

# HOME INSPECTION REPORT

by



For

Mr. & Mrs. Happy Buyer

Regarding the property at:

1234 Pleasant Lane  
Jupiter, FL

**Year built:** 1989

**Date & time:** February 6, 2018

**Sq ft under air:** 2755

**Structure faces:** North

**Weather:** 80deg Clear

**Occ / Vac:** Occupied

**Note:** Sq. ft. & age is determined by MLS report, Realtors statement, or tax rolls

## Buyer

Mr. & Mrs. Happy Buyer

561 123 4567

myemail1234@gmail.com

**Paid by CC# 1234 \$600.00**

Home Inspection \$450.00

Wind and 4 Point \$150.00

WDO Termite \$100.00 by owner

Present: Realtor, owner, buyer

## Realtor

**A. Great Realtor**

The Best Company

(561) 406-3103 Mobile

ImHearForYou@gmail.com

*If you have any questions at any time regarding this report  
don't hesitate to call.*

*John Curtin*

561-406-3103

*Thank you for choosing John Curtin Home Inspector*



Since 1997

# HOME INSPECTION REPORT

By *John Curtin Home Inspector LLC*

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The noted conditions were reviewed by means of visual inspection only.

No guarantee regarding the condition or performance of the observed components is implied or warranted.

## **Scope of Inspection & Client Agreement**

This inspection is performed in accordance with the “**Standards of Practice**” of the State of Florida, InterNACHI and the Florida Association of Building Inspectors. These guidelines are intended to provide the client with a better understanding of the property conditions, as observed at the time of inspection. Inspections done in accordance with these standards are visual and are not technically exhaustive. Other more extensive inspections for particular defects are available.

Soil conditions, geological stability, or engineering analysis are beyond the scope and purpose of this inspection. This inspection does not certify compliance with local building codes, regulations, or permits, or that any renovations or additions that have been performed are in compliance with those standards.

Determining the presence or absence of asbestos, radon, mold, lead paint, safety glass or any suspected hazardous substances, including but not limited to toxins, carcinogens, noise, contaminants in soil, water, or air are beyond the scope and purpose of this inspection.

The inspection and report are furnished on an opinion only basis. It is impossible to, and not implied that, all defects can be or have been found. The inspection and report are not intended to be used as a guarantee or warranty expressed or implied. The potential repair of inspected components may, or may not, be required by your Real Estate Contract.

Mechanical equipment will typically be operated but not disassembled. Inaccessible areas such as wall voids & attic areas without proper clearance can not be inspected. Furniture and personal belongings are not typically moved in the process of the inspection. Items found to be operating properly at that time of inspection may eventually need repair or replacement due to normal wear and tear. Any requests for speculation from the inspector as to possible solutions to noted defects, or estimates for repair costs, are to be used as a guide only and are not guaranteed in any way. Determining actual repair cost of concerns observed is the responsibility of the client.

The client is strongly advised to perform a walk through inspection prior to closing. Problems may develop between the time of inspection and closing, or may have been hidden by furniture or other obstructions.

**Failure to contact John Curtin Home Inspector within 3 days of receipt of this report regarding questions with this agreement constitutes acceptance and understanding of its specifications & limitations. Payment is due in full at the time of inspection.**

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## ITEMS FOR YOUR ATTENTION

Interior rooms	When homes are furnished or occupied areas and outlets behind furniture can not always be accessed for inspection. Closets & cabinets are also typically full & difficult to fully asses. A final walk through before closing is always recommended. At that time previously inaccessible areas should be reviewed. Cosmetic issues are not typically noted unless a newly constructed structure is reviewed.
Items needing repair.	Items noted to be performing below expected standards or observed having defect are not necessarily required to be repaired unless noted in your contract.
<b>Florida law regarding termites &amp; wood rot</b>	Florida Statute provides that for the purposes of Real Estate Transfer a State approved Wood Destroying Organism Inspection Report be used as official notification of the presence of termites or wood destroying fungus in a property. <b>A Wood Destroying Organism (WDO) Inspection as defined by the State can only be performed by properly licensed pest control companies. Legally, if in the course of my inspection I believe I see indications of WDO's I will suggest you acquire such a report. Therefor, if desired I can arrange this inspection for you at an additional fee.</b> By their nature termites tend to feed on the inside of wood without visible evidence and are difficult to detect. Failure to find termite does not guarantee their absence.
Mold	Mold is a concern to many home buyers. Many areas of a dwelling are not accessible and additional testing can be performed by this inspector to further determine the hidden presence of mold (air sampling). This inspector can not advise you to not perform these tests. That decision can only be made depending on your own personal and health concerns. Consult your physician regarding your personal susceptibility to mold spores. Information regarding mold in residential dwellings is available on my web site with links to the EPA and other sources.
Temperatures and pressure	Recordings such as water pressure & temperatures may vary depending on the gauges used. They are included to determine extremes in performance as opposed to exact readings.
Pool	If a pool is present it is suggest that the current service provider be contacted for a history of the pools service and present condition This is the best source of additional information regarding past repairs and the present status of the pool.
Polybutyline piping	In some homes built between 1978 and 1995 polybutyline piping was used for the water supply lines. Some of the fittings on these systems tended to fail causing leaks. Many times these pipes are difficult to detect because piping is hidden in walls and copper is used at water heaters, below sinks and at exterior hose penetrations. If you have concerns regarding the possibility of this piping ask the seller if he has any knowledge regarding the piping used in his home, contact a licensed plumber, or contact me for further information.
Older homes	Older homes will typically have modifications and many components that are aged even if remodeling is noted. It typically can not be determined if modifications have been performed in a proper manner by licensed personnel with required permitting. All of a home's components have an anticipated serviceable life & will require maintenance & repair as they age. This should be considered when reviewing this report and considering your purchase.
Renovations and permits	Many dwellings have been updated or have had signified renovations or additions since their original permitted construction. This changes may not be obvious during inspection. It is beyond the scope of this inspection to determine if all modifications have been properly permitted and inspected.
<b>Important note:</b>	<p><b>This inspection represents a best effort, at a reasonable expense, to minimize the buyers risk.</b></p> <p><b>It is impossible to, and not implied that, all defects can be found or have been. Some defects may be hidden by furniture, not accessible, or not reveled by tests performed.</b></p> <p><b>This report is not a home warranty or guaranty.</b></p> <p><b>A home warranty may be available through your Realtor or insurance company.</b></p> <p><b>Be sure to review the "Scope of Inspection" pg 3.</b></p> <p><b>Be sure to read the entire report.</b></p> <p><b>A final walkthrough is recommended before closing.</b></p>

