

Inspection details for

# 123 Example Road, Miami, FL 12345



<b>Property Address</b>	123 Sample Road, Miami, FL 12345
<b>Type of Building</b>	Single Family (2 story)
<b>Inspected By</b>	John Doe
<b>Inspected On</b>	January 1, 2024
<b>Weather</b>	Clear, Dry, Over 70
<b>In Attendance</b>	Customer, Agent
<b>Prepared For</b>	[Customer Name]

The house inspected is a single-family home likely built in the 1960s, featuring a pool and hot tub in the backyard. It has a hip roof with architectural shingles, a two-car garage, and uses both gas and electricity for various systems like heating and cooking.

*[\*Photo above is a stock photo, not the home inspected in the following report example]*

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## Important Information

Would usually include:

- Disclaimers about the inspection report.
- Details about the scope of work assessed (areas included and excluded in the inspection report).
- Any other information informing the customer about how they should consult a contractor or specialist about certain areas of the report or its findings.

## How to Read This Report

Observation colors and labels used in this report are:

<b>F</b>	<b>Functional:</b> the item or system is working as it should. It's in good condition and doesn't need any repairs right now.
<b>N</b>	<b>Not Inspected:</b> The inspector couldn't check this item or area. It might have been because they couldn't reach it or see it clearly.
<b>D</b>	<b>Deferred:</b> It is suggested to looking at this item more closely later. It might need a specialist to check it out or it wasn't the right time to fully inspect it.
<b>G</b>	<b>General Repair:</b> Items that need to be fixed but aren't urgent or dangerous. These are typical maintenance issues that should be addressed to keep the house in good shape.
<b>S</b>	<b>Safety (Immediate Concern):</b> Highlights problems that could be dangerous and need to be fixed right away. These issues could pose a risk to people's safety if not addressed quickly.
<b>M</b>	<b>Defect (Major Concern):</b> Serious problems with a part of the house. These issues are significant and might be expensive to fix. They could affect how well the house works or how long it will last.

## Inspection Summary

### Exterior

#### Roof

**G** **General Repair:** The boot around one stack pipe has been damaged by squirrels. A temporary repair was made, but it needs proper fixing to prevent moisture intrusion.



**F** **Functional:** The architectural shingle roof is in good shape for its age (15 years old). It's expected to last more than 20 years. The hip roof design is excellent for Florida's weather conditions.

## Siding/Stucco

- G** **General Repair:** The stucco on the bay window shows signs of past repairs, indicated by different textures. The area may have experienced moisture intrusion due to improper water drainage. Repainting the exterior with elastomeric paint is recommended to seal cracks common in masonry construction.



## Windows

- G** **General Repair:** One window in the bathroom catches when opened. This needs adjustment for proper function.
- F** **Functional:** The windows are old awning-type, typical of houses built in the 1960s. They appear to be in working condition.

## Soffit and Fascia

- F** **Functional:** No specific issues were mentioned regarding the soffit and fascia.

## Additional Observations

**S** **Safety (Immediate Concern):** Several exterior light fixtures are missing. These need to be replaced or covered with plates to prevent exposed wiring.



**G** **General Repair:** The exterior paint is wearing through in some areas. Repainting is recommended to prevent moisture intrusion.

## Grounds

### Foundation

**F** **Functional:** No specific issues with the foundation were mentioned in the inspection.

### AC Condenser Area

**M** **Defect (Major Concern):** The AC condenser unit is missing. Only the wiring and concrete pad remain. A new AC system needs to be installed, including a new condenser unit and potentially new copper lines.





## Well and Sprinkler System

**M** **Defect (Major Concern):** The well pump for the sprinkler system is missing. The electrical connections are still in place, so a new pump needs to be installed to restore the sprinkler system's functionality.



## Water Shut-off Valve

**F** **Functional:** The main water shut-off valve was located and appears to be in good working order.

## Gas Meter

**F** **Functional:** The gas meter was inspected and appears to be in good condition. The main shut-off valve is present and operational.

