated temperatures appeared to be associated with breakers serving circuits in the panel.

Because portions of the right side of the residence were experiencing electrical faults/power interruptions, these thermal anomalies may be associated with circuits serving the affected areas; however, the infrared scan alone cannot establish the cause or determine whether the elevated temperatures are related to the reported electrical fault. Elevated breaker temperatures can result from normal electrical loading, loose or poor connections, overloaded circuits, defective breakers, or other conditions.

Recommend prompt evaluation by a licensed electrical contractor. The contractor should identify the circuits serving the affected areas, investigate the reported power interruptions, evaluate the breakers and their connections for abnormal heating or loose connections, and determine whether any repairs or corrective action are necessary.

This condition should be considered a priority electrical evaluation due to the combination of reported circuit failures and elevated temperatures observed at the panels.



6.8 Service Disconnect

Comments: Inspected

The electrical service is rated at 400 amps, provided through two 200-amp service/distribution panels. The main disconnecting means were visually inspected and appeared to be properly installed and accessible at the time of inspection.

No significant visible deficiencies were noted with the service disconnects. However, the electrical system has the previously noted power interruptions/fault affecting portions of the right side of the residence, which should be evaluated by a licensed electrical contractor.

6.9 Overcurrent Protection Devices

Comments: Inspected

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

6.10 Service Grounding Electrode System & Service Bond

Comments: 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

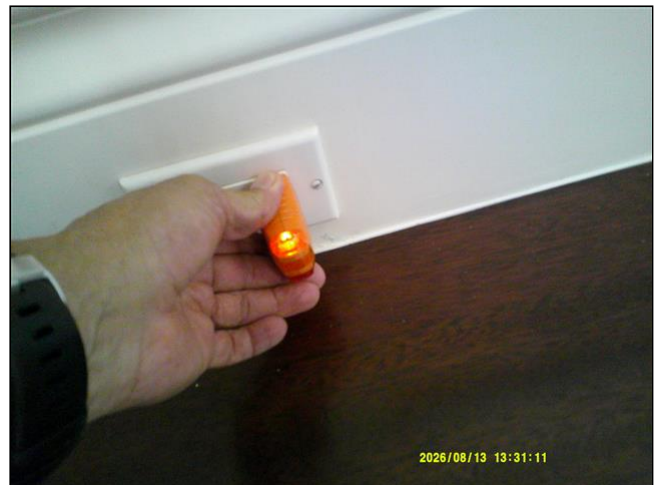
Comments: Inspected, Repair/Replace

Testing and observations during the inspection identified conditions suggesting a possible problem with the electrical system's equipment grounding and/or bonding, particularly affecting portions of the home. Several receptacles in the office and theater areas tested with open grounds, and other electrical anomalies were observed, including intermittent or reduced power on portions of the right side of the home and apparent voltage/power drop when the kitchen ovens were energized. Thermal imaging also identified elevated temperatures at several circuit breakers. The exact cause and extent of the grounding, bonding, or power-distribution problem could not be determined as part of a visual home inspection. Evaluation by a qualified, licensed electrical contractor is strongly recommended to trace the grounding and bonding system, verify continuity of equipment grounding conductors, neutral-to-ground bonding, service connections, panel connections, and branch-circuit wiring, and determine whether corrective action is required.

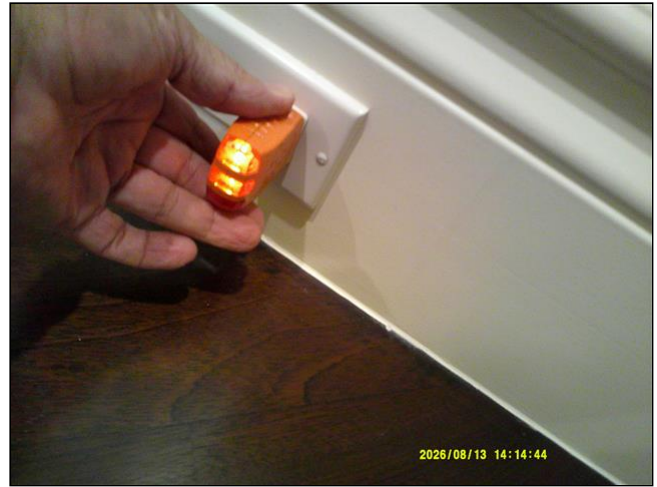
6.12 Conventional Electrical Receptacles (interior)

Comments: Inspected, Repair/Replace

Several receptacles located in the office and theater areas tested with an open ground condition, indicating that the equipment grounding connection may be missing, interrupted, or otherwise improperly connected at these locations. This condition was observed primarily on one side of the home and may be related to the electrical irregularities noted elsewhere in the same area. A damaged/broken receptacle cover plate was also observed and should be replaced. Recommend evaluation by a qualified licensed electrician to determine the cause of the open-ground conditions, verify proper equipment grounding and bonding, and make necessary corrections.







6.13 Exterior Electrical Receptacles

Comments: Inspected, Repair/Replace

Several exterior GFCI-protected receptacles were tested and did not respond properly to the test function at the time of inspection. GFCI devices are safety devices that can deteriorate with age, weather exposure, and repeated use and require periodic testing and maintenance. Given the age and exterior exposure of the devices, replacement of the affected GFCI receptacles is recommended, followed by testing to verify proper operation and protection of the associated circuits. A qualified electrician should also evaluate the wiring and upstream/downstream GFCI configuration as necessary.



6.14 GFCI/AFCI Electrical Receptacles

Comments: Inspected, Repair/Replace

Most of the GFCI-protected receptacles tested during the inspection responded properly to the test function. However, several GFCI receptacles located on the same side of the residence where other electrical irregularities were identified did not function properly when tested. These conditions may be related to the previously noted electrical fault affecting that portion of the home. Because GFCI devices are an important life-safety component, the affected receptacles and associated circuits should be evaluated by a qualified licensed electrician. Replacement of defective GFCI devices and verification of proper grounding, wiring, and GFCI protection is recommended.

6.15 Switches

Comments: Inspected, Repair/Replace

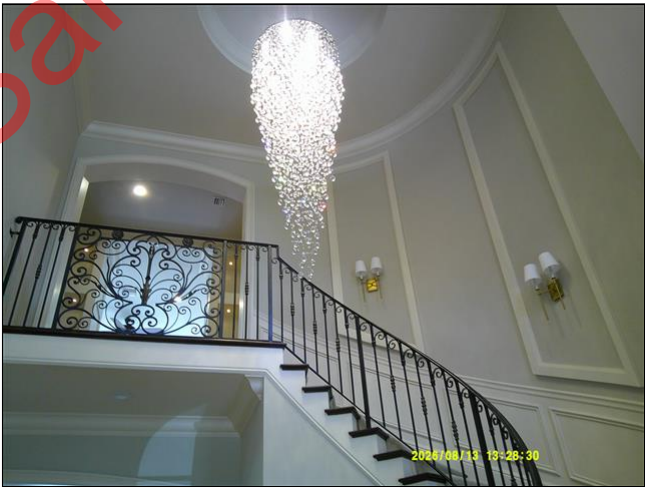
The residence is equipped with a combination of conventional wall switches and decorative/electronic-style switch controls, including multi-function controls for lighting and exhaust fans. The switches tested were generally functional at the time of inspection. One switch plate/control was observed to be physically damaged/broken and should be repaired or replaced. No other operational deficiencies were noted with the switches tested.



6.16 Lighting

Comments: Inspected, Repair/Replace

[At the time of the inspection, the Inspector observed few deficiencies in the condition of interior lighting. Notable exceptions will be listed in this report.



6.17 Exterior Lighting

Comments: Inspected, Repair/Replace

Exterior lighting fixtures were visually inspected and tested where accessible.

- The two exterior light fixtures located at the left side of the garage were not functional at the time of inspection. The cause could not be determined during a visual inspection and may involve the fixtures, switches, wiring, or power supply.
- Two gas-fired lantern-style light fixtures are installed at the front porch/entry area. These were observed as gas lighting fixtures rather than conventional electrical fixtures.
- Oxidation/corrosion was observed on some exterior floodlight fixtures. This condition can lead to deterioration of the fixtures and should be addressed as needed.

Recommend evaluation and repair/replacement of the non-functional garage-area fixtures and deteriorated exterior lighting fixtures by a qualified electrical contractor.





6.18 Low Voltage

Comments: Not Inspected

A dedicated low-voltage/communications equipment installation was observed in a closet serving the theater area. The installation includes structured wiring, distribution equipment, and audio/visual components associated with the home's entertainment and communication systems. Low-voltage wiring, networking, audio/visual equipment, and associated components were not inspected or tested as part of this home inspection, and their operation, configuration, performance, and compliance were not evaluated. Specialized evaluation by a qualified low-voltage/AV technician is recommended if assessment of these systems is desired.



6.19 Smoke Detectors

Comments: 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.

6.20 Doorbell

Comments: Inspected

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



6.21 Ceiling Fans

Comments: Inspected
The ceiling fans observed throughout the residence were operational at the time of inspection. The fans and their associated controls were tested where accessible, and no operational deficiencies were noted.

6.22 Standby Generator

See Optional Paragraph.

7. Garage or Carport

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	2	2
Vehicle Door Automatic Reverse::		
Installed and operating correctly		

Items

7.0 Vehicle Doors

Comments: Inspected, Repair/Replace

The garage is equipped with two sectional overhead garage doors, apparently designed for wind-load/hurricane resistance, as indicated by the manufacturer's wind-load compliance labeling. The doors are constructed of multiple horizontal panels and operate on overhead tracks with counterbalance systems and automatic garage door openers. Both doors were operated at the time of inspection. The left garage door exhibited localized wood deterioration/rot at the lower frame/jamb area, consistent with moisture exposure. Repair or replacement of the affected deteriorated components is recommended. The opener serving the left door was operational; however, some associated components/accessories were loose and should be properly secured. The specific wind-load rating and product approval were not independently verified as part of this inspection.



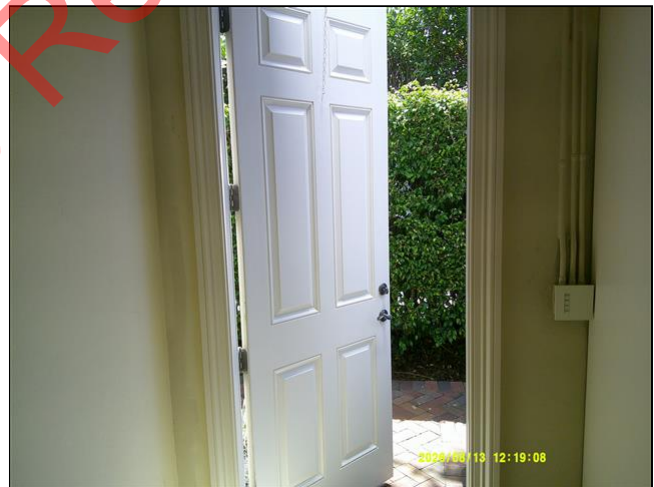




7.1 Conventional Doors

Comments: Inspected

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



7.2 Floors

Comments: Inspected

The garage floors are finished with a decorative epoxy/flaked coating over concrete. The coating was generally serviceable; however, localized cracking, deterioration, and discoloration were observed, particularly along portions of the perimeter and at transitions/edges. Some areas exhibited staining and minor surface deterioration. These conditions should be monitored and repaired as needed to prevent further deterioration of the underlying concrete and coating.



7.3 Switches

Comments: Inspected



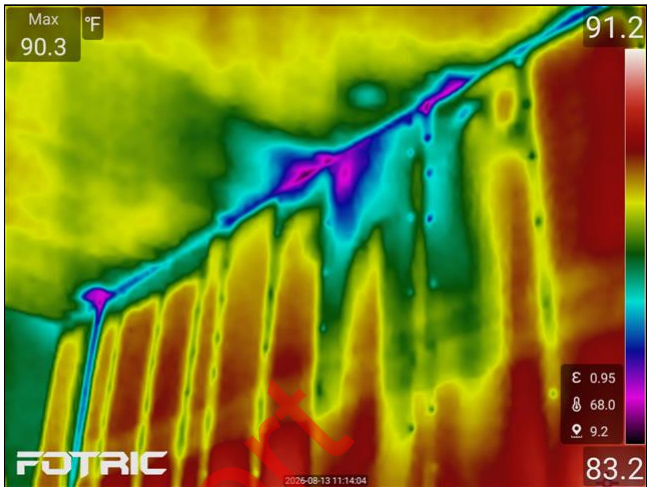
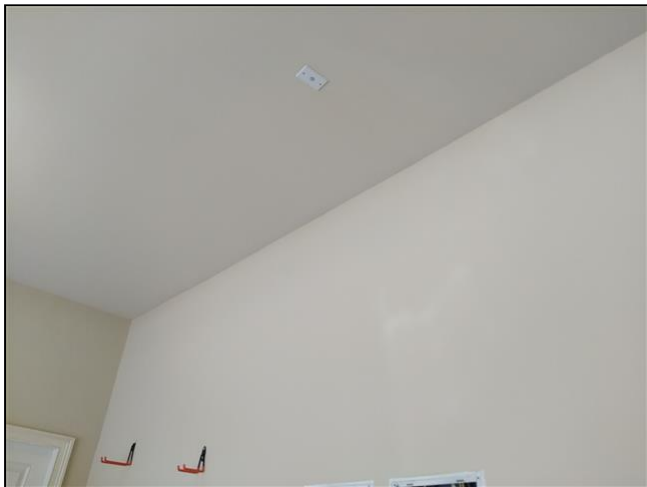
7.4 Walls

Comments: Inspected

7.5 Ceiling

Comments: Inspected

Infrared scanning of the garage ceiling showed localized temperature variations along portions of the ceiling/perimeter area. The thermal image indicates areas of differing thermal patterns that may be associated with variations in insulation, framing, air movement, or other concealed conditions. Infrared imaging is a screening tool and does not by itself establish the presence of a defect or moisture intrusion. No definitive conclusion regarding the cause of the temperature variations can be made from the thermal image alone. Further evaluation would be appropriate if other visual or moisture-related indications are present.



7.6 General Condition and Ventilation

Comments: Inspected

The property has two attached garages, each equipped with a ductless mini-split air-conditioning system. The garages are generally finished and maintained; however, the garage environment is subject to elevated heat and humidity due to its exposure and limited natural ventilation. The left-side mini-split showed visible microbial/mold-like growth within the indoor unit, indicating a need for professional cleaning and servicing. These systems are not typically designed to operate continuously in a garage environment, particularly where garage doors are frequently opened, and maintaining conditioned air in these spaces can result in increased humidity and condensation within the equipment. The garage HVAC systems should be serviced and maintained as recommended by the manufacturer, and adequate ventilation should be maintained when practical.



7.7 Cabinets

Comments: Inspected, Repair/Replace

The garage cabinets exhibited evidence of water damage and moderate deterioration, including localized discoloration and deterioration of cabinet materials. The source of the water exposure could not be determined as part of the inspection. The affected cabinets should be further evaluated, and damaged components should be repaired or replaced as appropriate.





7.8 Lighting

Comments: Inspected, Repair/Replace

The garage lighting fixtures exhibited damaged and/or missing protective covers. The fixtures serving the right-side garage were missing their covers, while the fixture in the left-side garage had a damaged cover. The affected fixtures should be repaired or replaced to provide proper protection for the electrical components and restore the fixtures to serviceable condition.



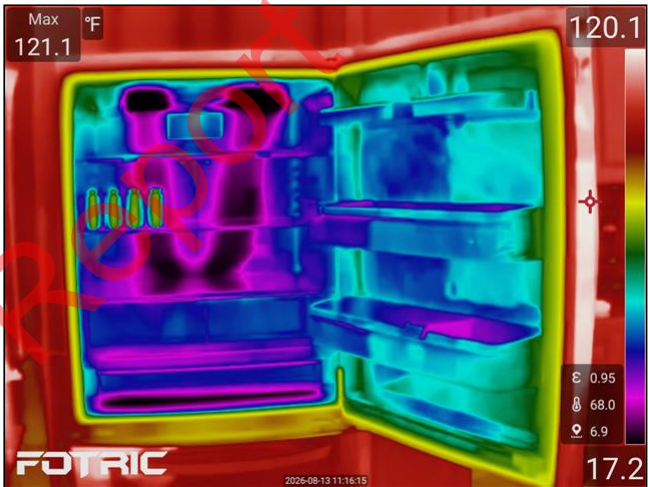
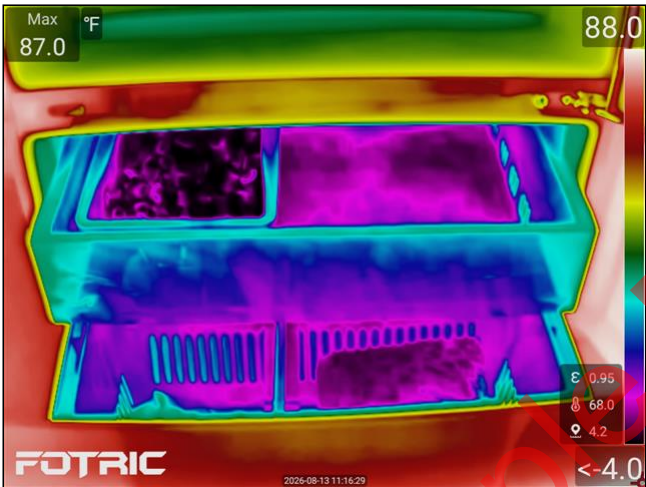
7.9 Outlets & Receptacles

Comments: Inspected

7.10 Refrigerator

Comments: Inspected, Repair/Replace

The garage refrigerator exhibited exterior physical damage, including a noticeable dent to the cabinet. The damage appeared primarily cosmetic; however, the appliance should be monitored for proper operation and condition.



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:: Carpet Tile Wood Stone	Interior Doors:: Solid
Window Material:: Aluminum	Window Glazing::	Window Operation:: Fixed Louvers
Cabinets:: Veneer on Particle Board	Countertops:: Granite	Kitchen Appliances:: Gas Range Range Hood Cooktop Refrigerator Dishwasher Microwave Wine Chiller
Laundry Room Appliances:: Dryer Clothes washer	Smoke/CO Detectors:: Smoke detectors installed (hardwired)	Central Vacuum System:: Installed, not inspected

Items

8.0 Floors

Comments: Inspected

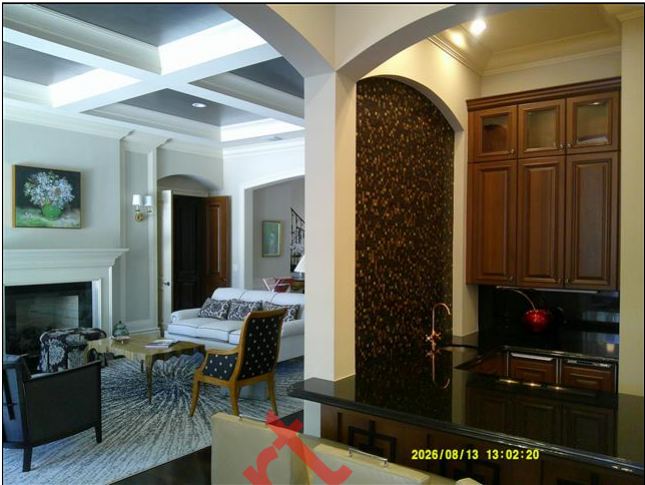
The hardwood flooring throughout the residence was generally in serviceable condition; however, localized scratches, surface wear, and minor finish deterioration were observed in several areas. The flooring would benefit from professional cleaning and appropriate maintenance/polishing or refinishing, as recommended by the flooring manufacturer or a qualified flooring contractor, to improve the appearance and protect the finish. No significant structural deficiencies in the flooring were observed.