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## Inspection Summary Sheet

All items for your attention or needing repair may not be posted on this page.  
Be sure to read the entire report.

Exterior	<ul style="list-style-type: none"><li>*The screen room is in good condition but one of the top screens is torn and some of the side screens are worn due to pressure washing.</li><li>*The pools gas heater did not start.</li></ul>
Structure	
Roof	<ul style="list-style-type: none"><li>*The chimney cap was sound and does not leak is but rusting on its top. Properly cleaning, treating and painting will extend it's serviceable life.</li><li>*Some of the foil insulation stapled to the underside of the roof is hanging lose. This is typical with age.</li></ul>
Electric	<ul style="list-style-type: none"><li>*The living room ceiling fan, right front entry, make a tapping noise when rotating at higher speeds.</li><li>*The coach light on the garage rear door was missing it's globe and did not light.</li><li>*The exterior and garage outlets are not GFCI protected and should be since 1975.</li><li>*There is a GFCI type outlet on the patio by the family room door which did not trip off when tested.</li><li>*The outlets on the exterior front and east side have their black and white wires connected in reverse. The outlet on the patios master bedroom wall is loosely secured to the electric box.</li><li>*The bath outlets did not trip off when tested indicating improper GFCI protection.</li><li>*There is a GFCI type breaker in the panel box which appears replaced and serves the east side bath and exterior outlets.</li><li>*The alarm in the master bedroom hall sounded but is not properly fastened to the ceiling.</li></ul>
Plumbing	<ul style="list-style-type: none"><li>*The pressure relief valve on the water heater <u>did not release</u> when tested. It is not uncommon for valves which are more than a few years old to stick due to our mineral rich water.</li></ul>
Air Conditioning	<ul style="list-style-type: none"><li>*In the master bedroom unit the TD was: *( 14 deg. Differential) 73° at intake 59° at out put (normal range is 14-22 °.) Although operating within acceptable levels the unit is performing at the very low end of the scale. Service and a coolant charge is recommended.</li></ul>
Kitchen	
Laundry	<ul style="list-style-type: none"><li>*On the cloths washer some rust and painting was noted on the lid and around the washer baskets rim.</li></ul>
Garage	
Interior rooms	<ul style="list-style-type: none"><li>*In both east bedrooms one of the closet doors lock knobs latch did not engage the strike plate on the jamb.</li></ul>
Baths	<ul style="list-style-type: none"><li>*In the east hall bath tub water drips from the faucet handle when on.</li></ul>
Miscellaneous	

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## INSPECTION OBSERVATIONS FOLLOW ON THESE PAGES

*Be sure to do a final walk-through before closing.*

<u>OBSERVED CONDITION</u>					YARD, SPRINKLER, PATIO, PESTS
S=Satisfactory   A=Attention Needed   N=Not Applicable   I=Not Inspected					
COMPONENT	S	A	N	I	OBSERVATIONS
Yard & plantings	X				
Grading & retaining walls	X				
Walks and drives	X				
Sprinkler system	X				<b>Programmable Rain Bird brand clock, served by a well located n the west side of the house.</b> All zones & heads may not be individually inspected. Even systems supplied by municipal water can have dirt lodged in the spray orifices & will need cleaning. Sprinklers heads are often damaged by mowing & gardeners. Sprinkler heads & zone valves may need replacement as annual maintenance. If the program manual is not available instructions can often be down loaded from the manufactures web site.
Fencing	X				Vinyl stockade fencing surrounding the rear property.
Patios & Screen rooms		X			Screened and concrete rear patio. <b>*The screen room is in good condition but one of the top screens is torn and some of the side screens are worn due to pressure washing.</b>
Patio accessories			X		
Out buildings				X	Outbuildings and sheds are not included in this inspection.
Yard lighting				X	Yard lighting is not tested because yard lighting will typically require regular maintenance due to weather, complexity, gardeners, & fragility of fixtures.
Wood damaging pests				X	<b>Bates Exterminating (561 746 2651) has performed a WDO Inspection on this property in conjunction with this inspection and the results will be forwarded when received.</b>
Pool	X				*The pools finish was good, the light was lit and a water fall function was noted to work. *The pool motor and filter appeared older and possibly original but no defect was noted. <b>*The pools gas heater did not start.</b>
		X			
			X		<b>The pool is not tested for leaks as a quality test requires a number of days to monitor the water level and getting into the pool to inject dye around all of the inputs, outposts and lights do detect leaks.</b>