## Shed

**G** **General Repair:** The storage building, which is made of wood, shows signs of decay. This is a common issue in Florida due to high moisture levels.



## Additional Observations

**F** **Functional:** The dryer vent has been modified with an elbow to direct airflow away from where the AC condenser used to be. This is a positive feature that can prevent clogging of the AC unit.

## Pool Area

### Pool Condition

**F** **Functional:** The pool is in good condition. The water appears clean and well-maintained.

## Hot-Tub Condition

<b>G</b>	<b>General Repair:</b> The step into the hot tub is cracking and has some cracked tiles. Previous repair attempts are visible. It's recommended to have a pool company resurface this area to prevent further damage and ensure safety.
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## Pool Equipment

### Filter

<b>F</b>	<b>Functional:</b> The pool uses a cartridge filter system, which is operating as expected.
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### Pump

<b>F</b>	<b>Functional:</b> The pump is running and appears to be in good working order. When tested, it showed good pressure and water movement throughout the pool.
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### Heater

<b>F</b>	<b>Functional:</b> A pool heater is present and appears to be in working condition.
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### Salt Cell

<b>F</b>	<b>Functional:</b> The pool uses a salt system for chlorination. The salt cell is present and functioning. The control panel indicated a salt level of 3,100 ppm, which is slightly high but acceptable.
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### Control Panel

<b>F</b>	<b>Functional:</b> The control panel is operational and provides accurate readings of the pool's systems.
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## Additional Observations

<b>D</b>	<b>Deferred:</b> The pool equipment is slightly noisy during operation. This may warrant further investigation by a pool specialist to ensure optimal performance.
<b>F</b>	<b>Functional:</b> The pool system includes a blower for the spa, which is working as expected.
<b>F</b>	<b>Functional:</b> All drain lines are properly labeled, including pool cleaner, pool skimmer, main drain, spa return, air blower, and pool return.

## Interior

### Kitchen

<b>S</b>	<b>Safety (Immediate Concern):</b> The stove lacks an anti-tip bracket. This is a major safety issue, especially for homes with children.
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**G** **General Repair:** Caulking around the countertop needs improvement to prevent moisture intrusion.



**F** **Functional:** Hot water is present and functioning.

**F** **Functional:** Refrigerator and freezer are operating at appropriate temperatures (39°F and 12°F respectively).

**F** **Functional:** Refrigerator has a working water hookup.

### Bathrooms

**G** **General Repair:** Bathroom outlet is not GFCI protected. Upgrading to a GFCI outlet is recommended for safety.

**F** **Functional:** Sink, bathtub, and toilet are operational with proper water flow.

**F** **Functional:** Tile in the bathtub area is solid and in good condition.

### Bedrooms

**F** **Functional:** No significant issues noted in the bedrooms.

### Windows

**G** **General Repair:** One window in the bathroom catches when opened and needs adjustment.

**F** **Functional:** Windows are old awning-type, typical for the house's age.

### Laundry Room

**N** **Not Inspected:** Washer and dryer were not operated as it's unclear if they convey with the property.

**F** **Functional:** Washer and dryer connections (including gas for dryer) are present and appear to be in good condition.

### Electrical Outlets

**F** **Functional:** Most outlets throughout the house are properly wired and functioning correctly.

**F** **Functional:** Voltage readings are within normal range (around 119 volts).

### Additional Observations

**G** **General Repair:** Some cabinet installations may have been done with drywall screws, which are not designed to carry heavy loads. This should be verified and corrected if necessary.

**F** **Functional:** The house has copper plumbing.

**F** **Functional:** An infrared camera scan was performed to check for potential hidden issues. No significant problems were detected, but this method can sometimes reveal issues not visible to the naked eye.

### HVAC System

#### Gas Furnace

**S** **Safety (Immediate Concern):** There is an exposed electrical conductor terminating in midair near the furnace. This should be properly enclosed in a junction box to prevent potential electrical hazards.