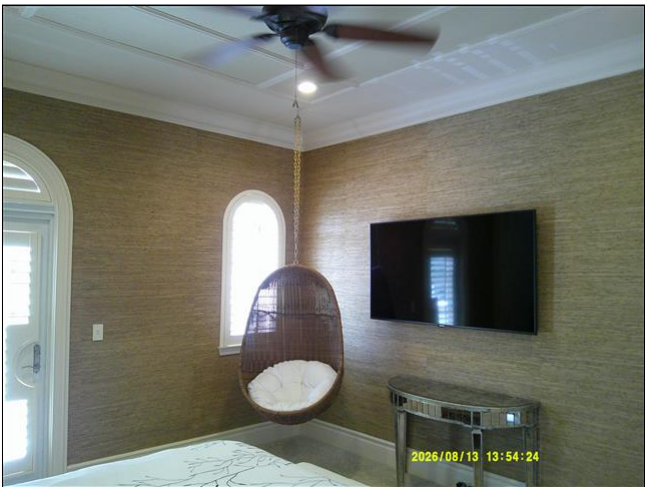
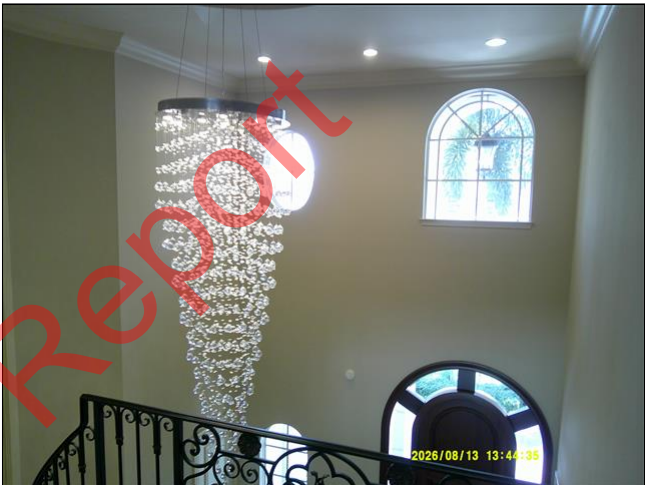
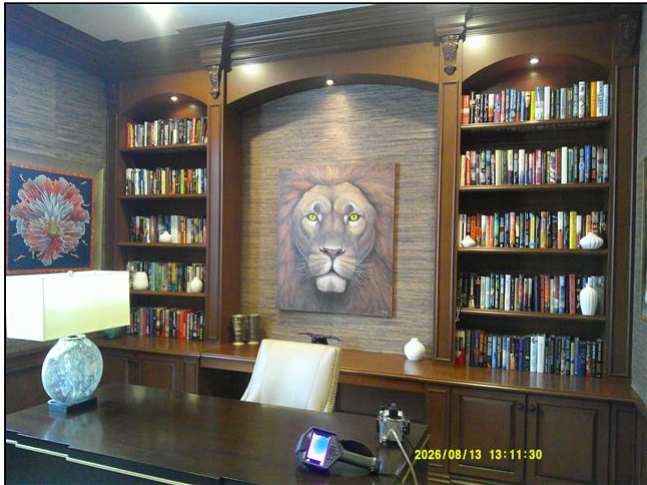




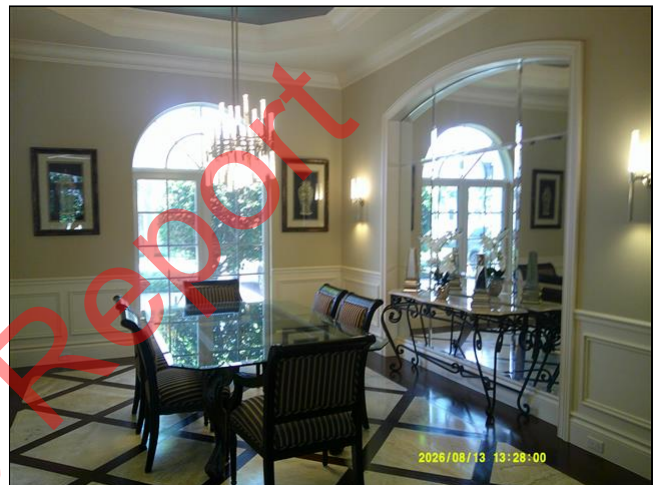
8.1 Walls
Comments: Inspected

The interior walls were generally observed to be in good, serviceable condition, with no significant visible defects noted in the readily accessible areas. Several rooms contain decorative wood wall coverings/paneling, which conceal portions of the underlying wall surfaces. As a result, the condition of the concealed wall surfaces, substrates, and areas behind the coverings could not be determined through visual inspection. Overall, the visible wall finishes appeared well maintained and serviceable at the time of inspection.









8.2 Ceilings

Comments: Inspected

The interior ceilings were visually inspected and appeared to be in good, serviceable condition overall. No significant cracking, staining, sagging, or other readily visible deficiencies were observed at the time of inspection. Ceiling finishes appeared generally well maintained.

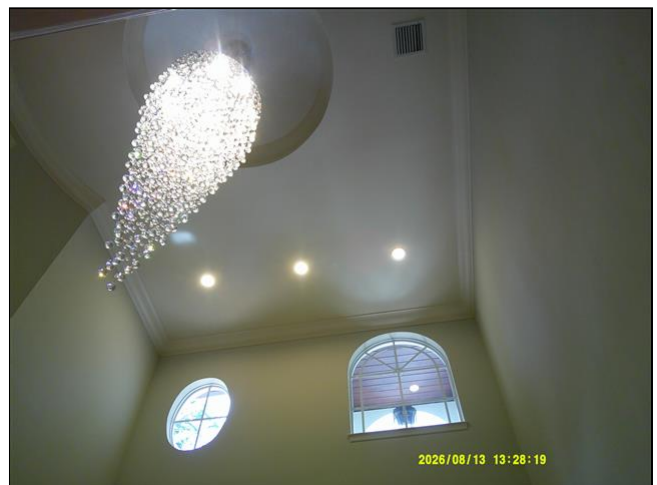
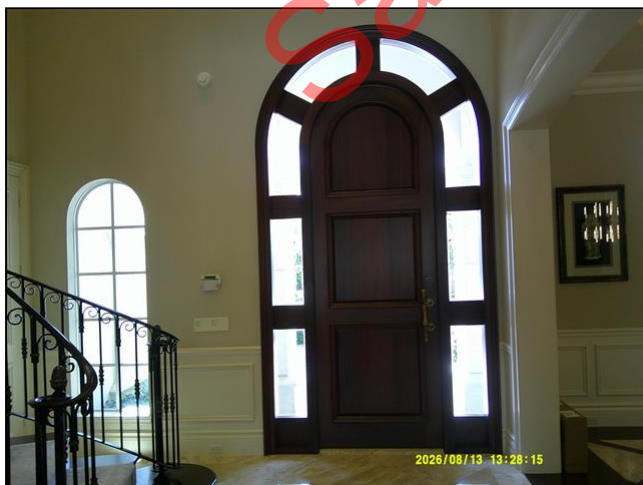




8.3 Foyer

Comments: Inspected

The foyer and main interior entry area were visually inspected and appeared to be in good, well-maintained condition overall. The flooring, walls, ceilings, trim, doors, and other readily accessible finishes appeared generally serviceable, with no significant visible deficiencies noted at the time of inspection.



8.4 Doors

Comments: Inspected, Repair/Replace

A set of double interior doors leading to the den was observed to have minor cosmetic damage and wear. The doors remained generally functional, with no significant operational deficiency noted. Minor repair or touch-up is recommended as desired to restore the appearance and finish.



8.5 Windows

Comments: Inspected, Repair/Replace

The residence is equipped with impact-rated windows, including casement-style units operated by crank mechanisms. Several window crank handles were found to be damaged or deteriorated, and a number of the hurricane-rated windows were difficult to operate. The affected hardware should be repaired or replaced, and the windows serviced as necessary to ensure smooth operation. The impact-rated glazing and window systems were not independently verified for product certification or design-pressure rating as part of the visual inspection.



8.6 Interior Trim

Comments: 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.

8.7 Cabinets and Closets

Comments: Inspected, Repair/Replace

The interior built-in cabinets and storage units were generally observed to be in good, serviceable condition. However, localized areas of loose or delaminated veneer were noted on some cabinet components. These areas should be repaired or re-secured as needed to prevent further peeling or deterioration. Otherwise, the cabinets appeared generally functional and well maintained.





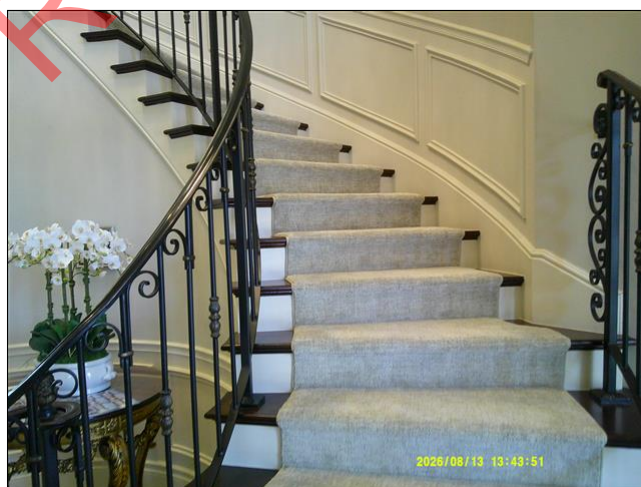
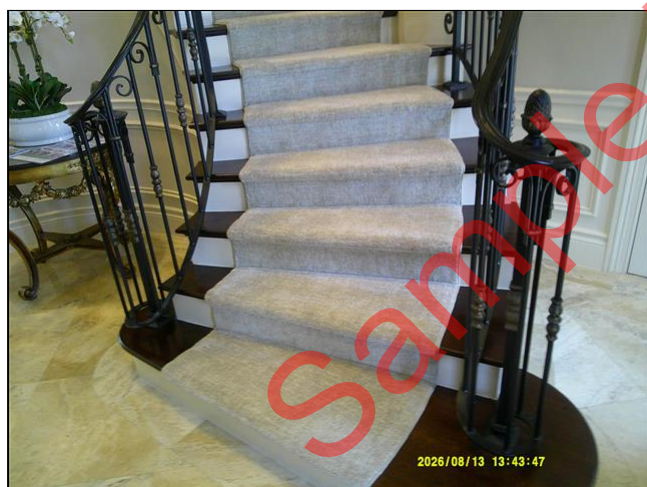


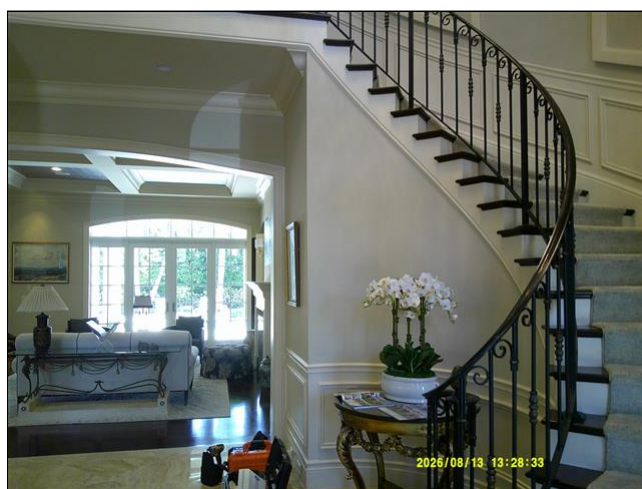
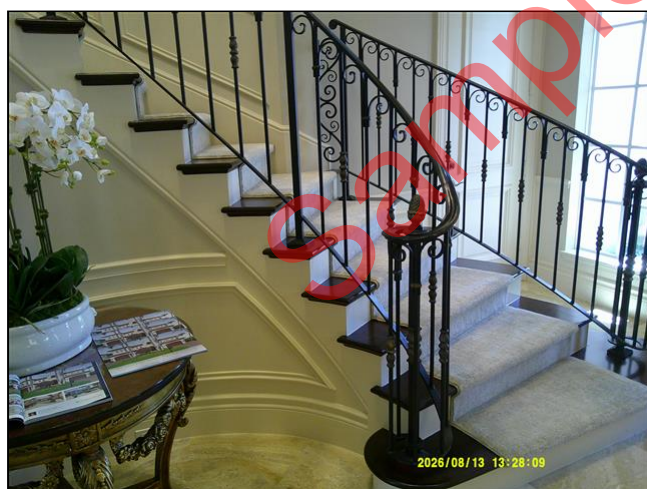
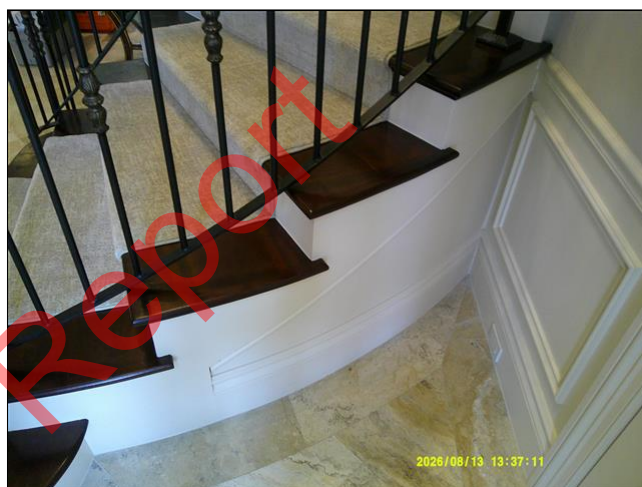
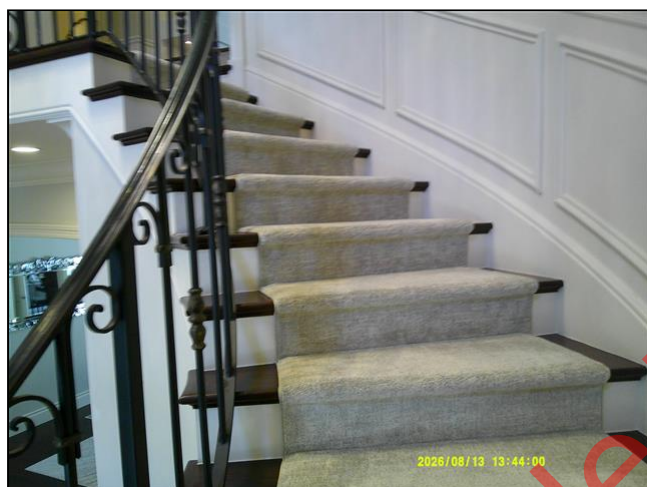
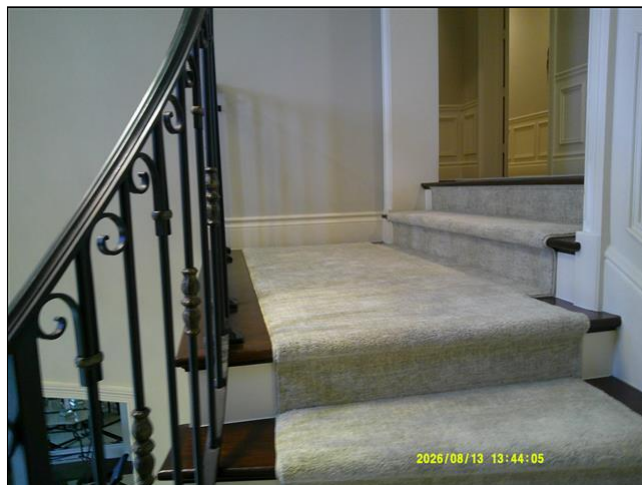
8.8 Stairs

Comments: Inspected

The residence has an interior straight and curved staircase configuration with wood stair components and a carpet runner installed over the treads. The staircase is equipped with decorative wrought-iron balustrades/guardrails and handrails along the open sides. The stairway provides access between the main living areas and the upper level.

The interior staircase was observed to be in good, serviceable condition overall. The stair treads, risers, carpeting, handrails, and decorative metal railing components appeared generally secure and well maintained. No significant visible deficiencies were observed at the time of inspection.





8.9 Wine Cellar

Comments: Inspected, Repair/Replace

The wine cellar is equipped with a dedicated through-the-wall wine cellar cooling system, identified as a PreZaire unit, designed to provide temperature control for the wine cellar independently of the home's primary HVAC system. The unit was not operational at the time of the inspection and was not producing the expected cooling, preventing a complete evaluation of its operating performance. It was also noted that the electrical system serving the side of the home had an electrical fault at the time of the inspection. Because the wine cellar cooling equipment relies on the home's electrical supply, this electrical fault may have contributed to or interfered with the operation of the cooling unit; however, a causal relationship could not be confirmed during the inspection. The electrical fault should be evaluated and corrected by a

qualified electrician, and the wine cellar cooling system should subsequently be evaluated by a qualified wine-cellar/HVAC technician to verify proper operation.



8.10 Central Vacuum

Comments: Inspected
The residence is equipped with a central vacuum system with multiple wall-mounted vacuum inlet connections throughout the home. The system was tested and operated properly at the time of inspection. No significant visible or operational deficiencies were noted.



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:: 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: Rheem	Date of Manufacture: 2025
Water Heater Fuel Type: Gas	Water Heater Type: Tank (conventional)	Water Heater Tank Capacity: 75 gallons

Functional Drainage::

All plumbing fixtures had functional drainage

Gas Pipe Material::

Galvanized Steel

Type of Gas::

Natural Gas

Water Treatment Systems/Filters::

Water Water Conditioning (not inspected)

Items

9.0 Exterior Plumbing

Comments: Inspected

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



9.1 Source of Water

Comments: Inspected

The home water was supplied from a public source.

9.2 Water Supply and Distribution

Comments: Inspected

The home's water supply and distribution system consists of copper piping, which distributes potable water throughout the residence to the various plumbing fixtures and appliances. The accessible portions of the system were visually inspected, and water flow was tested at representative fixtures.

The water supply and distribution system was functional at the time of inspection. Water flow and pressure appeared generally adequate at the tested fixtures, and no significant visible leakage was observed at the accessible portions of the copper piping.

9.3 Sewage and DWV Systems

Comments: 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 Whole House Water Conditioning System

Comments: Inspected, Repair/Replace

A whole-house water conditioning system, including a salt-based water softener and associated treatment equipment, was observed at the exterior of the residence. The system includes a brine/salt tank, treatment/resin tank, automatic control valve, and associated plumbing. The equipment was visually inspected; however, the system was not subjected to specialized testing or performance verification, and its treatment capacity, water quality, regeneration operation, and internal condition were not determined as part of the general home inspection.

Visible leakage was observed at portions of the plumbing serving the system. The system was not operated, physically manipulated, or functionally tested as part of the inspection; therefore, the operational condition and performance of the filtration/treatment equipment could not be determined. Further evaluation and servicing by a qualified water-treatment/plumbing contractor is recommended.

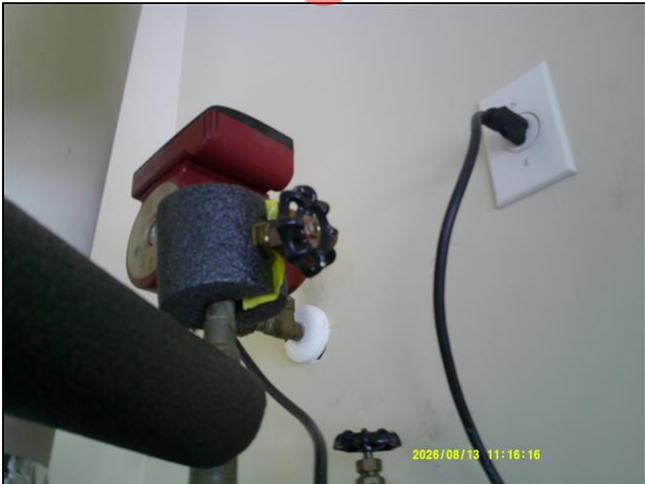
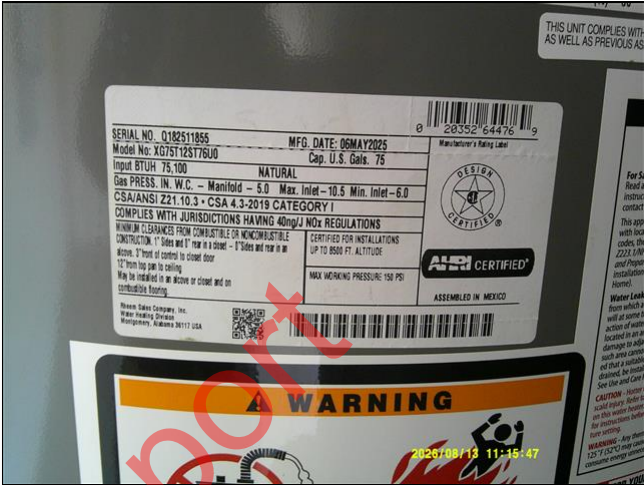


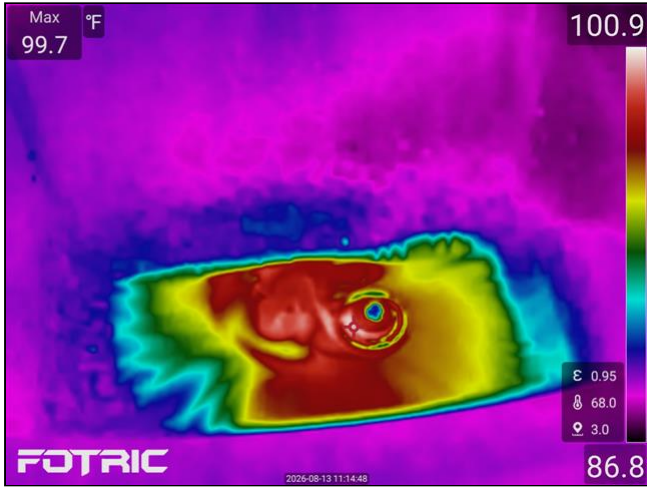
9.5 Gas Water Heater

Comments: Inspected

The home is equipped with a Rheem Performance Series 75-gallon, natural-gas-fired storage water heater. The unit is a conventional tank-type water heater with a gas burner assembly and automatic gas control. The manufacturer's data plate indicates a 75,000 BTU/hr input rating and a manufacture date of May 2025.

