



Inspection Report

Sample Report

Property Address:
some where
Pembroke Pines FI 33029



National Property Inspections

George Nicholson HI262 Florida
10211 Pines Blvd #162
Pembroke Pines FI, 33026
Office (954)-436-7449



Date: 8/9/2011	Time: 11:00 AM	Report ID:
Property: some where Pembroke Pines Fl 33029	Customer: Sample Report	Real Estate Professional: Jose Gouvea SSI Realty

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. True estimates should come from contractors. NPI or there employees are not in the repair business. The estimates given is that of the inspectors own knowledge.

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.

Marginal (M) = functioning at time of inspection marginal or will need replacement soon.

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

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer and their agent, Listing agent

Type of building:

Single Family (2 story)

Style of Home:

Single Family

Approximate age of building:

21

Home Faces:

SE

Temperature:

89

Weather:

Sunny

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Property Occupied:

Yes

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INVOICE

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10211 Pines Blvd #162
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Office (954)-436-7449
Inspected By: George Nicholson HI262

Inspection Date: 8/9/2011
Report ID:

Customer Info:	Inspection Property:
Sample Report some where Pembroke Pines Fl 33029 Customer's Real Estate Professional: Jose Gouvea SSI Realty	some where Pembroke Pines Fl 33029

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	275.00	1	275.00
Termite Inspections	75.00	1	75.00
Wind mitigation inspection	0.00	1	0.00
4 - Point Inspection	0.00	1	0.00

Tax \$0.00
Total Price \$350.00

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note: Only the type of inspections outlined on the invoice was performed

Inspection Agreement

PRE-INSPECTION AGREEMENT

The client understands that this Home Inspection is only a visual review of readily accessible areas. The Standards of Practice used meet those prescribed by the (ASHI) American Society Of Home Inspectors. No excavation, disassembly or removal of obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified.

We encourage the client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help the client understand any comments provided in the Home Inspection Report. [This report is intended for use only by the party contracting for same. It is not intended to benefit any third party.](#)

The client understands, accepts and agrees that National Property Inspections does not, impliedly or expressly, warrant or guarantee its Home Inspection, Home Inspection Report, or the condition of the subject property.

In the event that any dispute arises out of, or relates to, the Home Inspection performed or Home Inspection Report issued under this Agreement, such dispute shall be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to National Property Inspections within one (1) year of the Home Inspection. The arbitration shall be conducted pursuant to the Construction Industry Arbitration Rules as set out by the American Arbitration Association. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed five times the amount of the fee charged.

National Property Inspections expresses no opinion of the subject property beyond what is set forth in its Home Inspection Report. The client may wish to obtain other types of inspections, such as mold, air quality or other environmental issues, or the **identification or testing of "Chinese Drywall,"** all of which are beyond the scope of this inspection and are not addressed in the Home Inspection report.that are not addressed in the Home Inspection Report. National Property Inspections does not inspect for compliance with building codes or regulations of any governmental body, entity or agency.

Payment for this inspection constitute acceptance of this agreement. Any person or entity that relies on this inspection report agrees to be bound by this inspection agreement.

Client Signature: _____ Date _____

Inspector Signature: _____ Date _____

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Rear of home

1.0 DRIVEWAY / WALKS / STEPS

1.1 GRADING / DRAINAGE

1.2 WALL CLADDING FLASHING AND TRIM

1.3 EAVES, SOFFITS AND FASCIAS

1.4 PORCHES/PATIO

1.5 DOORS (Exterior)

1.6 WINDOWS (Exterior)

1.7 PLUMBING WATER FAUCETS (hose bibs)

1.8 Electric (exterior)

IN NI NP M RR Styles & Materials

X					Siding Style:
					Cement stucco
X					Siding Material:
					Stucco
			X		Exterior Entry Doors:
X					Metal
				X	Appurtenance:
					Porch
X					Patio
X					Stoop

IN NI NP M RR Driveway:

Brick

Walks / Step:

Brick

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Comments:

1.3 The both corners of the rear porch where the gutter and screen is attached to is rotted out from leaking gutters recommend repairs.