**Programmable Rain Bird brand clock, served by a well located n the west side of the house.**



The pools finish was good, the light was lit and a water fall function was noted to work. The pool motor and filter appeared older and possibly original but no defect was noted.  
**The pools heater did not start.**



**The pool is not tested for leaks as a quality test requires a number of days to monitor the water level and getting into the pool to inject dye around all of the inputs, out-posts and lights do detect leaks.**



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## EXTERIOR STRUCTURE

COMPONENT	DESCRIPTION
Foundation	Slab poured on footing & fill
Exterior wall structure	2"x4" wood frame structure
Exterior siding & finish	T-1-11 plywood and beveled cedar siding.
Wall insulation	It is assumed to be 3.5" fiberglass bats providing an "R" factor of 11.
Storm shutters	<b>Miami Dade hurricane rated corrugated shutters for all glazed openings (windows and doors). 3 skylights are replaced and are Miami Dade hurricane rated. The garage door is hurricane rated. The front entry door is not a glazed opening but is not hurricane rated as is an older style wood door.</b>

### OBSERVED

### CONDITION

S=Satisfactory A=Attention Needed N=Not Applicable I=Not Inspected

COMPONENT	S	A	N	I	OBSERVATIONS
Foundation	X				Minor tile or slab cracks less than 1/4" are not considered a structural defect.
Exterior wall structure	X				<b>*Interior section of wood frame structures can not be visually inspected due to exterior siding and interior wall sheetrock. No settlement or visible evidence of damage was noted in the exterior structure.</b>
Exterior siding & finish	X				<b>*Some minor damage was noted on the base of the T-1-!! By the garage rear pedestrian door. It appears old and secure with no wood rot.</b>
Wall insulation				X	Wall insulation cannot be observed
Entry doors	X				The bottom 6" of exterior door jambs and the bottom of steel doors are vulnerable to deterioration & should be kept clean, dry, and painted.
Patio doors	X				
Windows	X				<b>*There are no screens installed on the garage windows.</b> Minor bends are often found in aluminum window screen frames. Windows are typically not often opened in South Florida, and are often found to be stiff to operate. Tracks, springs & rollers should be cleaned & lubricated with silicone or Lithium grease "white lube" annually.
Shutters	X				<b>*The wood front entry door will not negate the shutter protection but will discount it slightly for Wind Mitigation Insurance discount purposes.</b> Complete shutter protection is not required for resale unless their presence is indicated in your contract and paperwork. Shutters are not checked for fit or complete coverage. Shutters with rollers & hinges should be lubricated annually. Shutters with attaching screws should have their screws & threads lubricated annually.



**Some minor damage was noted on the base of the T-1!!  
By the garage rear pedestrian door. It appears old and  
secure with no wood rot.**

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## ROOF & ATTIC

COMPONENT	DESCRIPTION
	<b>Roof is typically inspected by physically walking. Areas that can not be safely accessed or walked are inspected with binoculars. Some attic areas, typically low eaves &amp; sealed flat roofs, may be inaccessible.</b>
Roof covering	Architectural grade asphalt fiberglass shingles. Permitted December 14, 2004 Pmt# BRR 2004120878
Fascia & soffit	Wood fascia and plywood soffit
Skylights & chimneys	4 Miami Dade hurricane rated skylights installed with the roof. Two of them are in the house and two on the covered patio. Metal and firebrick hearth fireplace with metalbestos chimney and galvanized exterior cap.
Attic insulation	6" fiberglass bats providing an R value of 19 and reflective foil stapled to the under side of the roof rafters. Attic access is located in the garage and master bedroom closet.

### OBSERVED

### CONDITION

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COMPONENT	S	A	N	I	OBSERVATIONS
Main roof	X				
Fascia & soffit	X				
Gutters	X				6" seamless aluminum gutters on the front and rear.
Attic ventilation	X				
Skylights & chimneys		X			<b>*The chimney cap was sound and does not leak is but is rusting on its top. Properly cleaning, treating and painting will extend it's serviceable life.</b>
Valley, flashing, dripedge	X				
Roof stacks & vents	X				
Attic framing / sheathing	X				<b>Due to framing, clearances, and duct work areas of the attic may not be accessible.</b>
Attic insulation	X				<b>*Some of the foil insulation stapled to the underside of the roof is hanging lose. This is typical with age.</b>
Droppings	X				In most homes some rodent droppings are noted in the attic. They were not found to be unusual in concentration. Squirrels & other animals can enter through very small holes. Vegetation should be kept away from soffit & roofs. Soffit should be checked for open holes & signs of entry.



Views in attic



Some of the foil insulation stapled to the underside of the roof is hanging loose. This is typical with age.