The water heater was recently manufactured and appeared to be in good overall condition at the time of inspection. The tank and visible components showed no significant corrosion or evidence of active leakage. The gas control assembly, piping, burner area, and visible connections appeared serviceable. The unit was operational at the time of inspection and produced hot water. No significant deficiencies were observed in the accessible portions of the system.





10. 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

Number of cooling systems (excluding window AC): Five	Cooling System Type:: Split System (indoor and outdoor components)	Cooling Equipment Energy Source:: Electricity
Cooling System Manufacturer:: Carrier Mitsubishi	Temperature differential:: Extra Info : Unit #3 not operation. Unit #1, 2 were acceptable.	

Items

- 10.0 Compressor (Outdoors)
- Comments: Inspected, Repair/Replace

The HVAC systems are served by three outdoor split-system condensing units, located together on an exterior equipment platform adjacent to the residence. Each unit contains the exterior condenser/compressor assembly and is connected to the interior air-handling equipment by refrigerant piping and electrical wiring. The units are equipped with top-mounted condenser fans and are identified as Systems #1, #2, and #3. The units appeared to be of relatively recent manufacture based on their labeling and overall condition.

- The outdoor condensing units were generally intact and exhibited no obvious significant cabinet damage. However, several associated exterior components and installation details exhibited deterioration:
- The electrical disconnect enclosure serving the equipment exhibited significant surface corrosion/rusting and should be evaluated and replaced as necessary.
- Refrigerant line insulation was deteriorated and damaged in areas, with portions of the insulation jacket missing or deteriorated. Repair/replacement is recommended to protect the refrigerant piping and maintain proper system efficiency.
- Several metal pipe/support brackets and fasteners exhibited corrosion.
- The exterior equipment area contained debris and vegetation, and localized moisture was observed around the condensate/drainage components.
- The condensate/drainage piping and termination should be maintained to provide positive drainage and prevent water from accumulating around the equipment.
- The visible refrigerant piping and electrical connections should be further evaluated by an HVAC contractor as part of normal servicing.

Recommendation: Have a qualified HVAC contractor service the systems and address the deteriorated exterior accessories, particularly the heavily corroded electrical disconnect, refrigerant-line insulation, and corroded supports/fasteners. These observations are based on visual inspection of accessible components and do not constitute an evaluation of refrigerant charge, compressor performance, or internal electrical components.







10.1 Garage Air Conditioning

Comments: Inspected, Repair/Replace

Each of the two garages is equipped with a ductless Mitsubishi Electric mini-split heat-pump system for localized heating and cooling. The indoor units are wall-mounted and serve the respective garage spaces independently.

Both systems were visually inspected for general condition and operation. The mini-split serving one garage exhibited visible mold/microbial-like growth and accumulated biological debris on the indoor coil and blower area, indicating that the unit requires cleaning and professional servicing. The condition may also affect indoor air quality and system performance. The second mini-split appeared generally serviceable based on the visible components.

Because garage environments can be exposed to elevated heat, humidity, dust, vehicle exhaust, and frequent door opening, these systems require regular cleaning and maintenance. The affected unit should be professionally cleaned and serviced, with the drain pan, condensate system, coil, blower, and filters evaluated for proper operation and cleanliness.







10.2 Ceiling Vents

Comments: Inspected

Ceiling air supply and return vents/registers associated with the HVAC systems were visually inspected throughout the residence. The vents appeared generally intact, properly installed, and serviceable, with no significant visible damage noted. Airflow was present at the tested supply registers where accessible. Some registers may exhibit normal dust accumulation and discoloration consistent with age and use; routine cleaning is recommended as part of normal HVAC maintenance.

10.3 Ductwork

Comments: Inspected, Repair/Replace

The HVAC ductwork was inspected in the accessible portions of the attic. Localized moisture accumulation, condensation (“sweating”), and apparent leakage were observed at ductwork near the attic entrance above the laundry room. The affected areas showed visible moisture staining/discoloration and deterioration of surrounding insulation. This condition may be related to inadequate insulation/air sealing, excessive humidity, or other duct system conditions and can contribute to moisture damage and microbial growth if left uncorrected.

Recommend evaluation and repair by a qualified HVAC contractor, including inspection of the affected duct insulation, vapor barrier, connections, and condensate/moisture conditions. Damaged or moisture-affected insulation should be repaired or replaced as appropriate.





11. 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::	Energy Source::	Number of Heat Systems (excluding wood)::
Forced-air distribution	Electric	Five
Heating/Cooling Ducts::	Air Filter::	Air Filter Location::
Insulated	Disposable	Behind return air registers
Heating System Brand::		
Carrier		
Extra Info : Mitsubishi		

Items

11.0 Heater

Comments: Inspected, Repair/Replace

The heating function of these split-system air handlers is provided by electric resistance heat strips located inside the indoor air-handling unit, downstream/behind the blower assembly. When heat is called for, the electric heat elements are energized and warm the air as it passes through the air handler before being distributed through the ductwork. This type of auxiliary/electric resistance heating is separate from the outdoor condensing unit and does not rely on a gas furnace.

System #3 was not operational at the time of inspection. Although the equipment appeared to be newly installed, the system did not provide normal heating/cooling operation when tested. Because the system was not functioning, the operation of the associated blower, heat strips, controls, and outdoor condensing unit could not be fully verified. The cause of the failure could not be determined during the inspection. Given that System #3 is a new installation, the installing HVAC contractor should be contacted to diagnose and correct the system and verify complete operation of the air handler, electric heat strips, controls, refrigerant circuit, condensate drainage, and outdoor equipment prior to relying on the system for normal service.

11.1 Thermostat

Comments: Inspected

The residence is equipped with multiple programmable/electronic thermostats controlling the individual HVAC systems. The thermostats were visually inspected and operated where accessible. The controls and displayed temperatures appeared generally functional at the time of inspection, and the thermostats responded to the settings tested. No significant visible deficiencies were noted with the thermostat controls.



11.2 Fireplace

Comments: Not Inspected

A direct-vent gas fireplace was observed in the residence. The fireplace was not operated or functionally tested during the inspection because the gas supply to the fireplace was turned off and the property manager did not have the required key/access to the gas control. Home inspectors do not independently turn on or manipulate gas fireplace controls when the system has been intentionally shut off; operation should be demonstrated by the owner, occupant, or property representative when appropriate.

The fireplace and firebox appeared generally clean and showed little evidence of use, suggesting the unit may have seen limited or no recent operation. Because the fireplace could not be tested, the operation of the gas valve, ignition system, burner, flame characteristics, venting, and safety controls could not be verified. Recommend that the fireplace be evaluated and operated by a qualified fireplace/gas contractor after the gas supply is restored, particularly before it is placed into regular service.



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

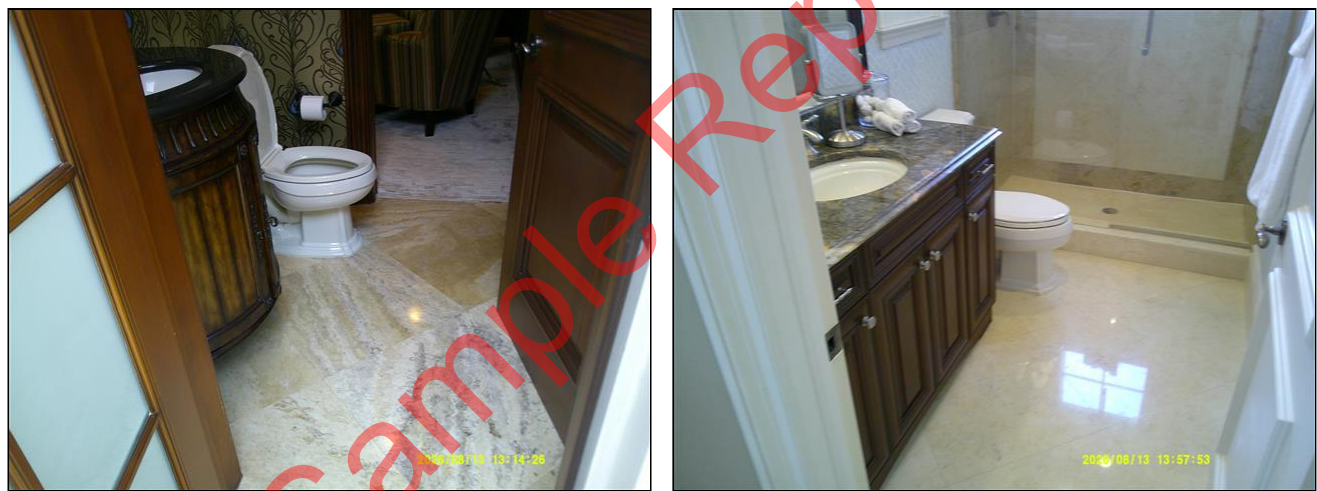
Styles & Materials

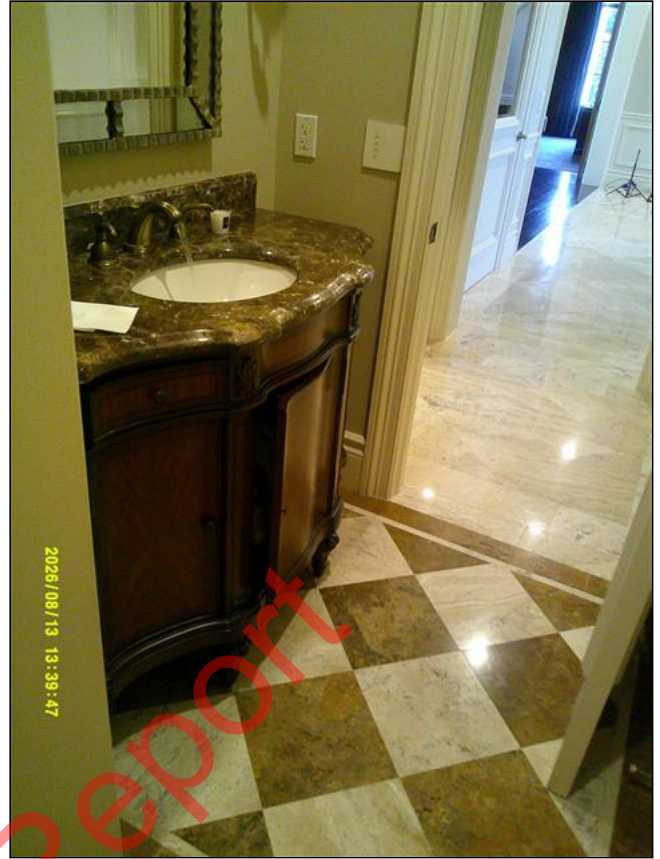
Exhaust Fans: Fan only	Sink:: Sink in a cabinet 2 sinks in a cabinet	Toilet Type:: Standard flush (more than 1.6 gal. [6 litres])
Bathub:: Whirlpool (jetted) Bathtub	Shower:: Walk-in Glass enclosure Tiled enclosure	Cabinets:: Solid Wood

Items

12.0 Floors

Comments: Inspected
The bathroom floors consist primarily of stone/tile flooring and were generally observed to be in good, serviceable condition. The visible surfaces appeared intact and well maintained, with no significant cracking, loose tile, or other readily apparent deficiencies observed at the time of inspection. Minor cosmetic wear consistent with normal use may be present.





12.1 Walls

Comments: Inspected, Repair/Replace

The bathroom walls were generally observed to be in good, serviceable condition, with only minor cosmetic wear noted in the areas inspected. Localized holes/openings from previously installed fixtures were observed at some wall surfaces and should be properly patched and finished. Several bathrooms also contain decorative wall coverings/ wallpaper, which conceal portions of the underlying wall surfaces; therefore, the condition of the wall substrate behind these coverings could not be determined through visual inspection. Overall, no significant visible deficiencies were noted with the accessible bathroom wall finishes.





12.2 Ceilings

Comments: Inspected

The bathroom ceilings were visually inspected and appeared to be in good, serviceable condition. No significant cracking, staining, sagging, moisture damage, or other visible deficiencies were noted at the time of inspection.



12.3 Doors

Comments: Inspected

The bathroom doors were visually inspected and appeared to be in good, serviceable condition. The doors, frames, hinges, latching hardware, and trim appeared generally intact and functional. No significant deficiencies were noted at the time of inspection.

12.4 Windows

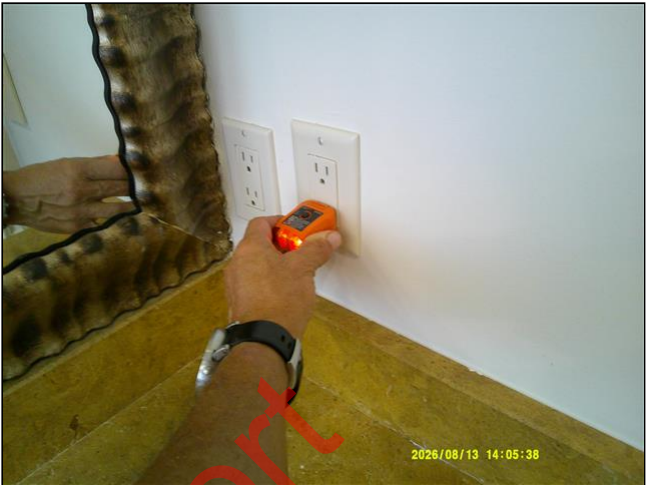
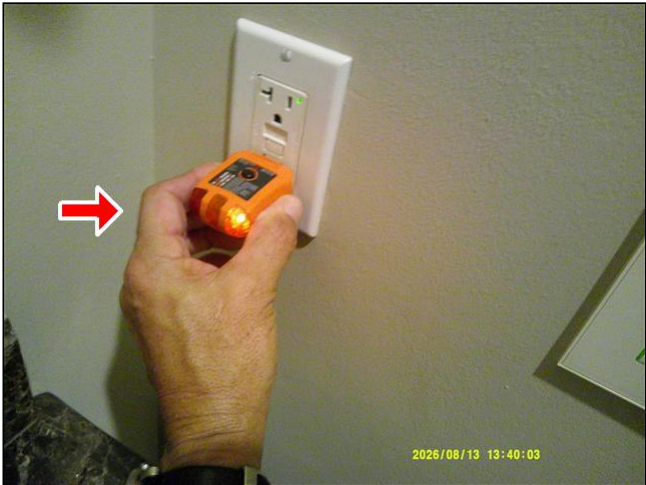
Comments: Inspected

The bathroom windows were visually inspected and appeared to be in good, serviceable condition. The window frames, glazing, and readily accessible operating hardware appeared generally intact and functional. No significant deficiencies were noted at the time of inspection.

12.5 Electrical Receptacles and Switches

Comments: Inspected, Repair/Replace

Several GFCI-protected receptacles in the bathrooms exhibited the same open-ground condition previously identified at other receptacles in the residence, particularly on the affected side of the home. Although the GFCI devices responded to testing where tested, an open-ground condition indicates that the equipment grounding connection may be missing, interrupted, or improperly connected. This condition should be evaluated as part of the previously recommended electrical investigation. In addition, one switch in a guest bathroom was observed with a cracked/damaged cover or switch component and should be replaced.





12.6 Lighting

Comments: Inspected

The bathroom lighting fixtures were visually inspected and tested where accessible. All tested bathroom lights were operational at the time of inspection, and no significant deficiencies were noted with the readily accessible fixtures or controls.



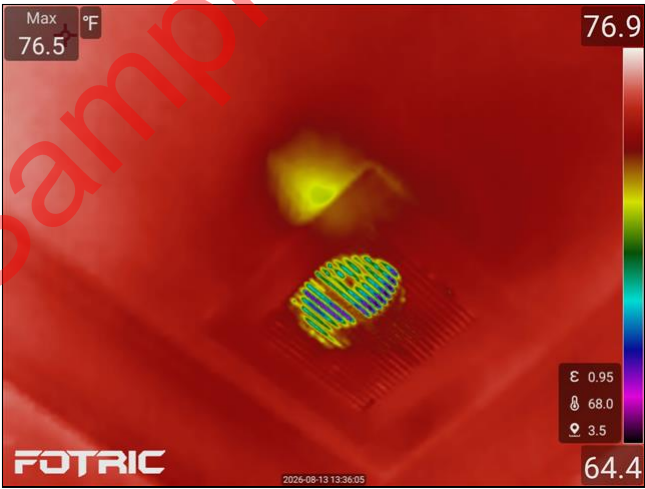
12.7 Ventilation

Comments: Inspected, Repair/Replace

The bathroom exhaust/ventilation fans were generally functional and appeared serviceable at the time of inspection. However, one ceiling exhaust vent was improperly installed or sealed, allowing hot attic air to enter the bathroom. This condition was associated with localized condensation at the ceiling/vent area and may contribute to moisture damage or microbial growth if left uncorrected.

Infrared imaging of the affected bathroom ceiling vent demonstrated a significant temperature differential around the exhaust fan/vent assembly, consistent with warm air movement from the attic into the conditioned bathroom area. The thermal pattern supports the visual observation that the vent assembly was not adequately sealed and may be allowing hot attic air to infiltrate around the fixture, contributing to condensation at the ceiling surface. The thermal image is supplemental and does not independently establish the source of the temperature difference; however, in conjunction with the visible conditions, proper sealing of the vent housing and verification of the duct connection and exterior termination are recommended.

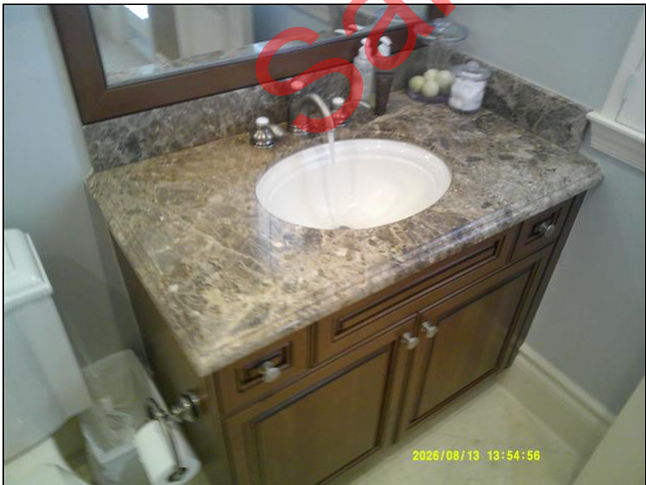
Recommend having the affected exhaust fan and duct connection evaluated and properly sealed by a qualified HVAC contractor, including verification that the fan is properly ducted to the exterior and that the attic air barrier is maintained.