1.3 Picture 1 wood rot leaking gutter



1.3 Picture 2 wood rot rear

1.5 The side door rusted and rotted out frame both inside and out recommend repairs.



1.5 Picture 1 side door rotted

2. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Roof view



Attic garage



Attic upstairs

2.0 ROOF COVERINGS

2.1 FLASHINGS / VALLEYS

2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

2.3 ROOF VENTILATION

2.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

2.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

2.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

2.7 INSULATION IN ATTIC

2.8 VISIBLE ELECTRIC WIRING IN ATTIC

IN NI NP M RR Styles & Materials

X Viewed roof covering from:
Walked roof

X Roof Estimated Age:
Original

X Roof-Type:
Gable

X Roof Covering:
Tile

X Roof Ventilation:
Soffit Vents

IN NI NP M RR Method used to observe attic:

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From entry
Entered

Roof Structure:

Engineered wood trusses

2 X 4 Rafters

Ceiling Structure:

2X4

Attic info:

Attic access

Attic Insulation:

Blanket

Comments:

2.0 The roof at time of inspection is free from leaks however repairs are needed to maintain the roof The left side approaching the front stoop one end tile loosely hanging. There are approximately 12 to 15 broken or crack tiles in the field. Recommend repairs by qualified roofer.



2.0 Picture 1 broken tiles front



2.0 Picture 2 broken tiles

2.4 The gutters are missing splash stones. The gutter top left side facing home is loose and could fall off at any time recommend repairs. The gutters need to be cleaned and seal around the joints.



2.4 Picture 1 missing splash stone



2.4 Picture 2 clogged gutter

2.5 Old water stain observed from the attic access inside the garage to the area that was once leaking that caused the water stains to the ceiling no present leaks observed.



2.5 Picture 1 old water stain attic garage

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage/Carport



Garage view

3.0 GARAGE CEILINGS

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

3.2 GARAGE FLOOR

3.3 GARAGE DOOR (S)

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

3.6 ELECTRICAL OUTLETS SWITCHES AND FIXTURES

IN NI NP M RR

X

Styles & Materials

Garage Door Type:

One automatic

X

Garage Door Material:

Metal

X

Garage Pedestrian:

Solid Core

X

Garage Type:

IN NI NP M RR Attached

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Comments:

3.0 There are old water stains observed inside the attic which is from previous old roof leak. Seal all opening to ceiling and attic for fire rating.



3.0 Picture 1 sela around pipes

3.3 Wood rot to the side door bottom of track and to door frame both inside and out.



3.3 Picture 1 rotted door frame

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

	IN	NI	NP	M	RR	Styles & Materials
4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X					Foundation: Concrete Block
4.1 WALLS (Structural)		X				Wall Structure: Wood
4.2 FLOORS (Structural)			X			Masonry
4.3 CEILINGS (structural)				X		Floor Structure: Concrete
					IN NI NP M RR	Wood
IN=Inspected, NI=Not Inspected, NP=Not Present, M=Marginal, RR=Repair or Replace						Extra Info : wood sub floor second floor

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



water heater

	IN	NI	NP	M	RR	Styles & Materials
5.0 MAIN WATER SHUT-OFF DEVICE (Describe location)	X					Water Source: Public
5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X					Plumbing Water Supply (into home): Copper
5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X					Plumbing Water Distribution (inside home): Copper
5.3 HOT WATER HEATER SYSTEMS, CONTROLS, FLUES AND VENTS					X	Plumbing Waste Line: PVC
						Water Heater Power Source: Electric
						Water Heater Capacity: 50 Gallon (2-3 people)
						Water Heater Manufacturer: AGED RHEEM AGE: : 20

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Water Heater Location:

Garage

Comments:

5.3 The water heater is rated marginal due to its age beyond its design life and will likely need replacement soon. The PSI valve is stuck and does not operate recommend repairs.