**The fireplace damper functioned.**



**The chimney cap was sound and does not leak is but is rusting on its top. Properly cleaning, treating and painting will extend it's serviceable life.**

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## MAIN ELECTRIC, FIRE, & SECURITY

COMPONENT	DESCRIPTION
Service, meter, & wires	Underground service with the meter and 200 amp main breaker located on the east side of the house.
Main panel & breaker	The circuit panel is a Challenger brand located in the garage. Circuit breakers are employed as branch protection.
Surge / lightning	No surge protector noted. No lightning rods noted. They are not usually observed.
Household wiring	Copper wiring with 3 prong grounded outlets

### \*OBSERVED

#### CONDITION

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COMPONENT	S	A	N	I	OBSERVATIONS
Service, meter, & wires	X				
Main panel & breaker	X				The average temperature of the breakers & bus bar is similar to the local ambient temperature, which is typical. No hot spots were noted.
Surge and lightning protection			X		It is beyond the scope of the inspection to test surge protectors for proper function. Should lightning strikes occur surge protectors should not be considered proper protection for computers, newer electronic equipment and appliances.
Household wiring & lighting		X			<p><b>*The living room ceiling fan, right front entry, make a tapping noise when rotating at higher speeds.</b></p> <p><b>*The coach light on the garage rear door was missing it's globe and did not light.</b></p> <p>Household wiring is in walls or under attic insulation &amp; can not be inspected. Some switches may operate wall outlets or ceiling fixtures which are not installed so there operation can not be determined.</p> <p>Typically a sample of outlets are tested.</p> <p>Outlets behind furniture and with child guard features are not tested.</p> <p>Exterior spotlights, yard post lights and lights on night or motion sensors are not tested.</p>
GFCI outlets		X			<p><b>*The exterior and garage outlets are not GFCI protected and should be since 1975.</b></p> <p><b>*There is a GFCI type outlet on the patio by the family room door which did not trip off when tested.</b></p> <p><b>*The outlets on the exterior front and east side have their black and white wires connected in reverse. The outlet on the patios master bedroom wall is loosely secured to the electric box.</b></p> <p><b>*The bath outlets did not trip off when tested indicating improper GFCI protection.</b></p> <p><b>*There is a GFCI type breaker in the panel box which appears replaced and serves the east side bath and exterior outlets.</b></p> <p><b>*Ground Fault Circuit Interrupter Outlets</b> since 2005 are required in "wet" locations including baths, kitchen, garage, laundry and exterior locations. In 1975 they were only required at exterior locations. For more information on GFCI outlets and where they were required when this home was constructed see <a href="https://jchomeinspector.com/homeowner-tips/21-what-is-a-gfci-and-afci">https://jchomeinspector.com/homeowner-tips/21-what-is-a-gfci-and-afci</a></p>
Smoke alarms		X			<p><b>*2 original smoke alarms are noted which sounded when tested.</b></p> <p><b>*The alarm in the master bedroom hall is not properly fastened to the ceiling bracket.</b> Some alarms may not be accessible, may not have test buttons or may trigger alarms and thus are not tested. Change alarm batteries to test and update the alarms when you move in.</p>
Security				X	Security systems are typically checked & upgraded by the provider you retain depending on your community and contract.
Entry bell, Intercom, & Speakers	X				<p>The entry bell rang.</p> <p>X The call feature of intercoms typically can not be fully checked by one inspector.</p> <p>X Speakers connected to personal stereos are not inspected.</p>



**Electric panel**



**Electric meter**



The coach light on the garage rear door was missing it's globe and did not light.



There is a GFCI type breaker in the panel box which appears replaced and serves the east side bath and exterior outlets.



The exterior and garage outlets are not GFCI protected and should be since 1975. \*There is a GFCI type outlet on the patio by the family room door which did not trip off when tested.  
\*The outlets on the exterior front and east side have their black and white wires connected in reverse. The outlet on the patios master bedroom wall is loosely secured to the electric box.

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## WELL, MAIN PLUMBING & WASTE

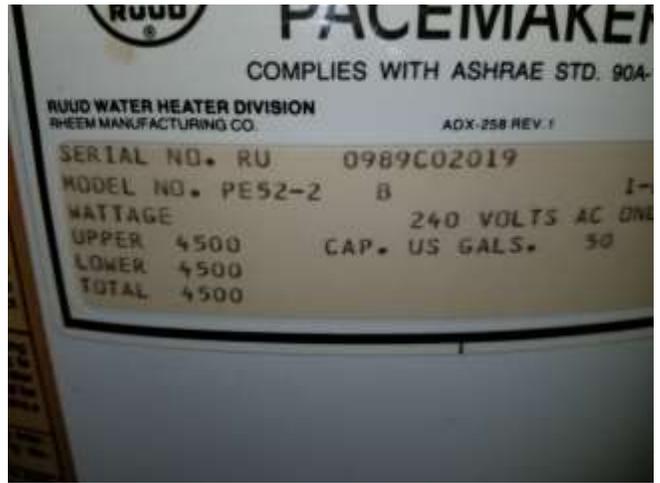
COMPONENT	DESCRIPTION
Well	Located in the front west yard.
Pump and pressure tank	The pump and pressure tank are located on the west side of the house. The pump appears new. The pressure tank and filter system appear older to original.
Water heater	Ruud brand, <b>manufactured 1989</b> , 50 gallons, electric, located in the garage.
House hold supply lines	Copper where visible. Supply lines inside walls & foundations can not be inspected. <b>In units built between 1978 and 1995 see Polybutylene piping on the "Items for your attention" page.</b>
House hold waste lines	PVC where visible. Waste lines inside walls & foundations can not be inspected.
Whole house filters	A water softening and filter system was noted with the pump and pressure tank and appeared original.
Gas	<b>A gas tank is noted in the front west lawn. Ownership of the tank is not determined. Gas systems are not inspected and if desired can be reviewed by the service provider.</b>