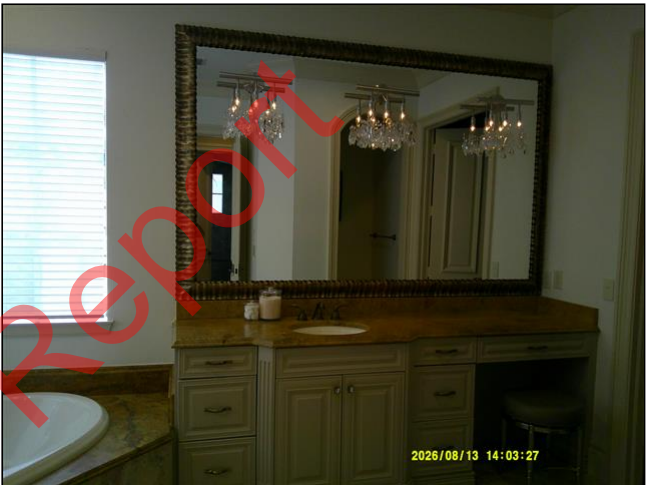


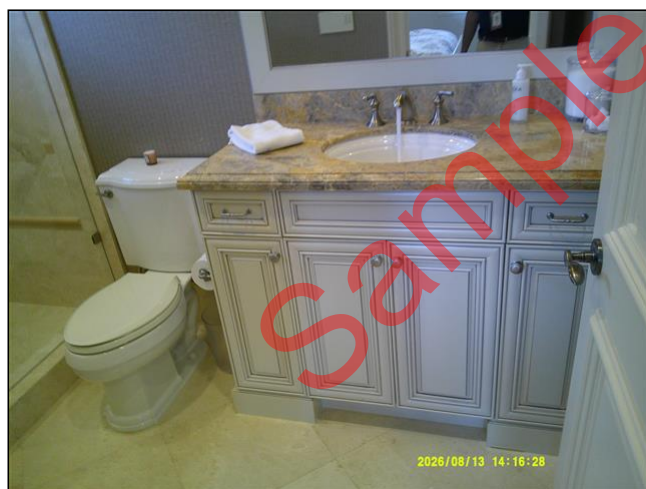
12.8 Cabinets & Countertops

Comments: Inspected, Repair/Replace

The bathroom vanities are predominantly constructed of wood cabinetry with granite countertop surfaces. Overall, the vanities were observed to be in good, serviceable condition, with the countertops and cabinet components generally intact and functional. One drawer in the master bathroom vanity was misaligned and requires adjustment or minor repair to restore proper operation. No other significant deficiencies were noted with the readily accessible vanity components.







12.9 Toilet

Comments: Inspected, Repair/Replace

The toilets throughout the residence were flushed and functionally tested, and most toilets were found to be operating properly at the time of inspection. One toilet in a guest bathroom had a flush handle that tended to stick after operation, indicating that the handle/mechanism requires adjustment or repair. The affected toilet should be serviced to ensure reliable operation.







12.10 Bathtub

Comments: Inspected, Repair/Replace

A jetted/whirlpool bathtub was observed in the master bathroom. The tub basin and visible plumbing fixtures appeared generally intact; however, the whirlpool system was not operational at the time of inspection because the pump/motor was not functioning. As a result, the operation of the jets, pump, controls, and associated plumbing could not be verified. Repair or evaluation by a qualified plumbing or spa-tub service contractor is recommended before relying on the unit for normal use.



12.11 Shower

Comments: Inspected, Repair/Replace

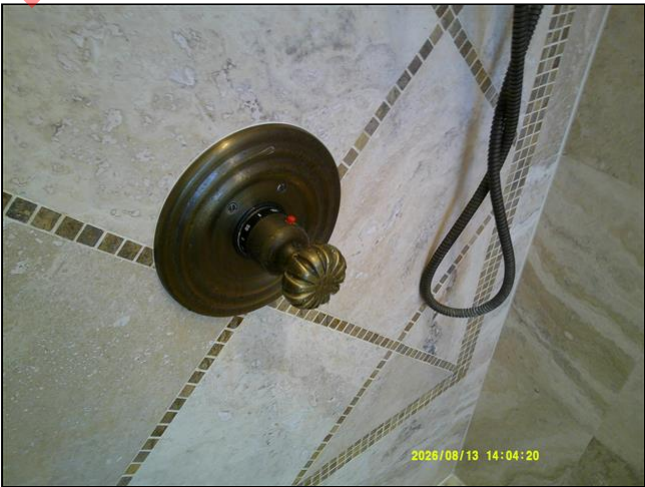
The tiled showers throughout the residence were generally observed to be in good, serviceable condition, with the tile surfaces, grout, shower fixtures, and surrounding finishes appearing generally intact. However, the more frequently used bathrooms exhibited significant metal oxidation/corrosion and hard-water mineral deposits on portions of the shower fixtures and associated metal components. These conditions are primarily maintenance-related but may continue to worsen if not addressed. Cleaning and removal of mineral deposits and corrosion, along with servicing or replacement of affected fixtures and hardware as necessary, is recommended.

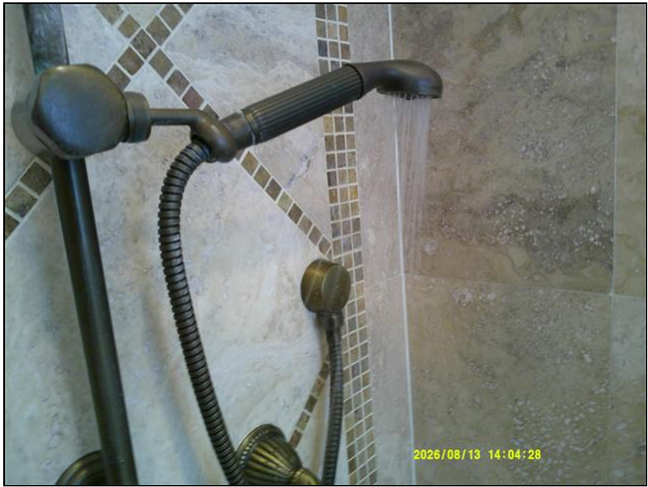




Sample Report









12.12 Mirrors

Comments: Inspected

The bathroom mirrors were visually inspected and appeared to be in good, serviceable condition. The mirror surfaces, frames, and mounting appeared generally intact, with no significant visible deficiencies noted at the time of inspection.





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
Refrigerator:: Inspected		

Items

13.0 Floors

Comments: Inspected, Repair/Replace

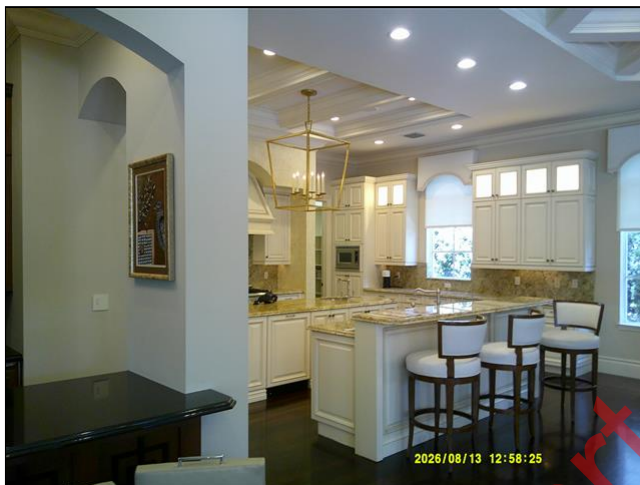
The kitchen flooring consists of hardwood flooring similar to the other interior areas of the residence. The flooring was generally in serviceable condition, with localized scratches, surface wear, and minor finish deterioration consistent with age and normal use. Professional cleaning and appropriate polishing/maintenance, or refinishing as determined by a qualified flooring contractor, would improve the appearance and help protect the finish.



13.1 Walls

Comments: Inspected

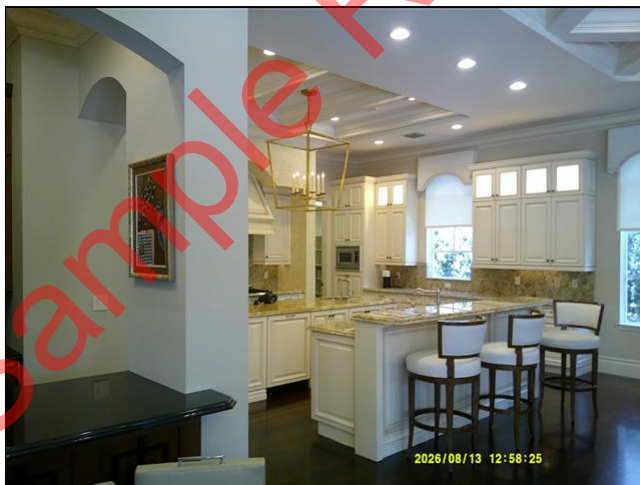
The kitchen walls were visually inspected and appeared to be in good, serviceable condition overall. No significant cracking, staining, moisture damage, or other readily visible deficiencies were observed at the time of inspection. Finishes appeared generally well maintained.



13.2 Ceilings

Comments: Inspected

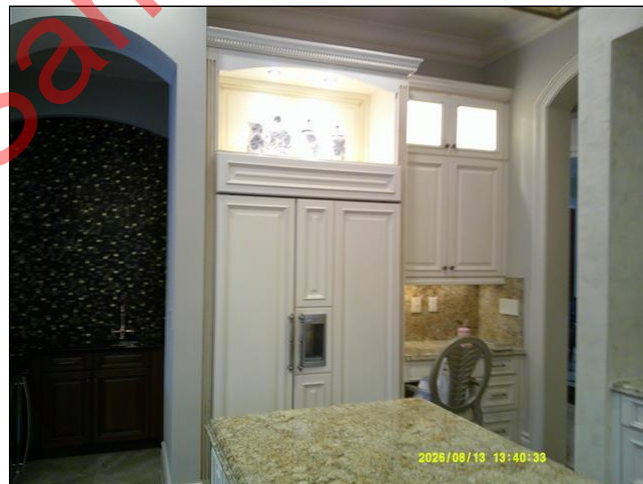
The kitchen ceilings were visually inspected and appeared to be in good, serviceable condition. No significant cracking, staining, sagging, moisture damage, or other readily visible deficiencies were observed at the time of inspection.



13.3 Cabinets & Countertop

Comments: Inspected

The kitchen cabinetry is predominantly wood construction and was generally observed to be in good, serviceable condition overall. Minor deterioration and normal wear consistent with the age and use of the cabinets were noted in localized areas, including minor finish wear and surface imperfections. No significant structural or functional deficiencies were observed in the readily accessible cabinet components.



13.4 Range

Comments: Inspected, Repair/Replace

The kitchen is equipped with a large gas-fired range with an integrated cooktop and two ovens. The gas cooktop burners were functional at the time of inspection; however, neither of the two ovens operated when tested. As previously noted, a noticeable drop/interruption in electrical power occurred when attempting to activate the ovens, and other electrical irregularities were identified elsewhere in the residence. Because the cooktop burners operated while

the ovens did not, and given the previously documented electrical fault affecting this portion of the home, the oven malfunction may be related to an electrical supply or control issue, although the exact cause could not be determined during the inspection. Evaluation by a qualified appliance technician and licensed electrician is recommended to determine the cause and restore proper operation of both ovens.



13.5 Range Hood

Comments: Inspected, Repair/Replace

The kitchen range is equipped with an overhead range hood/exhaust hood with integrated lighting. The range hood fan was not operational at the time of inspection, and one of the hood light bulbs was also not functioning. The cause of the fan failure could not be determined during the inspection. Given the previously noted electrical irregularities affecting the kitchen and other portions of the residence, the electrical supply to the hood should also be verified. Recommend evaluation and repair by a qualified appliance/electrical contractor, including verification of proper exhaust fan operation and replacement of the defective light bulb.



13.6 Garbage Disposal
Comments: Inspected

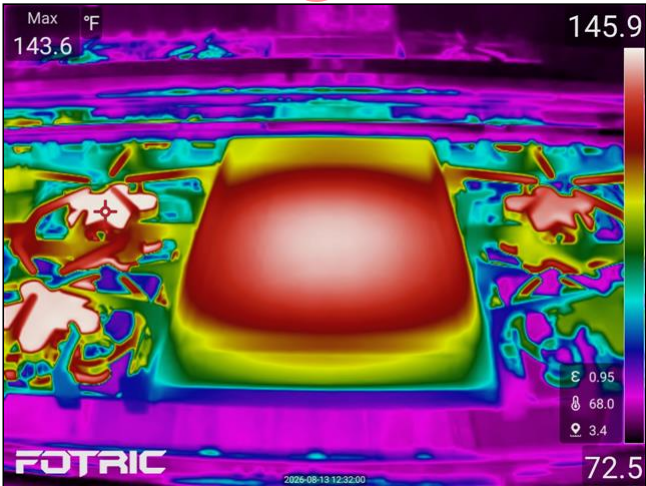
The kitchen sink garbage disposal was tested and operated properly at the time of inspection. No significant deficiencies were noted with the readily accessible components.

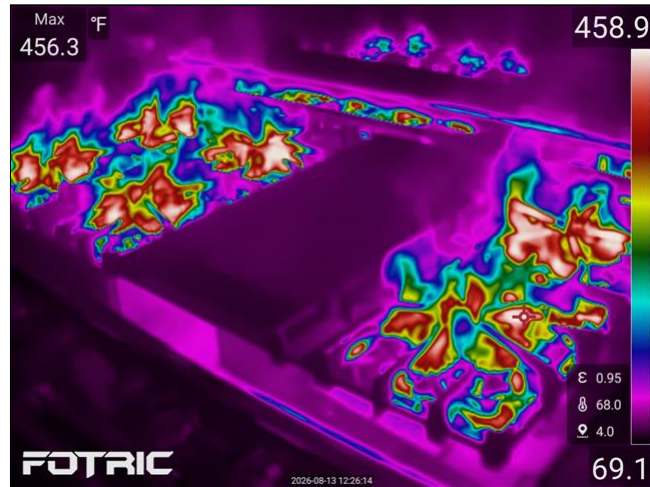


13.7 Cooktop

Comments: Inspected, Repair/Replace

The kitchen range is equipped with a gas-fired cooktop with multiple surface burners and an integrated griddle. The cooktop burners were tested and operated at the time of inspection. One burner was somewhat more difficult to ignite than the others, requiring additional attention to initiate ignition. The burner and ignition components should be cleaned and/or serviced as necessary to ensure consistent ignition and proper operation.

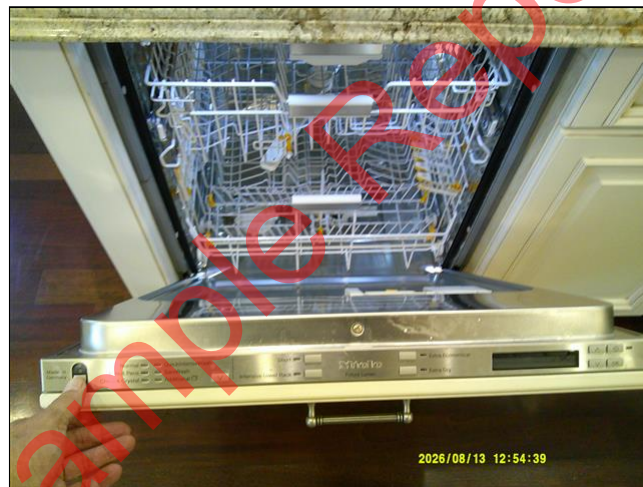




13.8 Dishwasher

Comments: Inspected, Repair/Replace

The kitchen is equipped with two dishwashers. One dishwasher was tested and operated properly at the time of inspection. The second dishwasher was not operational at the time of inspection and did not function as expected when tested. The cause of the malfunction could not be determined during the home inspection. Evaluation and repair by a qualified appliance technician is recommended for the non-functional unit.





13.9 Built-in Microwave

Comments: Inspected

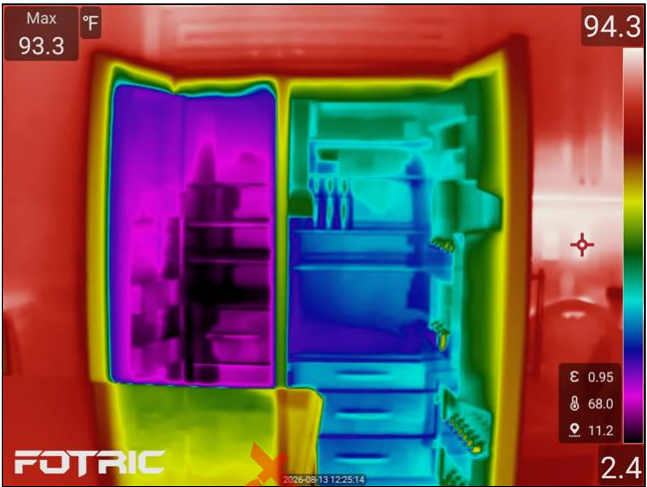
The kitchen is equipped with a built-in KitchenAid microwave oven. The microwave was tested and operated properly at the time of inspection. No significant operational deficiencies were noted during the test.



13.10 Refrigerator

Comments: Inspected

The kitchen is equipped with a built-in Sub-Zero refrigerator/freezer, Model BI-485D/0, with separate refrigerator and freezer compartments. The unit was tested and appeared to be operating properly at the time of inspection. The temperature controls, interior lighting, and cooling functions appeared functional, and no significant operational deficiencies were noted during the inspection.



13.11 Kitchen Sink
Comments: Inspected

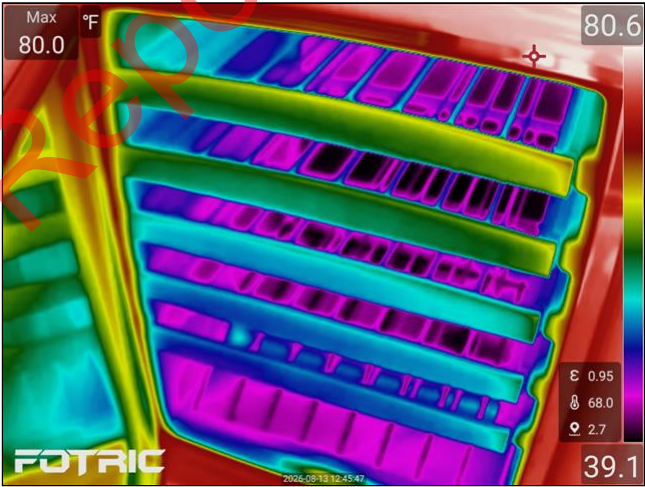
Inspector found no deficiency with the condition of this item at the time of the inspection.



13.12 Bar - Beverage Cooler

Comments: Inspected

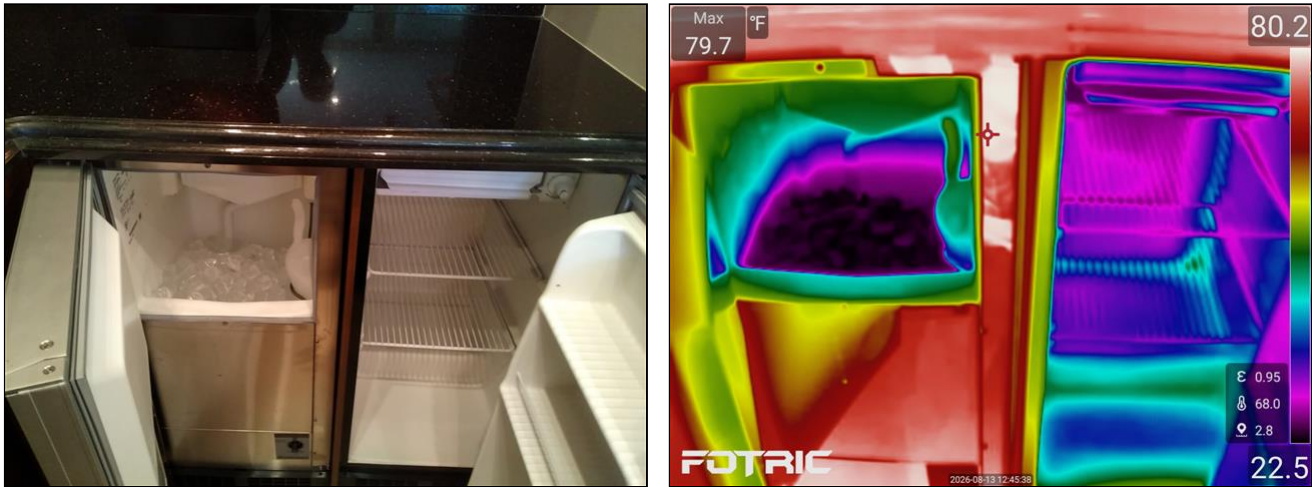
The bar is equipped with a built-in beverage/wine cooler. The unit was operated and appeared to be functioning properly at the time of inspection, with no significant visible or operational deficiencies noted.