5.3 Picture 1 PSI valve

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Service panel with cover



panel inspected

	IN	NI	NP	M	RR	
6.0 SERVICE ENTRANCE CABLES				X		
6.1 LOCATION OF MAIN AND DISTRIBUTION PANELS				X		Styles & Materials
6.2 MAIN AND DISTRIBUTION PANELS AND GROUND EQUIPMENT				X		Electrical Service Conductors: Below ground
6.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES				X		Panel capacity: 200 AMP
6.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X		Panel Type: Circuit breakers
6.5 POLARITY AND GROUNDING OF RECEPTACLES (GFCI)				X		Electric Panel Manufacturer: SIEMENS
6.6 ARC FAULT					X	Branch wire 15 and 20 AMP: Copper
6.7 SMOKE DETECTORS					X	
6.8 CARBON MONOXIDE DETECTORS					X	Wiring Methods:
						IN NI NP M RR Not Visible

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Comments:

6.7 The smoke detector missing at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified person should repair or replace as needed.

6.8 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Condenser #1



Air handler garage



Air handler #2 attic

7.0 Air Handler (heating equipment)

7.1 AUTOMATIC SAFETY CONTROLS

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) X

7.3 COOLING AND AIR HANDLER EQUIPMENT

7.4 NORMAL OPERATING CONTROLS

IN NI NP M RR **Styles & Materials**

X **Air Handler type:**

Forced Air

AGE OF UNIT : 8 both units

Air Handler(s) Brand:

RHEEM

X Serial # : M2603 02287

Energy Source:

Electric

IN NI NP M RR

7.5 PRESENCE OF INSTALLED HEATING / COOLING SOURCE IN EACH ROOM

IN NI NP M RR Number of Air Handlers:

Two

Ductwork:

Insulated

IN NI NP M RR

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Air Conditioner Type:

Central

AGE OF UNIT : 10 & 8 years

Air Condition Energy Source:

Electricity

MOD# : RAKA-024JAZ,

RAKA-037JAZ

Central Air Manufacturer:

RHEEM

Serial # : 5429M260306199

Number of AC Only Units:

Two

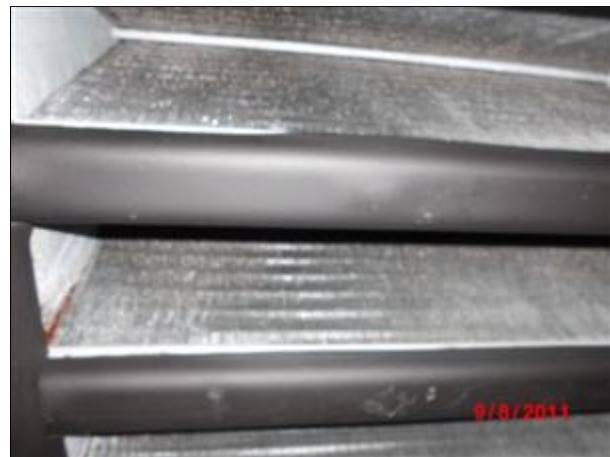
Comments:

7.0 Dirty filter and coils recommend cleaning and service, unit is working. Temperature differential not within industry standards Recommend further evaluation and repairs by a qualified HVAC technician. Recommend clean out the return vent box also to remove the debris and construction dirt.

REcommend service to the unit that is located inside the attic above the master bedroom.