### OBSERVED

### CONDITION

S=Satisfactory A=Attention Needed N=Not Applicable I=Not Inspected

COMPONENT	S	A	N	I	OBSERVATIONS
Well				X	The wells depth and water quality is not inspected.
Pump and pressure tank	X				The pump and pressure tank and functioned properly with a pressure range of 40lbs to 65lbs which is within the typical range. The water flow and pressure appeared stable and typical.
Water heater	X				Hot water temperature was 122°. Observed water temperatures is typically noted to be between 110° & 125°. Water temperature can be adjusted by the thermostats located under the access panels on the front of the heater. On gas models there is a knob on the front of the unit. The pressure relief valve on the water heater released when tested.
Water heater pressure relief valve		X			<b>*The pressure relief valve on the water heater <u>did not release</u> when tested. It is not uncommon for valves which are more than a few years old to stick due to our mineral rich water. The valve is not forced as it may not reseal causing a leak which necessitates the replacement of the valve.</b>
House hold supply lines	X				In good condition where visible. Due to the mineral rich water in Florida, in homes 5 years old or more, it can be anticipated that interior valves for sinks & toilets may be difficult to operate. And may need to be changed if faucets are replaced.
House hold waste lines	X				In good condition where visible
Waste disposal system				X	The septic system is not inspected. No obvious defects were noted on the grounds surface indicating a failed leach field.
Whole house filter	X				<b>*A softener and filter system was noted and appeared to function properly with a stocked and clean salt tank. It is not determined what the filtering agent or purpose (softening, taste, particulate, iron, sulfur, etc...) is for the tanks noted. It should be assumed the filter and softening system needs to be serviced. Filter valve heads often need maintenance as part of regular service.</b>



**Water Heater**



**\*The pressure relief valve on the water heater did not release when tested. It is not uncommon for valves which are more than a few years old to stick due to our mineral rich water.**



**The pump and pressure tank and functioned properly with a pressure range of 40lbs to 65lbs which is within the typical range. The water flow and pressure appeared stable and typical.**



**A gas tank is noted in the front west lawn. Ownership of the tank is not determined. Gas systems are not inspected and if desired can be reviewed by the service provider.**



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## AIR CONDITIONING AND HEAT West wing

COMPONENT	DESCRIPTION
Air handler	Trane brand, <b>manufactured 4/2015</b> , located in the attic above the laundry. See model and serial numbers in accompanying photos.
Returns & filters	The air return was located in the west hall and family room. A filter was located in the air handler returns.
Condensation removal	Integral tray drained to the exterior and galvanized collection pan under the unit drained to the exterior. An automatic drain line back up & overflow shutoff device was observed.
Air condenser	Trane brand, <b>manufactured 7/2015, 3 tons</b> , located on the west side of the house. See model and serial numbers in accompanying photos.
Heating system	Integrated heating coils in the air handler.
Thermostat & Humidistat	Simple thermostat and humidistat, located in the living room west wall.