13.13 Bar - Ice Machine

Comments: Inspected

The bar ice maker was visually inspected and tested. The ice maker was operational at the time of inspection, and ice production was observed. No significant visible or operational deficiencies were noted.



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::	Dryer Vent::	Dryer 240-volt electrical receptacle::
Electric	Aluminum expanding vent	Installed

Items

14.0 Floors

Comments: 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

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

14.2 Ceilings

Comments: 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

Comments: Inspected

The laundry area is equipped with a front-loading washing machine and matching electric dryer. Both appliances were tested and operated properly at the time of inspection. No significant visible or operational deficiencies were noted during the inspection.



14.4 Cabinets/Counter

Comments: Inspected

The laundry room cabinetry and counter was visually inspected and appeared generally serviceable and functional. Minor deterioration and normal wear were noted at localized areas of the cabinet finishes, consistent with age and routine use. No significant structural or functional deficiencies were observed in the readily accessible cabinet components.





14.5 Sink

Comments: Inspected

The laundry sink and associated plumbing fixtures were visually inspected and tested. The sink, faucet, supply lines, and visible drain piping appeared to be in good, serviceable condition, with no significant leaks, damage, or operational deficiencies noted at the time of inspection.

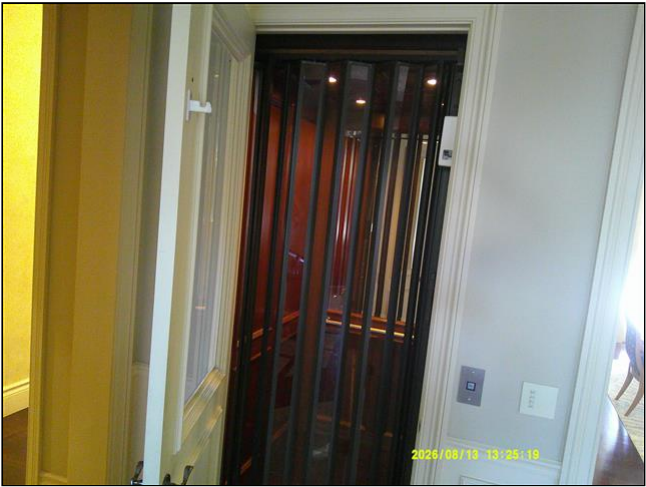
15. Elevator

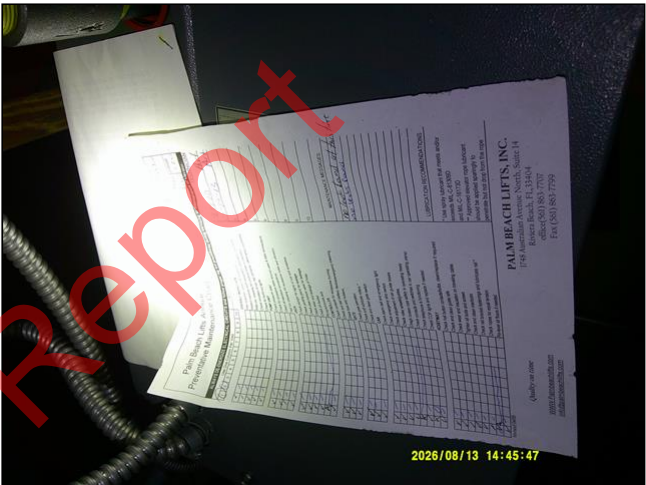
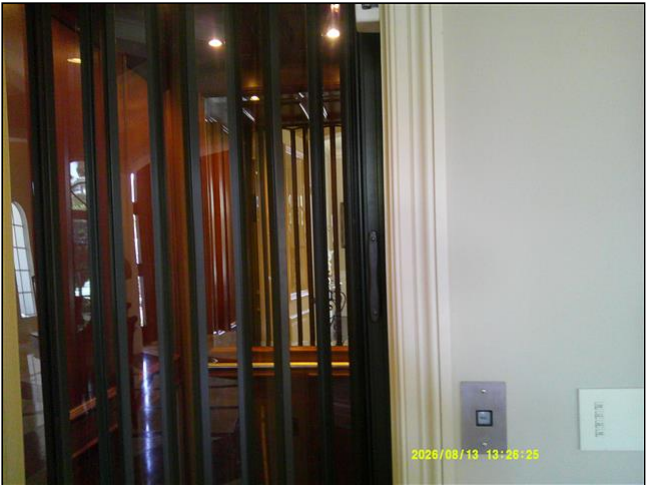
Items

15.0 Residential Elevator

Comments: Inspected

The property is equipped with a 2009 hydraulic home elevator, identified as a CULTIMA 3010, 11.4 kW unit manufactured by GMV, serving the residence via an enclosed elevator cab. At the time of the inspection, the elevator was not operational and could not be functionally tested. The property manager contacted the elevator service company during the inspection and was able to schedule a technician to evaluate and repair the system, with service reportedly scheduled for approximately two weeks after the inspection. Elevator maintenance and service records were requested but were not provided for review; therefore, the inspection could not verify the unit's maintenance history, prior repairs, or compliance/service history. Evaluation and repair by a qualified elevator contractor is recommended before relying on the elevator for normal use.





16. Generator

Items

16.0 Home Generator

Comments: Inspected

A 2009 Generac QuietSource permanent standby generator was observed at the property. Based on the unit's size and configuration, its capacity is estimated at approximately 40–48 kW; the exact capacity could not be verified from the accessible information. The generator configured to provide whole-house standby power via natural gas. An

associated automatic transfer switch/transfer equipment with separate utility and generator disconnects was also observed adjacent to the electrical service equipment. The generator was not operated or functionally tested during the inspection. Electrical irregularities were identified elsewhere in the home, including observed drops in power while testing kitchen appliances and multiple receptacles with open-ground conditions on one side of the residence. Due to these previously identified electrical conditions, the inspector did not disconnect power to the entire residence to initiate an automatic transfer and generator startup, as doing so could have resulted in additional electrical interruption or potentially unsafe conditions. Consequently, the generator's automatic startup, transfer operation, voltage output, load performance, and related functions were not verified. Further evaluation and operational testing of the generator and transfer equipment by a qualified generator/electrical contractor is recommended, particularly before relying on the system for whole-house emergency power.





17. Outdoor Kitchen

Items

17.0 Counter & Cabinets
Comments: Inspected

The outdoor kitchen includes granite countertop surfaces, built-in cabinetry, and an integrated sink/plumbing system. The countertops and cabinets were generally observed to be in good, serviceable condition, with minor deterioration and normal weather-related wear noted at localized areas. The accessible plumbing beneath the sink appeared generally intact, with no significant leakage or damage observed at the time of inspection. Continued routine maintenance and sealing of the exterior cabinetry and countertop surfaces is recommended as needed to protect the materials from ongoing exposure to weather and moisture.



17.1 Appliances

Comments: Inspected, Repair/Replace

A small built-in refrigerator was installed as part of the outdoor kitchen. The refrigerator was not operational at the time of inspection and did not provide cooling when tested. The cause of the malfunction could not be determined during the inspection. Evaluation and repair or replacement by a qualified appliance technician is recommended before relying on the unit for use.



17.2 Ceilings

Comments: Inspected

The covered outdoor kitchen and patio areas feature a wood-paneled tongue-and-groove ceiling with exposed decorative beams, recessed lighting, and ceiling fans. The ceiling forms part of the covered exterior living area and provides a finished architectural surface while protecting the patio from direct weather exposure. The visible wood components, trim, lighting fixtures, and ceiling fans appeared generally well maintained and in good, serviceable condition at the time of inspection. No significant sagging, deterioration, staining, or other readily visible deficiencies were noted. Continued routine maintenance and periodic sealing/painting of the exterior wood finish are recommended to protect the ceiling from the effects of moisture, humidity, and prolonged outdoor exposure.



17.3 Outlets and Receptacles

Comments: Inspected

The exterior receptacles serving the outdoor kitchen were visually inspected and tested. The receptacles were functional at the time of inspection, including proper response to GFCI testing where applicable. No significant operational deficiencies were noted with the tested outdoor kitchen receptacles.



17.4 Ceiling Fans

Comments: Inspected

The ceiling fans serving the outdoor covered patio and kitchen areas were visually inspected and tested. All tested exterior ceiling fans were operational at the time of inspection, and no significant visible or operational deficiencies were noted.

17.5 Light Fixtures

Comments: Inspected

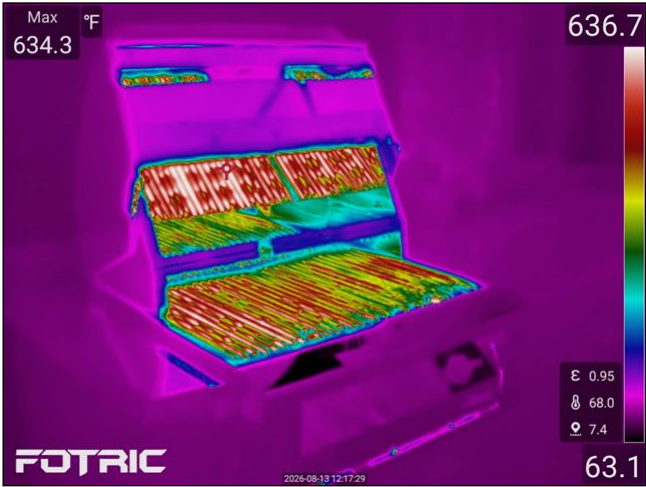
The recessed light fixtures serving the covered outdoor patio and kitchen areas were visually inspected and tested. All tested recessed lights were operational at the time of inspection, with no significant visible or operational deficiencies noted.

17.6 Grill

Comments: Inspected

The outdoor kitchen is equipped with a built-in gas-fired grill. The grill was tested and operated properly at the time of inspection. The burners ignited and appeared to function normally, with no significant visible or operational deficiencies noted during the inspection.





17.7 Sink

Comments: Inspected

The outdoor kitchen sink and associated plumbing fixtures were visually inspected and tested. The sink, faucet, supply connections, and accessible drain piping appeared to be in good, serviceable condition and functional at the time of inspection. No significant leaks, damage, or operational deficiencies were noted.

18. 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.

Pool Leak Detection: The General Home Inspection is a visual inspection and does not include specialized pool leak detection or pressure testing of the pool, spa, plumbing lines, shell, fittings, or underground piping. The inspector does not perform dye testing, pressure testing, ultrasonic testing, or other specialized procedures intended to identify concealed water leaks. The absence of visible leakage at the time of inspection does not confirm that the pool or its associated plumbing is leak-free. Customers seeking assurance regarding the water-tightness or leak condition of the pool/spa should obtain a separate inspection by a qualified pool leak-detection specialist using appropriate diagnostic testing methods.

Styles & Materials

Pool was filled::	Barrier::	Deck::
Yes	None	Pavers
Vessel Construction::	Vessel Coating::	Heating System::
Gunitite	Plaster	

Items

18.0 Barrier System

Comments: Inspected, Repair/Replace

The swimming pool and spa are located immediately adjacent to the residence and are not separated from the home or surrounding property by a compliant pool safety barrier. No dedicated barrier, such as a self-closing/self-latching isolation fence or other approved means of restricting access to the pool area, was observed. This condition represents a significant child-safety concern, particularly where direct access from the residence and surrounding patio areas is available.

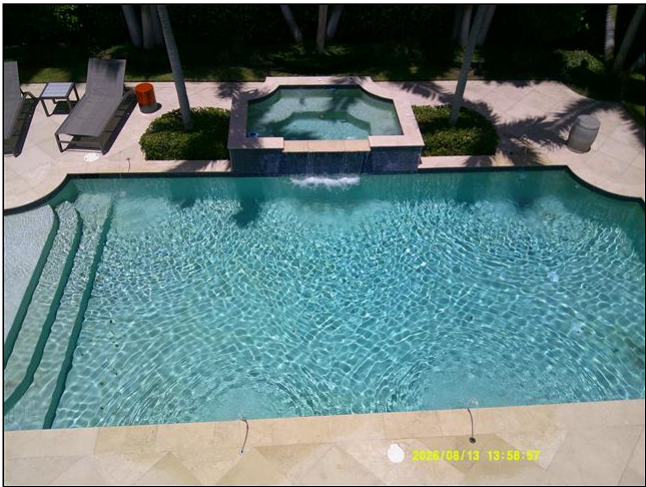
Recommend prompt evaluation and installation of a code-compliant pool safety barrier by a qualified pool-safety contractor or other appropriate professional. Local requirements should be verified with the applicable authority having jurisdiction.

18.1 Vessel

Comments: Inspected, Repair/Replace

The swimming pool and spa vessel are constructed of gunitite/concrete with a plaster interior finish. The pool was filled and circulating at the time of inspection. Staining and localized surface scaling/deposits were observed on the plaster finish, consistent with mineral buildup and/or water-chemistry-related surface deterioration. The observed conditions

are primarily surface-related at this time; however, continued scaling can contribute to progressive deterioration of the plaster if not addressed. Professional pool service is recommended to evaluate the water chemistry and plaster condition and to clean or acid-wash the affected surfaces as appropriate. Any acid-washing should be performed by a qualified pool contractor using methods appropriate for the existing plaster finish.



18.2 Deck

Comments: Inspected, Repair/Replace

The pool deck consists primarily of natural stone/tile pavers installed over a concrete substrate and extends around the swimming pool and spa. The deck was generally serviceable; however, multiple cracks, open joints, and localized separation between deck sections were observed. Some joints were sufficiently open to allow vegetation growth, and several areas appeared uneven or displaced. These conditions can develop further with movement, moisture intrusion, or settlement and may create localized trip hazards.

Recommend evaluation by a qualified pool-deck/masonry contractor, with repair of cracked or separated sections, restoration/sealing of open joints, and correction of any displaced or uneven areas as necessary.



18.3 Lights**Comments:** Inspected

The swimming pool lighting was visually inspected and tested. The pool light was operational at the time of inspection, and no significant visible or functional deficiencies were noted.

18.4 Misc. Components (Drains, Ladder, Skimmer, Venturi)**Comments:** Inspected, Repair/Replace

The pool system includes surface skimmers, floor/drain fittings, and return/venturi jets associated with the circulation and filtration system. These components were visually inspected where accessible and appeared generally intact and functional, with water circulation observed during the inspection. Minor debris and mineral buildup were present at some fittings and drain/skimmer components, consistent with normal outdoor pool operation. Routine cleaning and maintenance of the skimmers, drains, and return fittings should be continued to maintain proper water circulation and filtration.

**18.5 Fill****Comments:** Inspected

The pool is equipped with an automatic water-fill system designed to maintain the pool water level by automatically adding water as needed. The system was observed and tested during the inspection and appeared to be functioning properly at the time of inspection. No significant visible or operational deficiencies were noted.



18.6 Electrical System

Comments: Inspected

The pool and associated equipment are served by a dedicated Hayward OmniPL pool automation/control system with associated circuit breakers, controls, and electrical components. The equipment enclosure and controls were visually inspected. The system appeared generally intact and functional at the time of inspection, with no significant visible damage to the accessible enclosure or breakers noted. Because pool electrical systems are exposed to moisture and present specific electrical safety considerations, the inspection was limited to readily accessible components and basic operational observations. Specialized testing of bonding, grounding, GFCI protection, equipment grounding continuity, and other concealed or specialized pool electrical components is outside the scope of a general home inspection and should be performed by a qualified pool electrician when warranted.



18.7 Control Systems

Comments: Inspected, Repair/Replace

The pool and spa are equipped with a Hayward OmniPL automation and control system, which provides centralized control of the pool circulation equipment, heating system, spa functions, water features, lighting, and other connected pool equipment. The system includes a wall-mounted digital/touchscreen controller located near the pool equipment. Although the controller appeared physically intact, operation of the controls was difficult during the inspection, even with assistance from the property manager. The property manager was unable to successfully operate the pool heater or activate the spa jets using the controller at the time of inspection. Consequently, proper operation of these functions could not be verified.

Hayward Omni automation systems can be configured with remote/mobile control capability, depending on the specific installation and whether the system has the required internet/network connection and associated equipment. A mobile application/remote-access function may therefore be available for this installation, but no remote control device, mobile application, or network-access credentials were provided or made available for testing during the inspection. The inspector therefore could not determine whether remote operation was installed or functional. Recommend that the owner/property manager demonstrate operation of all pool automation functions, including pool and spa heating, spa jets, pumps, valves, lighting, and any available remote/mobile controls, or have the system evaluated and serviced by a qualified Hayward pool automation technician.





deactivated pool controls inside theater/data closet

18.8 Automatic Sanitation
Comments: Not Inspected

The pool is equipped with a Hayward automatic salt-water chlorination system using a Hayward TurboCell salt chlorine generator. The TurboCell is installed in the pool circulation plumbing and uses electrolysis to convert dissolved salt in the water into chlorine for automatic sanitation. The system is integrated with the Hayward OmniPL automation system.

At the time of inspection, the salt-chlorination system information/status could not be successfully read or verified through the Hayward OmniPL controller. The property manager was unable to access the system's operating information sufficiently to confirm the cell's chlorine-production status, salt level, or other operating parameters. Therefore, proper operation of the salt-generation system could not be confirmed.

The TurboCell is a self-cleaning cell, but it still requires periodic inspection for calcium/mineral scaling. In normal service, the cell should generally be visually inspected approximately every 2–3 months and cleaned when significant scale or mineral buildup is present. Cleaning frequency depends heavily on pool water chemistry, particularly pH, calcium hardness, and water temperature; frequent acid cleaning is not recommended because excessive cleaning can shorten cell life. The cell and automation system should be evaluated by a qualified pool technician, including verification of communication with the OmniPL controller, chlorine production, salt concentration, and the condition of the TurboCell.



18.9 Filters

Comments: Inspected

The pool is equipped with a Hayward swimming pool filtration and circulation system, consisting of a cartridge-style filter assembly, circulation pump, pressure gauge, valves, and associated PVC piping. The filter is designed to remove suspended debris and contaminants from the circulating pool water, with the pressure gauge used to monitor system pressure and indicate when filter cleaning or servicing may be needed.

The filtration equipment appeared generally intact and serviceable at the time of inspection. Water circulation was observed, and no significant visible leakage or damage to the accessible filter housing, pump, valves, or associated piping was noted. Routine maintenance should include monitoring the filter pressure and cleaning the filter media in accordance with the manufacturer's recommendations and whenever the operating pressure rises above the system's normal clean-filter pressure.



18.10 Heating System

Comments: Inspected, Repair/Replace

The pool is equipped with a Hayward gas-fired pool heater, integrated with the Hayward pool automation/control system. The heater was visually inspected, but its operation could not be verified at the time of inspection. The property manager was unable to successfully operate the pool heater through the pool controller, which was also difficult to navigate and operate during the inspection. As a result, the heater could not be demonstrated in operation, and proper ignition, heating performance, temperature control, and safety functions could not be confirmed.

The heater appeared generally intact from the accessible exterior; however, its functional condition remains undetermined. Recommend evaluation by a qualified pool-heating/Hayward service technician, including verification of the heater, controls, gas supply, ignition, heating operation, and communication with the OmniPL automation system.



18.11 Plumbing System

Comments: Inspected

The pool and spa plumbing system consists primarily of PVC circulation piping, valves, fittings, and associated connections serving the pool, spa, filtration system, heater, salt-chlorination system, and water features. The accessible portions of the plumbing appeared generally intact and serviceable, with water circulation observed during the inspection and no significant active leakage noted at the readily accessible piping and connections.

The inspection is limited to readily visible and accessible pool plumbing components. Underground piping, concealed plumbing beneath the pool deck or structure, internal portions of valves and equipment, and other inaccessible components were not evaluated. This inspection does not include specialized pool leak detection or pressure testing, and the absence of visible leakage at the time of inspection should not be interpreted as confirmation that the pool, spa, or associated plumbing is free of concealed leaks.