7.0 Picture 1 Dirty return vent



7.0 Picture 2 coils a/c garage

7.3 Both condensers need to be service and clean and the expose copper pipes need to be insulated for proper cooling.



7.3 Picture 1 insulation damage

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Kitchen



Washer dryer

8.0 CEILINGS

8.1 WALLS

8.2 WINDOWS/DOORS

8.3 FLOORS

8.4 OUTLETS WALL SWITCHES and FIXTURES

8.5 PANTRY/CLOSET DOORS

8.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

8.7 PLUMBING DRAIN AND VENT SYSTEMS

8.8 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

8.9 GARBAGE DISPOSAL

8.10 RANGES/OVENS/COOKTOPS

8.11 RANGE HOOD

8.12 REFRIGERATOR

8.13 MICROWAVE

8.14 TRASH COMPACTOR

8.15 DISHWASHER

8.16 CLOTHES DRYER & VENT PIPING

8.17 WASHING MACHINE

IN NI NP M RR Styles & Materials

X Dishwasher Brand:
GENERAL ELECTRIC

X Disposer Brand:
BADGER

X Exhaust/Range hood:
NONE

X Range/Oven:
GENERAL ELECTRIC

X Built in Microwave:
GENERAL ELECTRIC

X Cabinetry:
Laminate

X Countertop:
Laminate

X Refrigerator:
GENERAL ELECTRIC

X Clothes Dryer Vent Material:
Flexible Metal

X Dryer Power Source:
220 Electric

IN NI NP M RR Clothes Dryer:
MAYTAG

Washine Machine:
MAYTAG

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Comments:

8.9 Functional at time of inspection however the interior and blades are rusting out and could fail at anytime.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Suite #1 Bath



Suite #1 bath

	IN	NI	NP	M	RR	
9.0 WALL(s) / CEILING	X					
9.1 WINDOWS	X					
9.2 FLOOR	X					
9.3 INTERIOR DOOR(s) / hardware	X					
9.4 OUTLETS SWITCHES AND FIXTURES	X					
9.5 COUNTERS AND CABINETS	X					
9.6 SINK / FAUCET	X					Styles & Materials
9.7 TOILET	X					Exhaust Fans:
9.8 TUB / SHOWER (tiles and surrounding)	X					None
9.9 JETTED TUB					X	
9.10 EXHAUST FAN	X					
9.11 PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X					

IN NI NP M RR

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10. Master Bathroom



Master bathroom

	IN	NI	NP	M	RR	
10.0 WALL(s) / CEILING	X					
10.1 WINDOWS / DOORS	X					
10.2 FLOOR				X		
10.3 INTERIOR DOOR(s) / hardware	X					
10.4 OUTLETS SWITCHES AND FIXTURES					X	
10.5 COUNTERS AND CABINETS	X					Styles & Materials
10.6 SINK / FAUCET	X					Exhaust Fans:
10.7 TOILET	X					Fan
10.8 TUB / SHOWER (tiles and surrounding)					X	
10.9 JETTED TUB				X		
10.10 EXHAUST FAN	X					
10.11 PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X					

IN NI NP M RR

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Comments:

10.0 Typical settlement crack observed over the tub minor repair.

10.2 There are 6 to 8 tiles with hair line cracks from age and settlement over time no present concern.



10.2 Picture 1 crack tiles

10.4 The GFCI outlet is hot neutral reverse recommend correction.



10.4 Picture 1 hot/neutral reverse

10.8 Recommend clean grout lines and re-grout shower stall no loose tiles or moisture intrusion to the tiles noted and repairs are for preventive means. The present condition is from use and lack of maintenance.



10.8 Picture 1 shower stall

11. Living / Dining / Family Room



Living / Dining room



Family room

11.0 CEILINGS

11.1 WALLS

11.2 FLOORS

11.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

11.4 DOORS (REPRESENTATIVE NUMBER)

11.5 WINDOWS (REPRESENTATIVE NUMBER)

11.6 OUTLETS SWITCHES AND FIXTURES

11.7 CLOSET

IN NI NP M RR

X

X

X

X

X

X

X

X

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile

Interior Doors:

Hollow core

IN NI NP M RR Window Types:

Single pane

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Comments:

11.1 The walls need to be primed and properly painted throughout the entire home. There is signs of door or wall partition removal from the hallway to the garage from the living room.