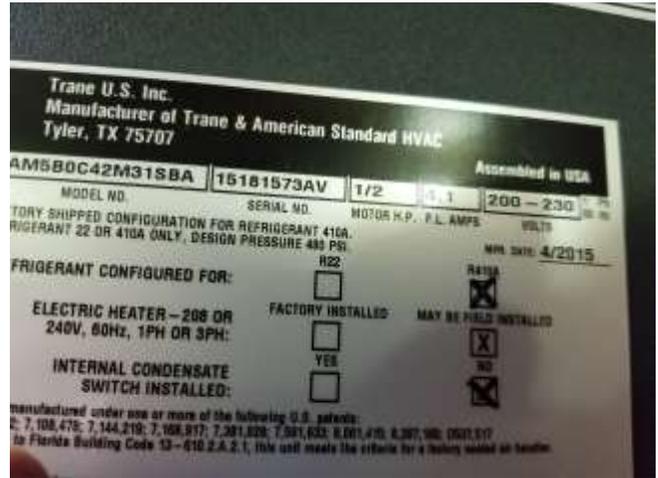
### OBSERVED CONDITION

**For more information see Air Conditioning on my web site.**

S=Satisfactory A=Attention Needed N=Not Applicable I=Not Inspected

COMPONENT	S	A	N	I	OBSERVATIONS
					<b>Air conditioning equipment typically lasts 10–16 years. Repair &amp; maintenance should be expected on equipment reaching this age. Budgeting for replacement should be considered even if no defects are noted. Proximity to salt water will greatly decrease the life of external components.</b>
Air handler	X				No unusual noises were noted. As defined in the Florida Standards of Practice air handler cases are not disassembled for interior review.
Handler coil	X				Upon inspection the input side of the coils appeared clean & in age appropriate condition.
Returns & filters	X				A pleated fiberglass filter or better is suggested. The filters should be changed at least quarterly depending on lifestyle.
Temperature differential	X				<b>( 16 deg. Differential)</b> 73° at intake 57° at out put (normal range is 14-22 °.) The registers were balanced within 3° to 5° which is the typically observed range.
Duct work	X				Rigid and flexible fiberglass ducts.
Condensation removal	X				There was a drain line back up sensor noted, which would automatically shut down the unit, and prevent flooding. The drain line should be cleaned and the shut off device tested when the A/C system is regularly serviced.
Air condenser	X				No unusual noises were noted. As defined in the Florida Standards of Practice air condenser cases are not disassembled for interior review. Electric disconnects were noted to be in good condition. The temperatures of the refrigerant lines were appropriate to the touch .
Heating system	X				The heating system was noted to work.
Thermostat & Humidistat	X				No defects were noted & humidistat can not be tested. For more information see <a href="https://jchomeinspector.com/homeowner-tips/51-air-conditioning-humidistats">https://jchomeinspector.com/homeowner-tips/51-air-conditioning-humidistats</a>

In 90% of units inspected some mold is found to be growing on the coils, in the cases insulation, or in the condensation pan due to the natural presence of water in the unit. Some background mold is generally found in all homes & usually this is not a concern. If you desire, these environments can be tested to determine the types of mold present. If you have particular health issues contact your health care provider for more information.



Air handler



The air handler coils were clean



The temperature differential was 16 deg.



Air condenser





**The AC ducts were clean.**



# HOME INSPECTION REPORT

By *John Curtin Home Inspector LLC*

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The noted conditions were reviewed by means of visual inspection only. No guarantee regarding the condition or performance of the observed components is implied or warranted.

## AIR CONDITIONING AND HEAT Master Wing

COMPONENT	DESCRIPTION
Air handler	ICP brand, <b>manufactured 2006</b> , located in the attic above the master bedroom. See model and serial numbers in accompanying photos.
Returns & filters	The air return was located in the master and east bedroom ceilings. A filter was located in the air handler returns.
Condensation removal	Integral tray drained to the exterior and galvanized collection pan under the unit drained to the exterior. An automatic drain line back up & overflow shutoff device was observed.
Air condenser	ICP brand, <b>manufactured 2006, 2 tons</b> , located on the east side of the house. See model and serial numbers in accompanying photos.
Heating system	Integrated heating coils in the air handler.
Thermostat & Humidistat	Programable thermostat, no humidistat, located in the master bedroom.

### OBSERVED CONDITION

**For more information see Air Conditioning on my web site.**

S=Satisfactory A=Attention Needed N=Not Applicable I=Not Inspected

COMPONENT	S	A	N	I	OBSERVATIONS
					<b>Air conditioning equipment typically lasts 10 –16 years. Repair &amp; maintenance should be expected on equipment reaching this age. Budgeting for replacement should be considered even of no defects are noted. Proximity to salt water will greatly decrees the life of external components.</b>
Air handler	X				No unusual noises were noted. As defined in the Florida Standards of Practice air handler cases are not disassembled for interior review.
Handler coil	X				Upon inspection the input side of the coils appeared clean & in age appropriate condition.
Returns & filters	X				A pleated fiberglass filter or better is suggested. The filters should be changed at least quarterly depending on lifestyle.
Temperature differential		X			<b>*( 14 deg. Differential) 73° at intake 59° at out put (normal range is 14-22 °.) The registers were balanced within 3° to 5° which is the typically observed range. Although operating within acceptable levels the unit is performing at the very low end of the scale. Service and a coolant charge is recommended.</b>
Duct work	X				Rigid and flexible fiberglass ducts.
Condensation removal	X				There was a drain line back up sensor noted, which would automatically shut down the unit, and prevent flooding. The drain line should be cleaned and the shut off device tested when the A/C system is regularly serviced.
Air condenser	X				No unusual noises were noted. As defined in the Florida Standards of Practice air condenser cases are not disassembled for interior review. Electric disconnects were noted to be in good condition. The temperatures of the refrigerant lines were appropriate to the touch .
Heating system	X				The heating system was noted to work.
Thermostat & Humidistat	X				No defects were noted & humidistat can not be tested. For more information see <a href="https://jchomeinspector.com/homeowner-tips/51-air-conditioning-humidistats">https://jchomeinspector.com/homeowner-tips/51-air-conditioning-humidistats</a>

In 90% of units inspected some mold is found to be growing on the coils, in the cases insulation, or in the condensation pan due to the natural presence of water in the unit. Some background mold is generally found in all homes & usually this is not a concern. If you desire, theses environments can be tested to determine the types of mold present. If you have particular health issues contact your health care provider for more information.



**Air handler**



**The air handler coils were clean**



**The temperature differential was 14 deg.**



**Air condenser**





**The AC ducts were clean.**



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## KITCHEN

COMPONENT	DESCRIPTION
Garbage disposal	Badger 9 brand, 3/4hp, appears replaced and in good condition.
Refrigerator	Kitchen Aid brand, manufactured May 2002, side-by-side with ice and water dispenser in the door.
Stove & cook top	Kitchen Aid brand, manufactured 2002, gas, four burner cooktop.
Exhaust fan	Kitchen Aid brand, manufactured 2002, vented outside.
Microwave	Kitchen Aid brand, manufactured June 2006, vented inside.
Dishwasher	Kitchen Aid brand, manufactured 2002.