**G** **General Repair:** The furnace lacks proper combustion air intake. A grill should be installed on the door to allow for adequate air flow.

<b>D</b>	<b>Deferred:</b> Given the age of the furnace (23 years), while still operational, it's approaching the end of its typical lifespan (around 30 years). Consider budgeting for replacement soon.
<b>F</b>	<b>Functional:</b> The gas furnace is part of a split AC system and appears to be operational. Manufactured in 1992, the furnace is 23 years old but still functioning.

### Air Handler

<b>M</b>	<b>Defect (Major Concern):</b> The air handler is missing from the system. This is a crucial component of the HVAC system and needs to be replaced for the system to function properly.
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## Ductwork

**G** **General Repair:** The existing ductwork appears dirty. It's recommended to have the AC contractor replace as much of the ductwork as possible and thoroughly clean the remainder.



**D** **Deferred:** A more detailed inspection of the ductwork condition is recommended once the new air handler is installed.

## Additional Observations

**F** **Functional:** The AC system, when tested, produced air at 56 degrees Fahrenheit, which is within the acceptable range for proper cooling.



## Plumbing

### Water Heater

<b>S</b>	<b>Safety (Immediate Concern):</b> The temperature and pressure relief valve's discharge tube is too short. It should extend to within a few inches of the ground to prevent potential scalding injuries if the valve activates.
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<b>D</b>	<b>Deferred:</b> While currently functional, the water heater is in the latter half of its expected lifespan (typically 7-12 years). Consider budgeting for replacement in the coming years.
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<b>F</b>	<b>Functional:</b> The water heater is operational and located in the garage. It's a 40-gallon unit manufactured in 2008, making it 8 years old at the time of inspection. The unit has a gas line with a proper shut-off valve.
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### Pipes

<b>F</b>	<b>Functional:</b> The house has copper plumbing throughout, which is generally considered a high-quality plumbing material. No leaks were observed during the inspection.
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### Additional Observations

<b>F</b>	<b>Functional:</b> Hot water was present and functioning in both the kitchen and bathroom fixtures.
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## Electrical System

### Shed Electrical

**G**

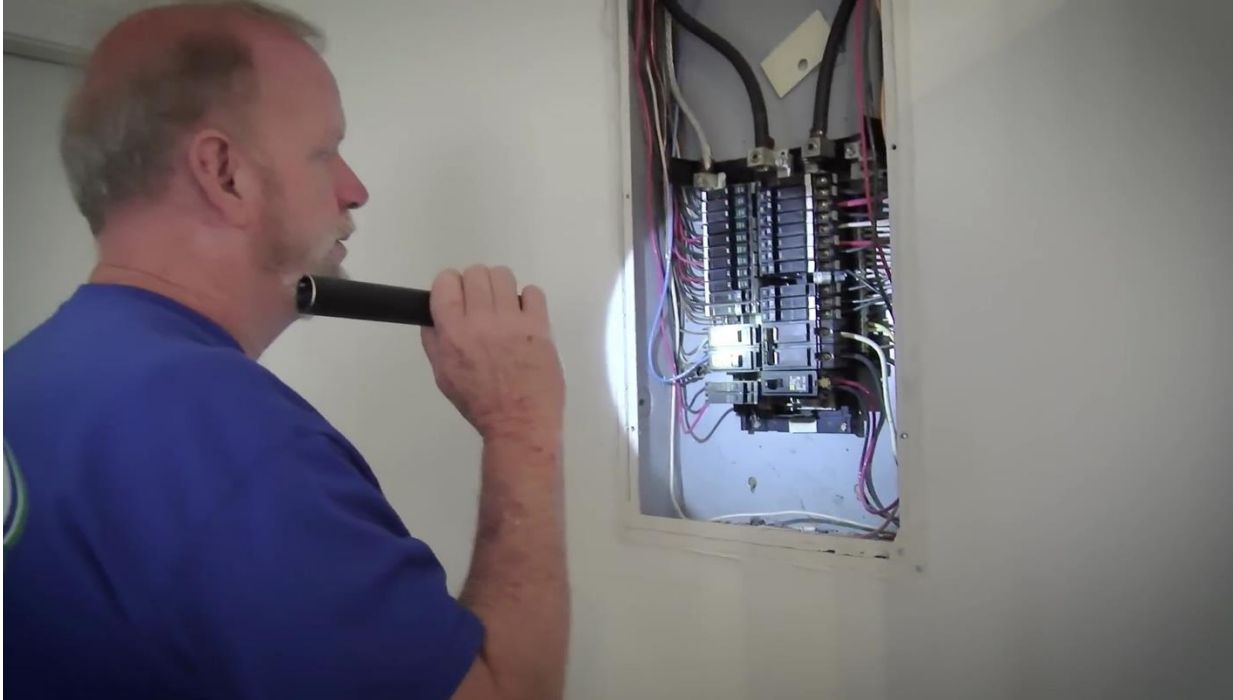
**General Repair:** A spliced wire was observed near the electrical panel in the shed. This splice is not properly contained in a junction box, which is a potential safety hazard.