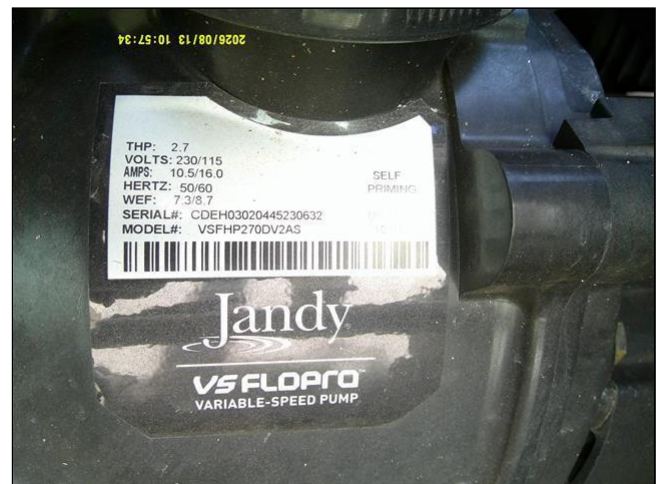


18.12 Pump

Comments: Inspected

The pool circulation system is equipped with a Jandy variable-speed VS FloPro pump, designed to provide adjustable circulation rates for the pool and associated equipment. The pump includes an integrated electronic speed/control interface and a clear strainer basket housing for monitoring debris and water flow. The pump was operating at the time of inspection and water circulation was observed. The accessible pump housing, motor, and plumbing connections appeared generally intact, with no significant active leakage or visible damage noted.

Routine maintenance should include cleaning the strainer basket, monitoring pump operation and operating pressure, and servicing the pump in accordance with the manufacturer's recommendations.



18.13 Pool Valve Actuator Control

Comments: Inspected, Repair/Replace

The pool circulation system is equipped with motorized valve actuators associated with the pool/spa automation system. These electrically operated actuators are used to automatically change water-flow paths between the pool, spa, heater, filtration system, and other water features when commanded by the pool control system. The actuators and associated valves were visually inspected and appeared generally intact; however, their full operation could not be verified because the pool automation controls could not be successfully demonstrated during the inspection. The property manager was unable to operate the controller sufficiently to demonstrate functions such as the spa jets and pool heater. Accordingly, the proper operation and positioning of the motorized valves and actuators remains undetermined.

Recommend evaluation by a qualified pool service technician to verify operation of all valve actuators, valves, and associated automation controls and to confirm that the system properly switches between pool, spa, heating, filtration, and water-feature modes.



18.14 Water Feature

Comments: Inspected, Repair/Replace

The pool includes decorative water-feature returns/fountains designed to discharge water into the pool. At the time of inspection, the water feature exhibited weak/limited water flow, and one of the water-feature fittings was missing its protective/cosmetic cap. Because of the reduced flow, water was observed overshooting/spilling onto the adjacent pool deck, creating unnecessary wetting of the deck surface. The cause of the reduced flow could not be determined during the general inspection and may involve valve positioning, pump flow, obstruction, or the water-feature fitting itself.

Recommend evaluation and adjustment by a qualified pool contractor, including inspection of the associated valve/actuator, plumbing, and water-feature fitting. The missing cap should also be replaced, and the feature should be adjusted so that discharged water remains within the pool rather than wetting the surrounding deck.



18.15 Outdoor Shower

An exterior shower is provided at the pool area and includes a wall-mounted shower fixture and control valve. The shower enclosure and fixtures appeared generally intact and serviceable at the time of inspection. However, the shower area does not appear to have a dedicated drain or effective drainage system, and water can remain on the brick-paver surface after use. This condition may contribute to standing water, staining, vegetation growth, and deterioration of the surrounding finishes. Improving drainage and maintaining positive water runoff away from the structure is recommended.



19. 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

19.0 Vessel

Comments: Inspected, Repair/Replace

The spa vessel is constructed of gunite/concrete with a plaster interior finish and is integrated with the swimming pool system. The spa was filled with water and appeared generally intact at the time of inspection. Surface staining and localized mineral scaling/deposits were observed on portions of the plaster finish, similar to conditions noted in the main pool. These conditions are consistent with surface buildup and/or water-chemistry-related deterioration. Professional pool service is recommended to evaluate the spa water chemistry and plaster condition and to clean or acid-wash the affected surfaces as appropriate, using methods suitable for the existing plaster finish.



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

Comments: Inspected, Repair/Replace

The spa is equipped with hydrotherapy jet and circulation fittings integrated into the spa vessel. The accessible fittings were generally intact; however, localized mineral buildup, staining, and deterioration were observed around some of the fittings and their surrounding seals/finish. One or more fitting covers also showed signs of age-related deterioration. The condition of concealed portions of the jet assemblies and associated plumbing could not be determined through visual inspection. Recommend cleaning and servicing the affected fittings and replacing deteriorated covers, seals, or fittings as necessary. A qualified pool contractor should also verify proper operation of the spa jet system and inspect the fittings for secure attachment and watertight connections.



19.2 Control Systems

Comments: Inspected

An older SunTouch spa control/interface was observed at the spa. The control appears to be an older auxiliary controller and did not appear to be operational at the time of inspection. The pool and spa equipment has since been integrated into the newer Hayward OmniPL automation system, which appears to be the primary control system for the pool and spa. Because the older SunTouch controller could not be demonstrated and its relationship to the current automation system could not be fully verified, its present functional status is undetermined. The controller should be evaluated by a qualified pool automation technician, and it should be removed, repaired, or properly decommissioned as appropriate so that it does not create confusion regarding operation of the spa system.



19.3 Aerator

Comments: Inspected

20. Thermal Imaging

Thermal imaging is used as a supplemental tool during the General Home Inspection to help identify temperature differences and patterns that may not be readily visible during a conventional visual inspection. A thermal imaging camera detects infrared radiation emitted from surfaces and converts those temperature differences into a colorized image. The colors represent relative surface temperatures, not specific defects: depending on the camera's color palette, warmer areas are generally displayed in colors such as red, orange, and yellow, while cooler areas are generally displayed in blue, purple, and black. The specific colors and temperature ranges may vary depending on the camera settings and environmental conditions. Thermal images can help identify unusual temperature patterns that may be associated with conditions such as electrical heating, missing or uneven insulation, air leakage, moisture-related temperature differences, or HVAC performance; however, a temperature difference alone does not establish the presence or cause of a defect. The effectiveness and accuracy of thermal imaging are affected by environmental conditions, surface materials, emissivity, reflected temperatures, airflow, and other factors. The use of thermal imaging during this inspection does not constitute a comprehensive thermographic inspection or guarantee that concealed defects will be detected. Conditions suggested by thermal imaging may require confirmation by other diagnostic methods, potentially including invasive procedures, which are outside the scope of a standard home inspection and require appropriate authorization. The Inspector is not responsible for damage or loss associated with the use of thermal imaging equipment or for conditions that may not be detected or accurately interpreted through thermal imaging.

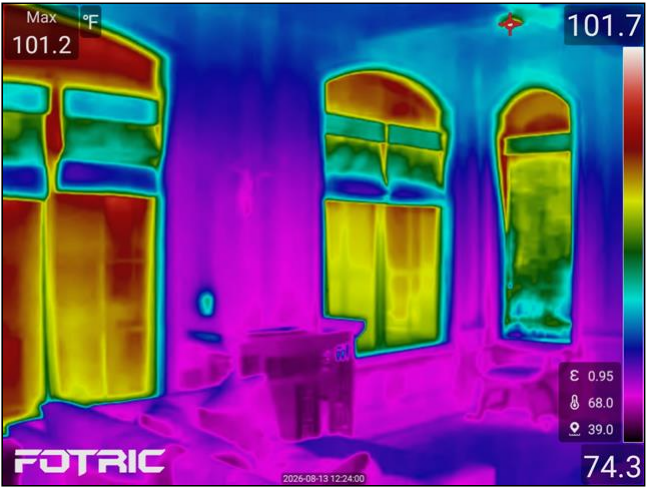
Styles & Materials

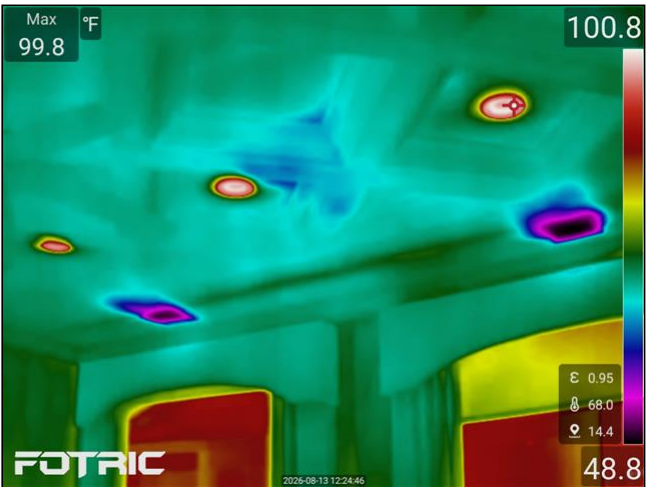
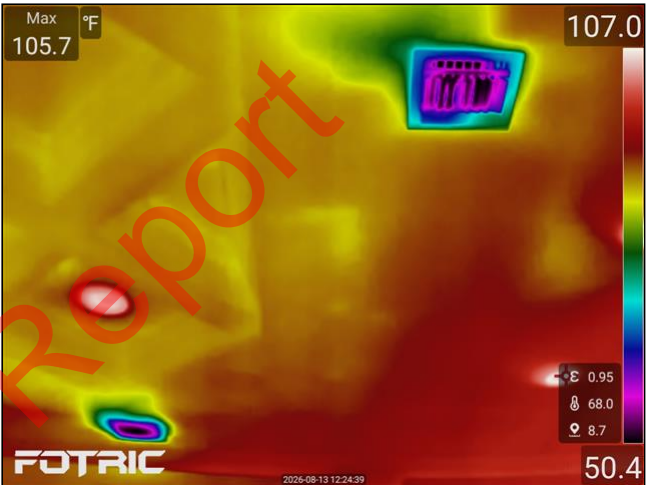
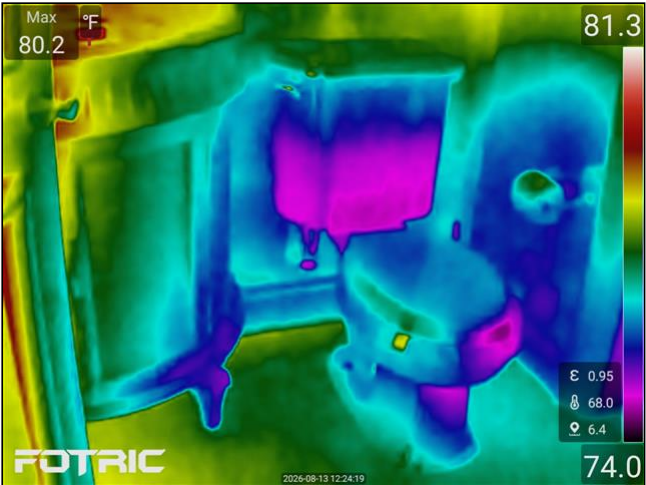
Thermal Imaging::

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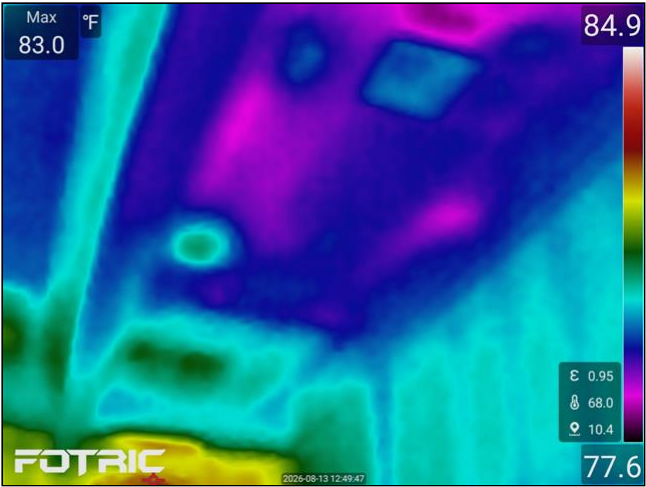
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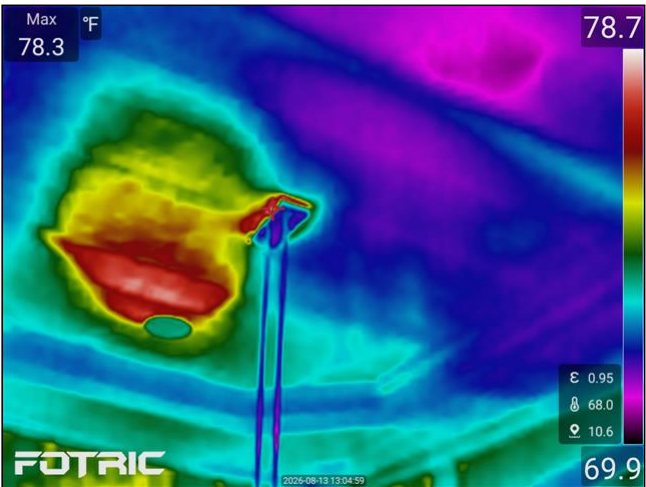
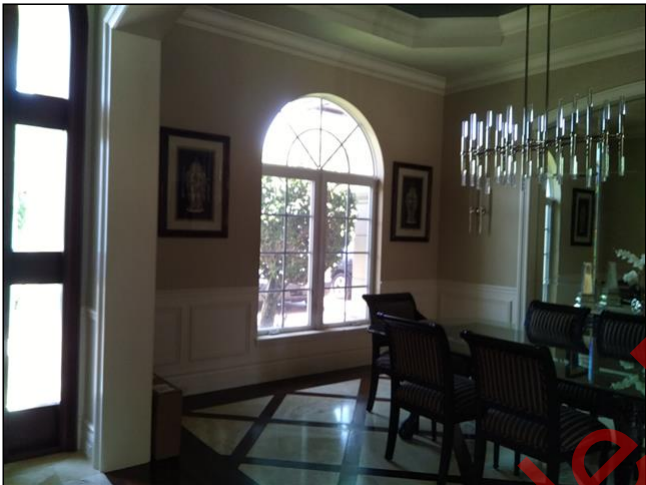
Comments: Inspected

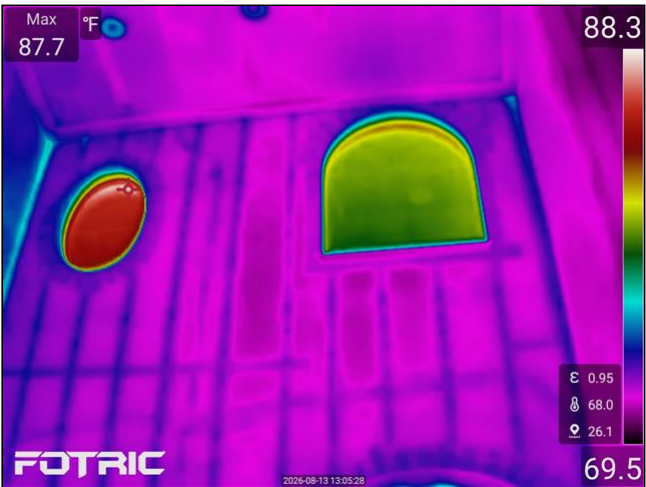
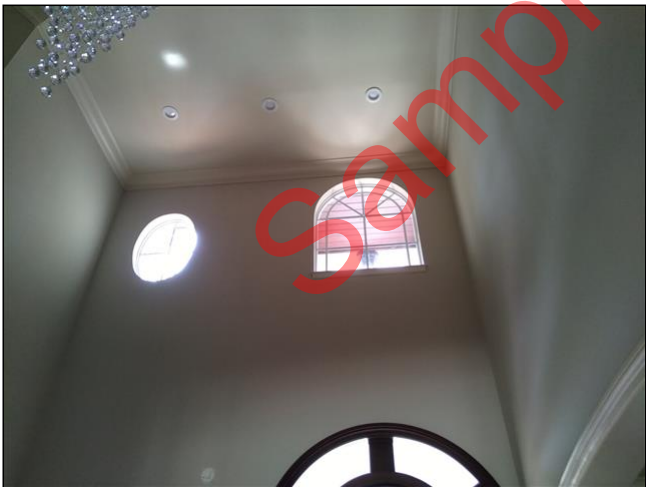
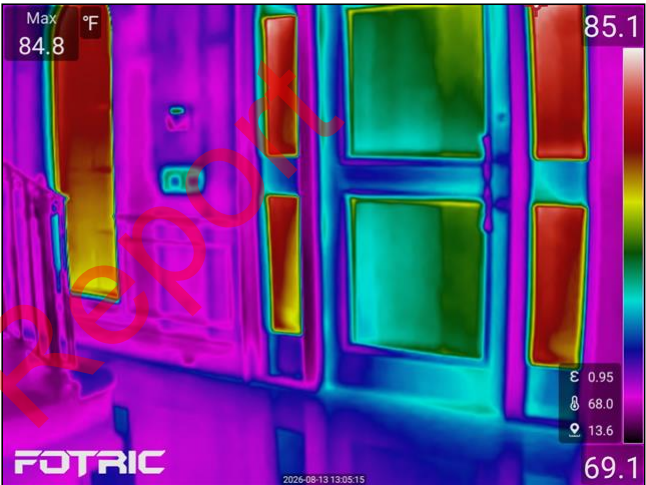
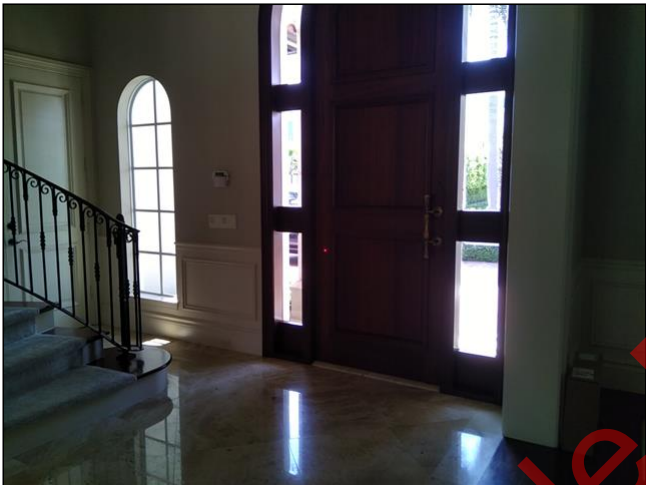