12. Master Bedroom



Master bedroom

12.0 CEILINGS

12.1 WALLS

12.2 FLOORS

12.3 DOORS

12.4 WINDOWS (REPRESENTATIVE NUMBER)

12.5 OUTLETS SWITCHES AND FIXTURES

12.6 CLOSET

IN NI NP M RR Styles & Materials

X **Ceiling Materials:**

Drywall

X

Wall Material:

Drywall

X

X

X **Floor Covering(s):**

Carpet

X

Interior Doors:

Hollow core

X

IN NI NP M RR

Window Types:

Single pane

IN=Inspected, NI=Not Inspected, NP=Not Present, M=Marginal, RR=Repair or Replace

Comments:

12.0 There are old water stains to the ceiling two places which was caused by the air handler that is located inside the attic. The air handler leaked at one time and the condensate line to the condenser was sweating prior to insulation replacement and dripped onto the ceiling by the air vent/register. Re-paint the ceiling.



12.0 Picture 1 a/c leak from attic



12.0 Picture 2 seal attic access

13. Bedroom #2



Suite #2

	IN	NI	NP	M	RR	Styles & Materials
13.0 CEILINGS	X					Ceiling Materials:
13.1 WALLS	X					Drywall
13.2 FLOORS	X					Wall Material:
13.3 DOORS	X					Drywall
13.4 WINDOWS (REPRESENTATIVE NUMBER)					X	Floor Covering(s):
13.5 OUTLETS SWITCHES AND FIXTURES	X					Carpet
13.6 CLOSET	X					Interior Doors:
						Hollow core
						Window Types:
						Single pane

IN=Inspected, NI=Not Inspected, NP=Not Present, M=Marginal, RR=Repair or Replace

Comments:

13.4 The window screen removed and sitting inside the closet.

14. Bedroom / Office



Office/Bedroom

14.0 CEILINGS

14.1 WALLS

14.2 FLOORS

14.3 DOORS

14.4 WINDOWS (REPRESENTATIVE NUMBER)

14.5 OUTLETS SWITCHES AND FIXTURES

14.6 CLOSET

IN NI NP M RR Styles & Materials

X Ceiling Materials:

X Drywall

X Wall Material:

Drywall

X Floor Covering(s):

Carpet

X Interior Doors:

Hollow core

IN NI NP M RR

Window Types:

Single pane

IN=Inspected, NI=Not Inspected, NP=Not Present, M=Marginal, RR=Repair or Replace

Comments:

14.1 The corner flashing above the window is separating from the wall and hairline crack above window no leaks and considered a minor repair when room is to be re-painted.



14.1 Picture 1 corner flashing lifting

General Summary



America's Premier Inspection Service

National Property Inspections

10211 Pines Blvd #162
Pembroke Pines FL, 33026
Office (954)-436-7449

Customer
Sample Report

Address
some where
Pembroke Pines FL 33029

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. Exterior

1.3 EAVES, SOFFITS AND FASCIAS

Repair or Replace

\$101 - \$250

The both corners of the rear porch where the gutter and screen is attached to is rotted out from leaking gutters recommend repairs.



1.3 Picture 1 wood rot leaking gutter



1.3 Picture 2 wood rot rear

1.5 DOORS (Exterior)

Repair or Replace

\$250 - \$500

1. Exterior

The side door rusted and rotted out frame both inside and out recommend repairs.



1.5 Picture 1 side door rotted

2. Roofing / Chimneys / Roof Structure and Attic

2.0 ROOF COVERINGS

Repair or Replace

\$250 - \$500

The roof at time of inspection is free from leaks however repairs are needed to maintain the roof. The left side approaching the front stoop one end tile loosely hanging. There are approximately 12 to 15 broken or crack tiles in the field. Recommend repairs by qualified roofer.



2.0 Picture 1 broken tiles front



2.0 Picture 2 broken tiles

2.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Repair or Replace

\$101 - \$250

The gutters are missing splash stones. The gutter top left side facing home is loose and could fall off at any time recommend repairs. The gutters need to be cleaned and seal around the joints.

2. Roofing / Chimneys / Roof Structure and Attic



2.4 Picture 1 missing splash stone



2.4 Picture 2 clogged gutter

3. Garage/Carport

3.0 GARAGE CEILINGS

Repair or Replace

\$101 - \$250 paint

There are old water stains observed inside the attic which is from previous old roof leak. Seal all opening to ceiling and attic for fire rating.