## Main Electrical Panel

**S**

**Safety (Immediate Concern):** The panel contains breakers from different manufacturers (GE, Challenger, and Square D) in a GE panel. This is not recommended and could pose a safety risk. The non-GE breakers should be replaced with appropriate GE breakers.



**F**

**Functional:** The main electrical panel is accessible and in generally good condition. No signs of overheating were detected during the thermal scan of the breakers.

## Circuit Breakers

<b>G</b>	<b>General Repair:</b> As mentioned above, some breakers are from different manufacturers than the panel. These should be replaced for proper compatibility and safety.
<b>F</b>	<b>Functional:</b> Most circuit breakers appear to be in good working condition. No signs of overheating or other issues were detected during the inspection.

## Additional Observations


<b>F</b>	<b>Functional:</b> Outlets throughout the house were tested and found to be properly wired and functioning correctly. Voltage readings were within the normal range (around 119 volts).
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## Garage

### Garage Door

<b>F</b>	<b>Functional:</b> A brand-new garage door has been installed. The door meets current hurricane standards and has proper wind mitigation supports. The door has the appropriate sticker indicating it meets current hurricane standards.
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## Garage Door Opener

<b>S</b>	<b>Safety (Immediate Concern):</b> It's recommended to install a bolt and nut in a specific hole on the garage door mechanism to prevent accidental disengagement, which could lead to damage or injury.
	
<b>F</b>	<b>Functional:</b> The garage door opener is a Chamberlain Whisper Drive model. It operates quietly and smoothly. The auto-reverse safety feature is working correctly. The opener has a battery backup and Wi-Fi capabilities for remote operation.

## Service Door

<b>G</b>	<b>General Repair:</b> The new service door needs to be painted.
<b>F</b>	<b>Functional:</b> A new service door has been installed between the garage and the house. The door appears to be in good condition and properly installed.

## Windows

<b>F</b>	<b>Functional:</b> The garage windows are single-pane, contractor-grade windows. They appear to be in good condition and appropriate for a garage setting.
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## Attic

### Insulation

- G** **General Repair:** The infrared camera scan revealed that there is no insulation above the attic hatch. This area should be insulated to improve energy efficiency.



**G** **General Repair:** Insulation is missing from the edges of the house near the soffit vents. This is a common issue resulting from hurricane damage in 2004 and 2005. Adding insulation to these areas would improve the home's energy efficiency.



**D** **Deferred:** A more thorough inspection of the attic insulation may be beneficial to identify any other areas that need additional insulation.

**F** **Functional:** Most of the attic appears to have insulation in place.

### Additional Observations

**F** **Functional:** No signs of major leaks or water damage were detected during the infrared camera scan of the ceilings and walls.