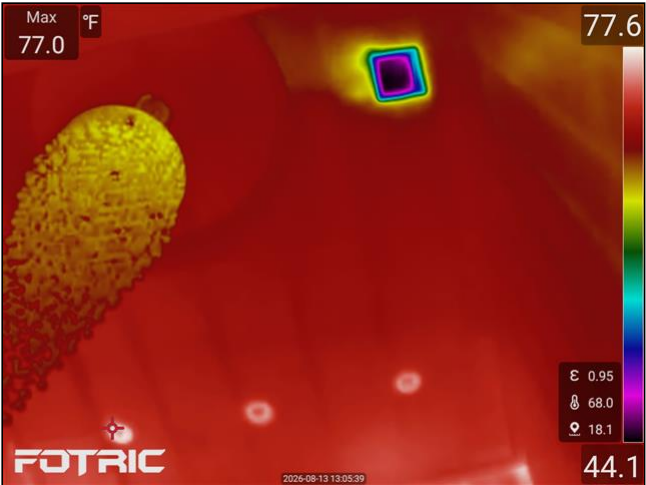


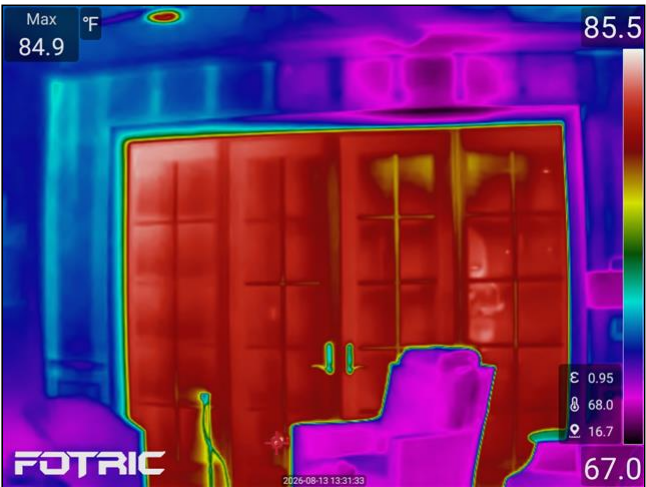


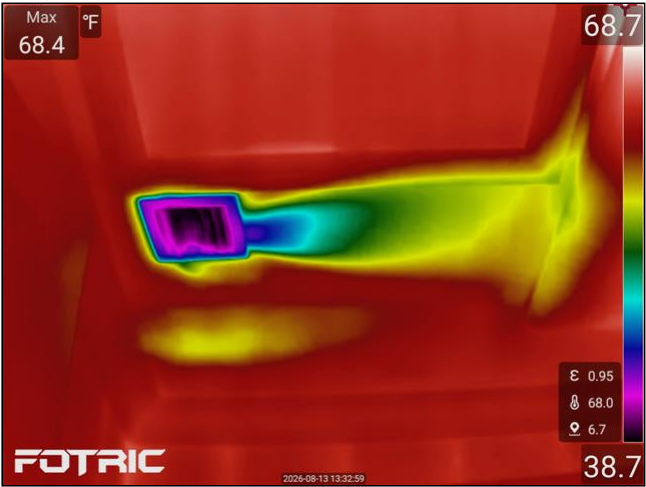




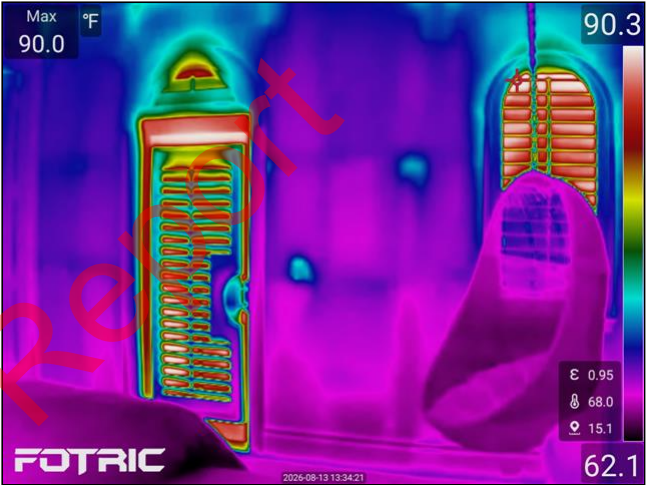
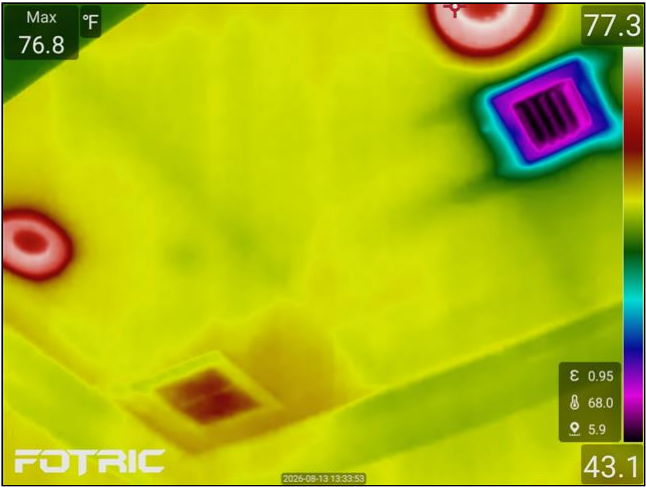


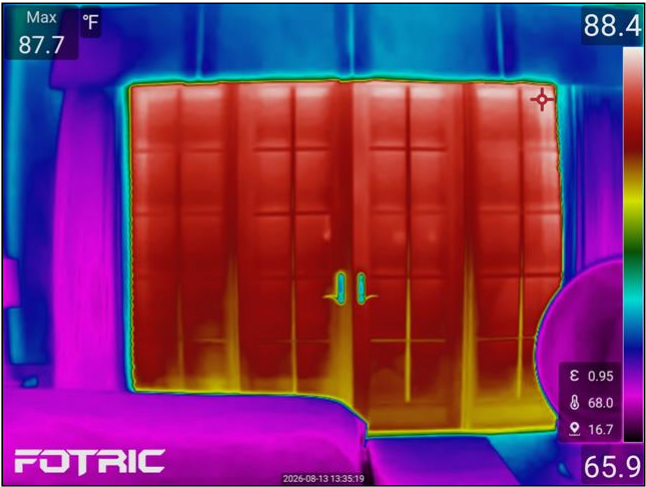


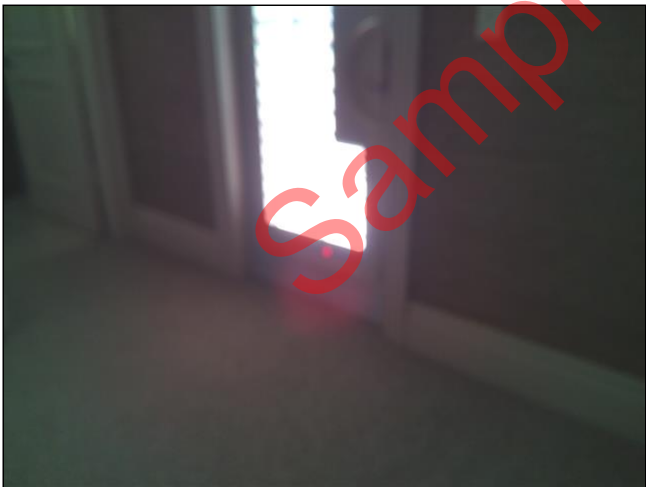
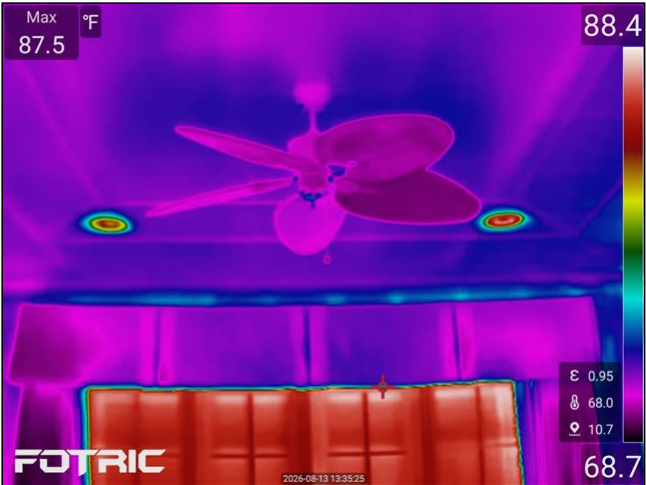












21. Mold Testing

Green building inspection generally includes identification of home features that have an exceptional impact on energy consumption, human health, or materials and practices that encourage ecological health and sustainability.

Items

21.0 Indoor Air Quality

A mold air-quality analysis was performed on August 13, 2026, with samples collected from the living room, den/ upstairs, guest bedroom, master bedroom, kitchen, and theater/office. The laboratory classified all six samples as

NORMAL, with total airborne spore concentrations ranging from 13 to 120 spores/m³. The laboratory reported that the mold counts were within a normal range and that, based on the air samples, there was no indication of an exposure concern to occupants. The mold types identified were predominantly fungi commonly found in the outdoor environment and capable of entering indoor air naturally.

These results are limited to the specific air samples collected at the time and locations tested and should not be interpreted as confirmation that the residence is completely free of mold. Hidden or concealed mold growth may exist in wall cavities, behind wall coverings, above ceilings, within insulation, HVAC components/ductwork, beneath flooring, or in other inaccessible areas and would not necessarily be detected by air sampling. Where visible moisture, staining, suspected microbial growth, or other conditions warrant further investigation, additional surface sampling, moisture investigation, air sampling, or invasive testing may be appropriate. The laboratory specifically notes that its results relate only to the submitted samples and that further investigation or remediation decisions must be made by the reviewing contractor or consultant.

Recommendation: The reported results are reassuring for the areas and conditions sampled; however, any suspected concealed moisture or microbial growth identified during the home inspection should be evaluated separately by a qualified mold/environmental professional as appropriate.

Sample Report

General Summary

CERTIFIED INSPECTORS

Certified Inspectors, LLC

Certified Master Inspector
Level II Certified Infrared Thermographer
11419 W Palmetto Park Dr #971032
Boca Raton, FL 33497-1032
Phone: 561-570-6311
Email: Info@certifiedinspectors.us

Customer

Mr. Undisclosed Customer

Address

Royal Palm
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

1.0 Roof Structure

Inspected, Repair/Replace

The roof structure consists of a wood-framed roof system supporting the tiled and low-slope roof coverings. Based on the visible roof surfaces, the roof planes appear generally straight and properly aligned, with no significant sagging, deflection, displacement, or other obvious indications of structural distress observed from the accessible areas. The roof structure is largely concealed by the roof coverings and, therefore, individual framing members and their connections could not be fully evaluated from the exterior.

The observed deterioration to the roof tile, ridge/hip cap mortar, and flat-roof coating appears primarily related to the roof covering and weatherproofing components rather than an apparent structural failure of the roof framing. Given the roof's original 2009 construction, continued monitoring is recommended, particularly at areas where water intrusion could potentially affect concealed wood framing. Any evidence of active leakage or moisture intrusion should be evaluated promptly to prevent secondary structural deterioration.

1.1 Concrete Tiles

Inspected, Repair/Replace

The primary roof covering consists of concrete/clay-style interlocking tile and is reported to be original to the 2009 construction. Overall, the tiled roof was found to be in fair condition for its age. The majority of the tiles remain in place and appear generally serviceable; however, several cracked/broken tiles were observed and should be replaced to maintain the integrity of the roof covering. Several ridge and hip cap tiles also exhibit deterioration or loss of the cementitious/mortar bedding and pointing used to secure and seal these areas. These conditions can increase the potential for water intrusion, particularly during wind-driven rain. Repairs should include replacement of damaged tiles and restoration/resealing of deteriorated ridge and hip cap mortar by a qualified roofing contractor. Given the roof's age of approximately 17 years, continued maintenance and periodic professional evaluation are recommended.

3. Exterior

3.1 Driveway

Inspected, Repair/Replace

The driveway consists of interlocking concrete pavers. The driveway was generally functional; however, several areas exhibited localized settlement and displacement of individual pavers, resulting in uneven surfaces and open joints. Some pavers were loose or raised relative to adjacent pavers, creating potential trip hazards and progressive deterioration.

Standing water was also observed at the driveway/street interface at the time of inspection. This may indicate localized low areas or inadequate surface drainage. The area should be monitored during rainfall and corrected as necessary to promote positive drainage away from the residence and driveway surface.

Recommendation: Have a qualified paver/driveway contractor reset and re-level displaced or settled pavers, restore proper joint spacing, and evaluate drainage at the street transition. Repairs should be performed as needed to reduce trip hazards and prevent further settlement.

3.2 Walkways

Inspected, Repair/Replace

The walkways consist of interlocking concrete pavers. Several areas exhibited settlement, displacement, and uneven pavers, including localized gaps and raised edges. These conditions can create trip hazards and may allow continued movement or deterioration of the walkway.

Recommendation: Have a qualified paver/landscape contractor reset and re-level the affected pavers, restore the joints, and correct the underlying base as necessary to provide a stable and reasonably level walking surface.

3.5 Porch Area

Inspected, Repair/Replace

The front porch and entry area were visually inspected. The entry features a decorative stone/stucco surround, wood entry door, sidelights, exterior lighting, and a tiled/stone threshold. The entry door and surrounding architectural features appeared generally serviceable.

A localized area of damaged/drilled stone was noted at the base of the entry door, with several open holes and surface deterioration. These openings should be properly patched/sealed to help prevent water intrusion and insect entry and to restore the finish.

3.6 Patio

Inspected, Repair/Replace

The covered outdoor patio includes a dedicated BBQ area supported by several decorative columns. Deteriorated grout and open/separated joints were observed at the column finishes, including a pronounced vertical separation at one column. The condition may permit moisture intrusion into the assembly and could contribute to further deterioration if left unaddressed.

Recommend repair/repointing of the deteriorated joints by a qualified masonry/stucco contractor and evaluation of the affected column for any concealed moisture-related or substrate deterioration.

3.7 Landscape Irrigation

Inspected, Repair/Replace

The irrigation system was visually inspected and operated where accessible. The system appeared generally functional at the time of inspection. Several irrigation spray heads/nozzles were observed to require adjustment and/or replacement to provide proper coverage and prevent overspray onto paved surfaces and other areas not intended to receive irrigation. Minor adjustments and maintenance of individual heads may be necessary as part of routine irrigation system servicing.

Recommend having the irrigation system serviced by a qualified irrigation contractor, including adjustment and/or replacement of affected spray heads and nozzles as needed.

6. Electrical

6.1 General Electrical System Condition

Inspected, Repair/Replace

The electrical system was visually inspected and tested where accessible. The property is equipped with a 400-amp electrical service consisting of two 200-amp main breaker panels.

A significant electrical condition was identified affecting portions of the right side of the residence. A fault or other electrical distribution problem appears to be causing multiple circuits/areas on this side of the home to not function properly. The specific cause and location of the fault could not be determined as part of the visual inspection.

Additionally, all tested receptacles in the office and theater areas exhibited an open-ground condition. In the kitchen, power appeared to drop or be interrupted when attempting to operate the ovens, indicating a potential electrical distribution, connection, or capacity-related issue.

These conditions warrant further evaluation due to the potential for an electrical safety hazard and/or inadequate power delivery.

Recommend evaluation by a licensed electrical contractor to locate and correct the electrical fault affecting the right side of the residence, investigate the open-ground conditions, and evaluate the kitchen circuits and electrical service under load. Repairs should be completed as recommended by the electrical contractor.

6.7 Service Panel Wiring

Inspected, Repair/Replace

The electrical panel interiors were visually inspected, and the branch-circuit wiring appeared generally organized and identified by circuit labeling. An infrared scan was also performed to identify abnormal temperature patterns.

Several circuit breakers exhibited elevated temperatures relative to adjacent breakers during the inspection. The thermal imaging showed localized temperature increases, with the highest observed temperature approximately 117°F compared with an ambient temperature of approximately 81°F. The elevated temperatures appeared to be associated with breakers serving circuits in the panel.

Because portions of the right side of the residence were experiencing electrical faults/power interruptions, these thermal anomalies may be associated with circuits serving the affected areas; however, the infrared scan alone cannot establish the cause or determine whether the elevated temperatures are related to the reported electrical fault. Elevated breaker temperatures can result from normal electrical loading, loose or poor connections, overloaded circuits, defective breakers, or other conditions.

Recommend prompt evaluation by a licensed electrical contractor. The contractor should identify the circuits serving the affected areas, investigate the reported power interruptions, evaluate the breakers and their connections for abnormal heating or loose connections, and determine whether any repairs or corrective action are necessary.

This condition should be considered a priority electrical evaluation due to the combination of reported circuit failures and elevated temperatures observed at the panels.

6.11 Equipment Grounding & Bonding

Inspected, Repair/Replace

Testing and observations during the inspection identified conditions suggesting a possible problem with the electrical system's equipment grounding and/or bonding, particularly affecting portions of the home. Several receptacles in the office and theater areas tested with open grounds, and other electrical anomalies were observed, including intermittent or reduced power on portions of the right side of the home and apparent voltage/power drop when the kitchen ovens were energized. Thermal imaging also identified elevated temperatures at several circuit breakers. The exact cause and extent of the grounding, bonding, or power-distribution problem could not be determined as part of a visual home inspection. Evaluation by a qualified, licensed electrical contractor is strongly recommended to trace the grounding and bonding system, verify continuity of equipment grounding conductors, neutral-to-ground bonding, service connections, panel connections, and branch-circuit wiring, and determine whether corrective action is required.

6.12 Conventional Electrical Receptacles (interior)

Inspected, Repair/Replace

Several receptacles located in the office and theater areas tested with an open ground condition, indicating that the equipment grounding connection may be missing, interrupted, or otherwise improperly connected at these locations. This condition was observed primarily on one side of the home and may be related to the electrical irregularities noted elsewhere in the same area. A damaged/broken receptacle cover plate was also observed and should be replaced. Recommend evaluation by a qualified licensed electrician to determine the cause of the open-ground conditions, verify proper equipment grounding and bonding, and make necessary corrections.

6.13 Exterior Electrical Receptacles

Inspected, Repair/Replace

Several exterior GFCI-protected receptacles were tested and did not respond properly to the test function at the time of inspection. GFCI devices are safety devices that can deteriorate with age, weather exposure, and repeated use and require periodic testing and maintenance. Given the age and exterior exposure of the devices, replacement of the affected GFCI receptacles is recommended, followed by testing to verify proper operation and protection of the associated circuits. A qualified electrician should also evaluate the wiring and upstream/downstream GFCI configuration as necessary.

6.14 GFCI/AFCI Electrical Receptacles

Inspected, Repair/Replace

Most of the GFCI-protected receptacles tested during the inspection responded properly to the test function. However, several GFCI receptacles located on the same side of the residence where other electrical irregularities were identified did not function properly when tested. These conditions may be related to the previously noted electrical fault affecting that portion of the home. Because GFCI devices are an important life-safety component, the

affected receptacles and associated circuits should be evaluated by a qualified licensed electrician. Replacement of defective GFCI devices and verification of proper grounding, wiring, and GFCI protection is recommended.

6.15 Switches

Inspected, Repair/Replace

The residence is equipped with a combination of conventional wall switches and decorative/electronic-style switch controls, including multi-function controls for lighting and exhaust fans. The switches tested were generally functional at the time of inspection. One switch plate/control was observed to be physically damaged/broken and should be repaired or replaced. No other operational deficiencies were noted with the switches tested.

6.16 Lighting

Inspected, Repair/Replace

[At the time of the inspection, the Inspector observed few deficiencies in the condition of interior lighting. Notable exceptions will be listed in this report.

6.17 Exterior Lighting

Inspected, Repair/Replace

Exterior lighting fixtures were visually inspected and tested where accessible.

- The two exterior light fixtures located at the left side of the garage were not functional at the time of inspection. The cause could not be determined during a visual inspection and may involve the fixtures, switches, wiring, or power supply.
- Two gas-fired lantern-style light fixtures are installed at the front porch/entry area. These were observed as gas lighting fixtures rather than conventional electrical fixtures.
- Oxidation/corrosion was observed on some exterior floodlight fixtures. This condition can lead to deterioration of the fixtures and should be addressed as needed.

Recommend evaluation and repair/replacement of the non-functional garage-area fixtures and deteriorated exterior lighting fixtures by a qualified electrical contractor.

7. Garage or Carport

7.0 Vehicle Doors

Inspected, Repair/Replace

The garage is equipped with two sectional overhead garage doors, apparently designed for wind-load/hurricane resistance, as indicated by the manufacturer's wind-load compliance labeling. The doors are constructed of multiple horizontal panels and operate on overhead tracks with counterbalance systems and automatic garage door openers. Both doors were operated at the time of inspection. The left garage door exhibited localized wood deterioration/rot at the lower frame/jamb area, consistent with moisture exposure. Repair or replacement of the affected deteriorated components is recommended. The opener serving the left door was operational; however, some associated components/accessories were loose and should be properly secured. The specific wind-load rating and product approval were not independently verified as part of this inspection.

7.7 Cabinets

Inspected, Repair/Replace

The garage cabinets exhibited evidence of water damage and moderate deterioration, including localized discoloration and deterioration of cabinet materials. The source of the water exposure could not be determined as part of the inspection. The affected cabinets should be further evaluated, and damaged components should be repaired or replaced as appropriate.

7.8 Lighting

Inspected, Repair/Replace

The garage lighting fixtures exhibited damaged and/or missing protective covers. The fixtures serving the right-side garage were missing their covers, while the fixture in the left-side garage had a damaged cover. The affected

fixtures should be repaired or replaced to provide proper protection for the electrical components and restore the fixtures to serviceable condition.