3.0 Picture 1 sela around pipes

3.3 GARAGE DOOR (S)

Repair or Replace

Wood rot to the side door bottom of track and to door frame both inside and out.

3. Garage/Carport



3.3 Picture 1 rotted door frame

6. Electrical System

6.7 SMOKE DETECTORS

Not Present

\$101 - \$250

The smoke detector missing at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified person should repair or replace as needed.

6.8 CARBON MONOXIDE DETECTORS

Not Present

\$0 - \$100

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

7. Heating / Central Air Conditioning

7.0 Air Handler (heating equipment)

Repair or Replace

\$250 - \$500

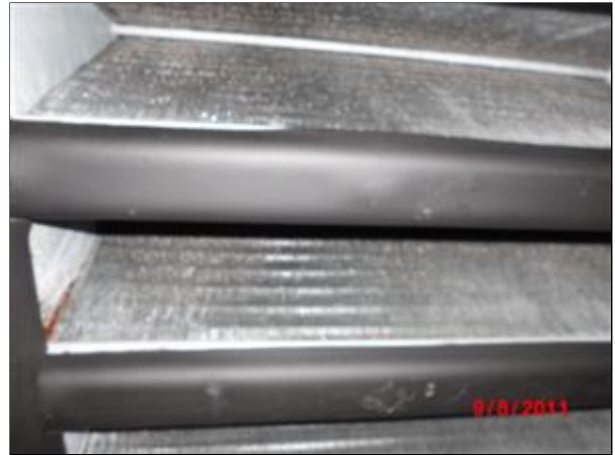
Dirty filter and coils recommend cleaning and service, unit is working. Temperature differential not within industry standards Recommend further evaluation and repairs by a qualified HVAC technician. Recommend clean out the return vent box also to remove the debris and construction dirt.

REcommend service to the unit that is located inside the attic above the master bedroom.

7. Heating / Central Air Conditioning



7.0 Picture 1 Dirty return vent



7.0 Picture 2 coils a/c garage

7.3 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

\$0 - \$100

Both condensers need to be service and clean and the expose copper pipes need to be insulated for proper cooling.



7.3 Picture 1 insulation damage

10. Master Bathroom

10.0 WALL(s) / CEILING

Inspected

Typical settlement crack observed over the tub minor repair.

10.2 FLOOR

Marginal

There are 6 to 8 tiles with hair line cracks from age and settlement over time no present concern.

10. Master Bathroom



10.2 Picture 1 crack tiles

10.4 OUTLETS SWITCHES AND FIXTURES

Repair or Replace

\$50

The GFCI outlet is hot neutral reverse recommend correction.



10.4 Picture 1 hot/neutral reverse

10.8 TUB / SHOWER (tiles and surrounding)

Repair or Replace

\$101 - \$250

Recommend clean grout lines and re-grout shower stall no loose tiles or moisture intrusion to the tiles noted and repairs are for preventive means. The present condition is from use and lack of maintenance.



10.8 Picture 1 shower stall

11. Living / Dining / Family Room

11.1 WALLS

Marginal

The walls need to be primed and properly painted throughout the entire home. There is signs of door or wall partition removal from the hallway to the garage from the living room.

12. Master Bedroom

12.0 CEILINGS

Repair or Replace

There are old water stains to the ceiling two places which was caused by the air handler that is located inside the attic. The air handler leaked at one time and the condensate line to the condenser was sweating prior to insulation replacement and dripped onto the ceiling by the air vent/register. Re-paint the ceiling.



12.0 Picture 1 a/c leak from attic



12.0 Picture 2 seal attic access

13. Bedroom #2

13.4 WINDOWS (REPRESENTATIVE NUMBER)

Marginal

The window screen removed and sitting inside the closet.

14. Bedroom / Office

14.1 WALLS

Marginal

\$0 - \$100

The corner flashing above the window is separating from the wall and hairline crack above window no leaks and considered a minor repair when room is to be re-painted.

14. Bedroom / Office



14.1 Picture 1 corner flashing lifting

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.