### OBSERVED

### CONDITION

S=Satisfactory A=Attention Needed N=Not Applicable I=Not Inspected

COMPONENT	S	A	N	I	OBSERVATIONS
Floors, walls, ceilings	X				
Interior doors & hardware	X				
Cabinets & countertops	X				No defects noted.
Sink & faucet	X				
Valves, supply, & traps	X				Copper / poly / PVC Some valves may be typically stiff.
Garbage disposal	X				Ice can be added to clean the unit & vegetable oil added to lubricate it during absence.
Refrigerator	X				The temperatures of the refrigerator and freezer were within appropriate ranges. Coolant coils should be vacuum cleaned annually. Ice was noted in the bin & the dispenser was noted to operate.
Stove & cook top	X				Bake, broil and top elements were noted to function. Time concerns prohibits testing the self cleaning mechanism. <b>*No anti-tip foot was noted installed under the rear leg of the stove. This bracket prevents newer and lighter stoves from tipping over if both trays are pulled out when loaded. These devices are often omitted when the appliance is installed.</b>
Exhaust fan	X				Vented through the roof to the outside.
Microwave	X				The unit was noted to heat water.
Dishwasher	X				The unit was secured and no water was observed underneath.



**View of kitchen**



**View behind refrigerator**



**View under sink**



**View behind oven**  
No anti-tip foot was noted installed under the rear leg of the stove. This bracket prevents newer and lighter stoves from tipping over if both trays are pulled out



**View under dishwasher**

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## LAUNDRY

### OBSERVED CONDITION

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COMPONENT	S	A	N	I	OBSERVATIONS
Washing machine		X			Kenmore brand, manufactured (not known 10+yrs, with rubber hoses, It is suggested the fill hoses be upgraded to high pressure type fill hoses. Only the normal cycle is tested. <b>*On the cloths washer some rust and painting was noted on the lid and around the washer baskets rim.</b>
Dryer & venting	X				Kenmore brand, manufactured September 2012, electric, with foil exhaust hose, see attachment. The dryer vent line should be checked annually and cleaned if necessary.

## GARAGE

### OBSERVED CONDITION

S=Satisfactory A=Attention Needed N=Not Applicable I=Not Inspected

COMPONENT	S	A	N	I	OBSERVATIONS
Walls, doors and shelving	X				
Garage door & opener	X				The opener and safety stops functioned.
Central Vacuum			X		

## INTERIOR ROOMS

LOCATION	DESCRIPTION of ITEMS FOR YOUR INFORMATION
General	Cosmetic issues such as minor damage to walls & trim or marred paint are not typically noted in this inspection report & may be obscured by furnishings. Interior humidity levels should be kept below 60% to inhibit mold & mildew growth. No unusual conditions were observed but no specific mold testing was requested unless an acknowledgement of a report is accompanying this report.
Main rooms	No major defects were observed <b>*A repair was noted in the living room ceiling. The owner stated a projection TV was hung from that location and it needs to be painted.</b> <b>*In the front window to the west of the entry door some staining was noted to the top of the frame. No moisture or damage was noted.</b>
Bedrooms	No major defects were observed <b>*In both east bedrooms one of the closet doors lock knobs latch did not engage the strike plate on the jamb.</b>
Baths	No major defects were observed <b>*In the east hall bath some staining was noted on the ceiling at the base of the skylight. No moisture or damage was observed and it is thought to be rom the old skylight.</b> <b>*In the west hall bath the entry door lock button did not engage to lock.</b> <b>*In the east hall bath tub water drips from the faucet handle when on.</b>
Information	Information regarding items covered in this report and about your home are available on my web site.



**Laundry equipment**



**On the cloths washer some rust and painting was noted on the lid and around the washer baskets rim.**



**View of bath**



**Views of baths**



**In the east hall bath tub water drips from the faucet handle when on.**



**In the east hall bath some staining was noted on the ceiling at the base of the skylight. No moisture or damage was observed and it is thought to be from the old skylight.**



**In the front window to the west of the entry door some staining was noted to the top of the frame. No moisture or damage was noted.**



**\*In both east bedrooms one of the closet doors lock knobs latch did not engage the strike plate on the jamb.**



**A repair was noted in the living room ceiling. The owner stated a projection TV was hung from that location and it needs to be painted.**

**The living room ceiling fan, right front entry, make a tapping noise when rotating at higher speeds.**

## **Inspections your Insurance company may require.**

### **A Wind Mitigation Report may lower your insurance costs depending on the following factors:**

- 1) The home was permitted and built after the March 1, 2003 (adoption of new building code).
- 2) The roof was permitted and installed after the March 1, 2003 (adoption of new building code).
- 3) The roof is "Hip" in shape with all the roof planes "sides" coming down to the fascia (guttered edge) with no gables (triangles on the ends) or flat sections laying on the main roof equaling more than 10% of the roofs perimeter.
- 4) The roof trusses are attached to the walls with metal straps which wrap over the truss and have 2 nails on one side and 1 nail on the "wrapped over" side. Metal clips which do not "wrap" the top of the truss will provide a discount but at a lesser extent. Securing by nails offers no discount and is typically only found on older homes.
- 5) Roofing plywood that is nailed to the trusses with 2" nails installed at a minimum of 6" apart.