7.10 Refrigerator

Inspected, Repair/Replace

The garage refrigerator exhibited exterior physical damage, including a noticeable dent to the cabinet. The damage appeared primarily cosmetic; however, the appliance should be monitored for proper operation and condition.

8. Interior

8.4 Doors

Inspected, Repair/Replace

A set of double interior doors leading to the den was observed to have minor cosmetic damage and wear. The doors remained generally functional, with no significant operational deficiency noted. Minor repair or touch-up is recommended as desired to restore the appearance and finish.

8.5 Windows

Inspected, Repair/Replace

The residence is equipped with impact-rated windows, including casement-style units operated by crank mechanisms. Several window crank handles were found to be damaged or deteriorated, and a number of the hurricane-rated windows were difficult to operate. The affected hardware should be repaired or replaced, and the windows serviced as necessary to ensure smooth operation. The impact-rated glazing and window systems were not independently verified for product certification or design-pressure rating as part of the visual inspection.

8.7 Cabinets and Closets

Inspected, Repair/Replace

The interior built-in cabinets and storage units were generally observed to be in good, serviceable condition. However, localized areas of loose or delaminated veneer were noted on some cabinet components. These areas should be repaired or re-secured as needed to prevent further peeling or deterioration. Otherwise, the cabinets appeared generally functional and well maintained.

8.9 Wine Cellar

Inspected, Repair/Replace

The wine cellar is equipped with a dedicated through-the-wall wine cellar cooling system, identified as a PreZaire unit, designed to provide temperature control for the wine cellar independently of the home's primary HVAC system. The unit was not operational at the time of the inspection and was not producing the expected cooling, preventing a complete evaluation of its operating performance. It was also noted that the electrical system serving the side of the home had an electrical fault at the time of the inspection. Because the wine cellar cooling equipment relies on the home's electrical supply, this electrical fault may have contributed to or interfered with the operation of the cooling unit; however, a causal relationship could not be confirmed during the inspection. The electrical fault should be evaluated and corrected by a qualified electrician, and the wine cellar cooling system should subsequently be evaluated by a qualified wine-cellar/HVAC technician to verify proper operation.

9. Plumbing

9.4 Whole House Water Conditioning System

Inspected, Repair/Replace

A whole-house water conditioning system, including a salt-based water softener and associated treatment equipment, was observed at the exterior of the residence. The system includes a brine/salt tank, treatment/resin tank, automatic control valve, and associated plumbing. The equipment was visually inspected; however, the system was not subjected to specialized testing or performance verification, and its treatment capacity, water quality, regeneration operation, and internal condition were not determined as part of the general home inspection.

Visible leakage was observed at portions of the plumbing serving the system. The system was not operated, physically manipulated, or functionally tested as part of the inspection; therefore, the operational condition and performance of the filtration/treatment equipment could not be determined. Further evaluation and servicing by a qualified water-treatment/plumbing contractor is recommended.

10. Cooling

10.0 Compressor (Outdoors)

Inspected, Repair/Replace

The HVAC systems are served by three outdoor split-system condensing units, located together on an exterior equipment platform adjacent to the residence. Each unit contains the exterior condenser/compressor assembly and is connected to the interior air-handling equipment by refrigerant piping and electrical wiring. The units are equipped with top-mounted condenser fans and are identified as Systems #1, #2, and #3. The units appeared to be of relatively recent manufacture based on their labeling and overall condition.

- The outdoor condensing units were generally intact and exhibited no obvious significant cabinet damage. However, several associated exterior components and installation details exhibited deterioration:
- The electrical disconnect enclosure serving the equipment exhibited significant surface corrosion/rusting and should be evaluated and replaced as necessary.
- Refrigerant line insulation was deteriorated and damaged in areas, with portions of the insulation jacket missing or deteriorated. Repair/replacement is recommended to protect the refrigerant piping and maintain proper system efficiency.
- Several metal pipe/support brackets and fasteners exhibited corrosion.
- The exterior equipment area contained debris and vegetation, and localized moisture was observed around the condensate/drainage components.
- The condensate/drainage piping and termination should be maintained to provide positive drainage and prevent water from accumulating around the equipment.
- The visible refrigerant piping and electrical connections should be further evaluated by an HVAC contractor as part of normal servicing.

Recommendation: Have a qualified HVAC contractor service the systems and address the deteriorated exterior accessories, particularly the heavily corroded electrical disconnect, refrigerant-line insulation, and corroded supports/fasteners. These observations are based on visual inspection of accessible components and do not constitute an evaluation of refrigerant charge, compressor performance, or internal electrical components.

10.1 Garage Air Conditioning

Inspected, Repair/Replace

Each of the two garages is equipped with a ductless Mitsubishi Electric mini-split heat-pump system for localized heating and cooling. The indoor units are wall-mounted and serve the respective garage spaces independently.

Both systems were visually inspected for general condition and operation. The mini-split serving one garage exhibited visible mold/microbial-like growth and accumulated biological debris on the indoor coil and blower area, indicating that the unit requires cleaning and professional servicing. The condition may also affect indoor air quality and system performance. The second mini-split appeared generally serviceable based on the visible components.

Because garage environments can be exposed to elevated heat, humidity, dust, vehicle exhaust, and frequent door opening, these systems require regular cleaning and maintenance. The affected unit should be professionally cleaned and serviced, with the drain pan, condensate system, coil, blower, and filters evaluated for proper operation and cleanliness.

10.3 Ductwork

Inspected, Repair/Replace

The HVAC ductwork was inspected in the accessible portions of the attic. Localized moisture accumulation, condensation ("sweating"), and apparent leakage were observed at ductwork near the attic entrance above the

laundry room. The affected areas showed visible moisture staining/discoloration and deterioration of surrounding insulation. This condition may be related to inadequate insulation/air sealing, excessive humidity, or other duct system conditions and can contribute to moisture damage and microbial growth if left uncorrected.

Recommend evaluation and repair by a qualified HVAC contractor, including inspection of the affected duct insulation, vapor barrier, connections, and condensate/moisture conditions. Damaged or moisture-affected insulation should be repaired or replaced as appropriate.

11. Heating

11.0 Heater

Inspected, Repair/Replace

The heating function of these split-system air handlers is provided by electric resistance heat strips located inside the indoor air-handling unit, downstream/behind the blower assembly. When heat is called for, the electric heat elements are energized and warm the air as it passes through the air handler before being distributed through the ductwork. This type of auxiliary/electric resistance heating is separate from the outdoor condensing unit and does not rely on a gas furnace.

System #3 was not operational at the time of inspection. Although the equipment appeared to be newly installed, the system did not provide normal heating/cooling operation when tested. Because the system was not functioning, the operation of the associated blower, heat strips, controls, and outdoor condensing unit could not be fully verified. The cause of the failure could not be determined during the inspection. Given that System #3 is a new installation, the installing HVAC contractor should be contacted to diagnose and correct the system and verify complete operation of the air handler, electric heat strips, controls, refrigerant circuit, condensate drainage, and outdoor equipment prior to relying on the system for normal service.

12. Bathrooms

12.1 Walls

Inspected, Repair/Replace

The bathroom walls were generally observed to be in good, serviceable condition, with only minor cosmetic wear noted in the areas inspected. Localized holes/openings from previously installed fixtures were observed at some wall surfaces and should be properly patched and finished. Several bathrooms also contain decorative wall coverings/wallpaper, which conceal portions of the underlying wall surfaces; therefore, the condition of the wall substrate behind these coverings could not be determined through visual inspection. Overall, no significant visible deficiencies were noted with the accessible bathroom wall finishes.

12.5 Electrical Receptacles and Switches

Inspected, Repair/Replace

Several GFCI-protected receptacles in the bathrooms exhibited the same open-ground condition previously identified at other receptacles in the residence, particularly on the affected side of the home. Although the GFCI devices responded to testing where tested, an open-ground condition indicates that the equipment grounding connection may be missing, interrupted, or improperly connected. This condition should be evaluated as part of the previously recommended electrical investigation. In addition, one switch in a guest bathroom was observed with a cracked/damaged cover or switch component and should be replaced.

12.7 Ventilation

Inspected, Repair/Replace

The bathroom exhaust/ventilation fans were generally functional and appeared serviceable at the time of inspection. However, one ceiling exhaust vent was improperly installed or sealed, allowing hot attic air to enter the bathroom. This condition was associated with localized condensation at the ceiling/vent area and may contribute to moisture damage or microbial growth if left uncorrected.

Infrared imaging of the affected bathroom ceiling vent demonstrated a significant temperature differential around the exhaust fan/vent assembly, consistent with warm air movement from the attic into the conditioned bathroom area. The thermal pattern supports the visual observation that the vent assembly was not adequately sealed and may be allowing hot attic air to infiltrate around the fixture, contributing to condensation at the ceiling surface. The thermal image is supplemental and does not independently establish the source of the temperature difference; however, in conjunction with the visible conditions, proper sealing of the vent housing and verification of the duct connection and exterior termination are recommended.

Recommend having the affected exhaust fan and duct connection evaluated and properly sealed by a qualified HVAC contractor, including verification that the fan is properly ducted to the exterior and that the attic air barrier is maintained.

12.8 Cabinets & Countertops

Inspected, Repair/Replace

The bathroom vanities are predominantly constructed of wood cabinetry with granite countertop surfaces. Overall, the vanities were observed to be in good, serviceable condition, with the countertops and cabinet components generally intact and functional. One drawer in the master bathroom vanity was misaligned and requires adjustment or minor repair to restore proper operation. No other significant deficiencies were noted with the readily accessible vanity components.

12.9 Toilet

Inspected, Repair/Replace

The toilets throughout the residence were flushed and functionally tested, and most toilets were found to be operating properly at the time of inspection. One toilet in a guest bathroom had a flush handle that tended to stick after operation, indicating that the handle/mechanism requires adjustment or repair. The affected toilet should be serviced to ensure reliable operation.

12.10 Bathtub

Inspected, Repair/Replace

A jetted/whirlpool bathtub was observed in the master bathroom. The tub basin and visible plumbing fixtures appeared generally intact; however, the whirlpool system was not operational at the time of inspection because the pump/motor was not functioning. As a result, the operation of the jets, pump, controls, and associated plumbing could not be verified. Repair or evaluation by a qualified plumbing or spa-tub service contractor is recommended before relying on the unit for normal use.

12.11 Shower

Inspected, Repair/Replace

The tiled showers throughout the residence were generally observed to be in good, serviceable condition, with the tile surfaces, grout, shower fixtures, and surrounding finishes appearing generally intact. However, the more frequently used bathrooms exhibited significant metal oxidation/corrosion and hard-water mineral deposits on portions of the shower fixtures and associated metal components. These conditions are primarily maintenance-related but may continue to worsen if not addressed. Cleaning and removal of mineral deposits and corrosion, along with servicing or replacement of affected fixtures and hardware as necessary, is recommended.

13. Kitchen

13.0 Floors

Inspected, Repair/Replace

The kitchen flooring consists of hardwood flooring similar to the other interior areas of the residence. The flooring was generally in serviceable condition, with localized scratches, surface wear, and minor finish deterioration consistent with age and normal use. Professional cleaning and appropriate polishing/maintenance, or refinishing as determined by a qualified flooring contractor, would improve the appearance and help protect the finish.

13.4 Range

Inspected, Repair/Replace

The kitchen is equipped with a large gas-fired range with an integrated cooktop and two ovens. The gas cooktop burners were functional at the time of inspection; however, neither of the two ovens operated when tested. As previously noted, a noticeable drop/interruption in electrical power occurred when attempting to activate the ovens, and other electrical irregularities were identified elsewhere in the residence. Because the cooktop burners operated while the ovens did not, and given the previously documented electrical fault affecting this portion of the home, the oven malfunction may be related to an electrical supply or control issue, although the exact cause could not be determined during the inspection. Evaluation by a qualified appliance technician and licensed electrician is recommended to determine the cause and restore proper operation of both ovens.

13.5 Range Hood

Inspected, Repair/Replace

The kitchen range is equipped with an overhead range hood/exhaust hood with integrated lighting. The range hood fan was not operational at the time of inspection, and one of the hood light bulbs was also not functioning. The cause of the fan failure could not be determined during the inspection. Given the previously noted electrical irregularities affecting the kitchen and other portions of the residence, the electrical supply to the hood should also be verified. Recommend evaluation and repair by a qualified appliance/electrical contractor, including verification of proper exhaust fan operation and replacement of the defective light bulb.

13.7 Cooktop

Inspected, Repair/Replace

The kitchen range is equipped with a gas-fired cooktop with multiple surface burners and an integrated griddle. The cooktop burners were tested and operated at the time of inspection. One burner was somewhat more difficult to ignite than the others, requiring additional attention to initiate ignition. The burner and ignition components should be cleaned and/or serviced as necessary to ensure consistent ignition and proper operation.

13.8 Dishwasher

Inspected, Repair/Replace

The kitchen is equipped with two dishwashers. One dishwasher was tested and operated properly at the time of inspection. The second dishwasher was not operational at the time of inspection and did not function as expected when tested. The cause of the malfunction could not be determined during the home inspection. Evaluation and repair by a qualified appliance technician is recommended for the non-functional unit.

17. Outdoor Kitchen

17.1 Appliances

Inspected, Repair/Replace

A small built-in refrigerator was installed as part of the outdoor kitchen. The refrigerator was not operational at the time of inspection and did not provide cooling when tested. The cause of the malfunction could not be determined during the inspection. Evaluation and repair or replacement by a qualified appliance technician is recommended before relying on the unit for use.

18. Pool

18.0 Barrier System

Inspected, Repair/Replace

The swimming pool and spa are located immediately adjacent to the residence and are not separated from the home or surrounding property by a compliant pool safety barrier. No dedicated barrier, such as a self-closing/self-latching isolation fence or other approved means of restricting access to the pool area, was observed. This condition represents a significant child-safety concern, particularly where direct access from the residence and surrounding patio areas is available.

Recommend prompt evaluation and installation of a code-compliant pool safety barrier by a qualified pool-safety contractor or other appropriate professional. Local requirements should be verified with the applicable authority having jurisdiction.

18.1 Vessel

Inspected, Repair/Replace

The swimming pool and spa vessel are constructed of gunite/concrete with a plaster interior finish. The pool was filled and circulating at the time of inspection. Staining and localized surface scaling/deposits were observed on the plaster finish, consistent with mineral buildup and/or water-chemistry-related surface deterioration. The observed conditions are primarily surface-related at this time; however, continued scaling can contribute to progressive deterioration of the plaster if not addressed. Professional pool service is recommended to evaluate the water chemistry and plaster condition and to clean or acid-wash the affected surfaces as appropriate. Any acid-washing should be performed by a qualified pool contractor using methods appropriate for the existing plaster finish.

18.2 Deck

Inspected, Repair/Replace

The pool deck consists primarily of natural stone/tile pavers installed over a concrete substrate and extends around the swimming pool and spa. The deck was generally serviceable; however, multiple cracks, open joints, and localized separation between deck sections were observed. Some joints were sufficiently open to allow vegetation growth, and several areas appeared uneven or displaced. These conditions can develop further with movement, moisture intrusion, or settlement and may create localized trip hazards.

Recommend evaluation by a qualified pool-deck/masonry contractor, with repair of cracked or separated sections, restoration/sealing of open joints, and correction of any displaced or uneven areas as necessary.

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

Inspected, Repair/Replace

The pool system includes surface skimmers, floor/drain fittings, and return/venturi jets associated with the circulation and filtration system. These components were visually inspected where accessible and appeared generally intact and functional, with water circulation observed during the inspection. Minor debris and mineral buildup were present at some fittings and drain/skimmer components, consistent with normal outdoor pool operation. Routine cleaning and maintenance of the skimmers, drains, and return fittings should be continued to maintain proper water circulation and filtration.

18.7 Control Systems

Inspected, Repair/Replace

The pool and spa are equipped with a Hayward OmniPL automation and control system, which provides centralized control of the pool circulation equipment, heating system, spa functions, water features, lighting, and other connected pool equipment. The system includes a wall-mounted digital/touchscreen controller located near the pool equipment. Although the controller appeared physically intact, operation of the controls was difficult during the inspection, even with assistance from the property manager. The property manager was unable to successfully operate the pool heater or activate the spa jets using the controller at the time of inspection. Consequently, proper operation of these functions could not be verified.

Hayward Omni automation systems can be configured with remote/mobile control capability, depending on the specific installation and whether the system has the required internet/network connection and associated equipment. A mobile application/remote-access function may therefore be available for this installation, but no remote control device, mobile application, or network-access credentials were provided or made available for testing during the inspection. The inspector therefore could not determine whether remote operation was installed or functional. Recommend that the owner/property manager demonstrate operation of all pool automation functions, including pool and spa heating, spa jets, pumps, valves, lighting, and any available remote/mobile controls, or have the system evaluated and serviced by a qualified Hayward pool automation technician.

18.10 Heating System

Inspected, Repair/Replace

The pool is equipped with a Hayward gas-fired pool heater, integrated with the Hayward pool automation/control system. The heater was visually inspected, but its operation could not be verified at the time of inspection. The property manager was unable to successfully operate the pool heater through the pool controller, which was also difficult to navigate and operate during the inspection. As a result, the heater could not be demonstrated in operation, and proper ignition, heating performance, temperature control, and safety functions could not be confirmed.

The heater appeared generally intact from the accessible exterior; however, its functional condition remains undetermined. Recommend evaluation by a qualified pool-heating/Hayward service technician, including verification of the heater, controls, gas supply, ignition, heating operation, and communication with the OmniPL automation system.

18.13 Pool Valve Actuator Control

Inspected, Repair/Replace

The pool circulation system is equipped with motorized valve actuators associated with the pool/spa automation system. These electrically operated actuators are used to automatically change water-flow paths between the pool, spa, heater, filtration system, and other water features when commanded by the pool control system. The actuators and associated valves were visually inspected and appeared generally intact; however, their full operation could not be verified because the pool automation controls could not be successfully demonstrated during the inspection. The property manager was unable to operate the controller sufficiently to demonstrate functions such as the spa jets and pool heater. Accordingly, the proper operation and positioning of the motorized valves and actuators remains undetermined.

Recommend evaluation by a qualified pool service technician to verify operation of all valve actuators, valves, and associated automation controls and to confirm that the system properly switches between pool, spa, heating, filtration, and water-feature modes.

18.14 Water Feature

Inspected, Repair/Replace

The pool includes decorative water-feature returns/fountains designed to discharge water into the pool. At the time of inspection, the water feature exhibited weak/limited water flow, and one of the water-feature fittings was missing its protective/cosmetic cap. Because of the reduced flow, water was observed overshooting/spilling onto the adjacent pool deck, creating unnecessary wetting of the deck surface. The cause of the reduced flow could not be determined during the general inspection and may involve valve positioning, pump flow, obstruction, or the water-feature fitting itself.

Recommend evaluation and adjustment by a qualified pool contractor, including inspection of the associated valve/actuator, plumbing, and water-feature fitting. The missing cap should also be replaced, and the feature should be adjusted so that discharged water remains within the pool rather than wetting the surrounding deck.

19. Spa

19.0 Vessel

Inspected, Repair/Replace

The spa vessel is constructed of gunite/concrete with a plaster interior finish and is integrated with the swimming pool system. The spa was filled with water and appeared generally intact at the time of inspection. Surface staining and localized mineral scaling/deposits were observed on portions of the plaster finish, similar to conditions noted in the main pool. These conditions are consistent with surface buildup and/or water-chemistry-related deterioration. Professional pool service is recommended to evaluate the spa water chemistry and plaster condition and to clean or acid-wash the affected surfaces as appropriate, using methods suitable for the existing plaster finish.

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

Inspected, Repair/Replace

The spa is equipped with hydrotherapy jet and circulation fittings integrated into the spa vessel. The accessible fittings were generally intact; however, localized mineral buildup, staining, and deterioration were observed around some of the fittings and their surrounding seals/finish. One or more fitting covers also showed signs of age-related deterioration. The condition of concealed portions of the jet assemblies and associated plumbing could not be determined through visual inspection. Recommend cleaning and servicing the affected fittings and replacing deteriorated covers, seals, or fittings as necessary. A qualified pool contractor should also verify proper operation of the spa jet system and inspect the fittings for secure attachment and watertight connections.

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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