#### **Requirements for 3, 4 & 5 differ for multistory concrete condo type dwellings)**

- 6) **All** windows and doors "glazed openings" have Miami Dade rated wind storm protection (hurricane shutters or approved windows).
- 7) The non-glazed openings (steel entry and garage doors with no glass) that are Miami Dade hurricane rated and approved. Metal non approved garage doors may be discounted at a lesser rate and older wood and metal doors will receive no discounts.
- 8) **Pictures of these conditions will be required in your Wind Mitigation Report, which can be provided at an additional fee, and are included in your Home Inspection Report as a courtesy.**

### **A 4 Point Report may be required on homes that are 30 years or older to give your insurer an overview of your homes Roof, Electric, Plumbing & Air Conditioning systems. The following will be reviewed and documented:**

- 1) The age, construction material (CBS, wood frame), type (Single family, Town House, etc.), roof shape (hip, gable, etc.) and number of floors will be documented.
- 2) **On the Electric Components the following will be documented:** Main wires to the home are overhead or underground. Location and brand of the main electric panel. Method of grounding of the electric system. Size (AMP's) of the homes main circuit breaker. Are circuit breakers or fuses used in the main electric panel. The type of "in the wall" wiring (copper, aluminum, other). Wet location outlets (kitchen, bath, garage, exterior, etc.) which are GFCI type and protected. Document upgrades (new outlets, switches, fixtures, etc.) and major defects to the system.
- 3) **On the Plumbing Components the following will be documented:** The location of the water meter and household shutoff and its type (gate, ball, etc.). The brand, age, size, location and condition of the water heater. Type of piping (Supply: copper, CPVC, iron, polybutylene, PEX, etc. Waste; cast iron, PVC, etc.). Interior shutoff valves under components. Document upgrades to the baths and kitchen and major defects to the system.
- 4) **On the Roof the following will be documented:** The date of installation and type (asphalt, concrete, etc.) of the main and other substantial roofing systems. Any visible damage and active leaks noted. The estimated remaining useful life of the roof.
- 5) **On the Air Conditioning the following will be documented:** The brand and location of the air handler and condenser. The condition of the air handler coils. The material used and general condition of the duct work. Is a heating system included and functioning. Document upgrades, satisfactory operation and major defects to the system.
- 6) **Pictures of these conditions will be required in your 4 Point Report, which can be provided at an additional fee, and are included in your Home Inspection Report as a courtesy.**

### **A Wood Destroying Organism (Termite) Inspection Report may be required if you are acquiring a FHA or VA home loan.**

A Wood Destroying Organism (Termite) Inspection Report (WDO Report), as defined by the State of Florida, for the purpose of Real Estate transfer can only be performed by a properly licensed pest control company and you may desire this additional review for your home. By law, if in the course of my inspection I believe I see indications of WDO's I can only, and will, verbally report to you my observations and suggest you acquire such an inspection and report. In the written report the precise cause of damage by WDO's can only be referred to in general terms. If desired I can arrange for a WDO Report at the time of my inspection or at a later date for an additional fee.

**For more information contact John Curtin at:**

**561 406 3103**

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**This pages findings will be needed if your Insurance company requires a Wind Mitigation Report. This report is available for a separate charge unless ordered.**



**Single wrapped metal straps wrapping the top of the truss used to secure the roof rafters to the CBS walls.**



**Roof nailing pattern of 8pn nails installed 6" oc center in the field and 6"oc center on the edge is determined with the use of a Zircom MT6 metal detector.**



**Views of Roof  
Permitted December 14, 2004    Pmt# BRR 2004120878**



**This pages will be needed if your Insurance company requires a Wind Mitigation Report. This report is available for a separate charge unless ordered.**



**Views of home and shutters protection**



**Miami Dade hurricane rated corrugated shutters for all glazed openings (windpws and doors). 3 skylights are replaced and are Miami Dade hurricane rated. The garage door is hurricane rated. The front entry door is not a glazed openings but is not hurricane rated as is an older style wood door.**



**This pages findings regarding "Glazed Opening" protection will be needed if your Insurance company requires a Wind Mitigation Report. This report is available for a separate charge unless ordered.**



**Views of home and shutters protection**



**Miami Dade hurricane rated corrugated shutters for all glazed openings (windows and doors). 3 skylights are replaced and are Miami Dade hurricane rated. The garage door is hurricane rated. The front entry door is not a glazed opening but is not hurricane rated as is an older style wood door.**



**This page's findings regarding "Glazed Opening" protection will be needed if your Insurance company requires a Wind Mitigation Report. This report is available for a separate charge unless ordered.**



**Views of home and shutters protection**

**Miami Dade hurricane rated corrugated shutters for all glazed openings (windows and doors). 3 skylights are replaced and are Miami Dade hurricane rated. The garage door is hurricane rated. The front entry door is not a glazed opening but is not hurricane rated as is an older style wood door.**

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