

**Following this page is the beginning of your  
Home Inspection Report.**

**Pages 2 through 4** contain basic information regarding the scope of the inspection, the contract, date, persons attending, location, etc.

**Page 5** covers general information or issues of particular importance to your report.

**The next pages** contain the observations of the property inspected. Each page is divided by an aspect of the structure such as roof, electric, air conditioning, kitchen, etc.

**The top of each section** describes the observed components such as “Concrete tile roof adhered with nails” or “Water shut off located on the east front property line”.

**The bottom of each section** describes the observed condition of the component. Items with an **X** in the blue vertical column or in **bold print** are highlighted for your particular attention.

**The last pages** are photographic exhibits pertaining to issues mentioned in your report.

**Be sure to read the entire report.**

Additional information such as a Construction term glossary, Home maintenance check list, and Hurricane preparation information, among other issues is available on our web site, [www.JCHomeInspector.com](http://www.JCHomeInspector.com).

# HOME INSPECTION REPORT

by

*John Curtin Home Inspector LLC*



For

*Mr. & Mrs. Seasonal*

*Regarding the property at:*

*4 Junate Drive # 222  
Jupiter, FL 33469*

**Year built:** 1970

**Date & time:** April 18, 2017

**Sq ft under air:** 910

**Structure faces:** West

**Occ / Vac:** Vacant

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

**Buyer** Mr. & Mrs. Seasonal  
516 123 4567  
worked@hardforit.com  
Paid by ck # 3357 \$250

**Realtor** I Am Professional  
Sunshine State Realty  
561 123 4567  
Contact@anytime.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

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## *SCOPE of INSPECTION & AGREEMENT*

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

This inspection is performed in accordance with the “**Standards of Practice**” of the **American Society of Home Inspectors (A.S.H.I.)**. 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. See the next page.

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 with out proper clearance can not be inspected. Items inspected and found to be operating properly at that time will need, repair or replacement, at some time in the future. 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 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 LLC within 3 days of receipt of this report regarding questions with this agreement constitutes acceptance and understanding of it's specifications & limitations. Payment is due in full at the time of inspection.**

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## *SCOPE of INSPECTION & AGREEMENT*

This inspection is a general overview of this building & property. It is a "snapshot in time" of it's condition. There are no state or local standards regarding how or what to inspect. It is comparable to inspections, of it's type, performed by others. It is performed in accordance with the American Society of Home Inspectors "Standards of Practice".

Additional inspections which are more exhaustive may be performed on many parts of your property at additional cost.

They include but are not limited to:

- Air conditioning by a licensed mechanic
- Asbestos in the home or air
- Complete pool inspection
- Compliance with building code  
(at time of construction or current standards)
- Compliance with zoning regulations
- Dock & sea wall inspection
- Hurricane shutters for insurance discount
- Lead paint test
- Mold visual inspection and air or swab sampling
- Radon (air or water test)
- Roof inspection by a licensed roofing contractor
- Septic inspection and / or pumping
- Termite Inspection (WDO report)
- Water quality (basic coliform count to total water analysis)
- Well pump pressure & flow

If you have any questions regarding the differences between this inspection and those listed above, or wish to have any other inspections performed, please feel free to contact me at 561-309-8234.

John Curtin Home Inspector LLC is licensed with the county of Palm Beach and carries \$1,000,000.00 liability insurance. We do not carry errors and omissions insurance.

*John Curtin*

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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 our inspection we believe we see indications of WDO's we can only suggest you acquire such a report. Therefor, if desired we can arrange this inspection for you at an additional.</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.
Polybutylene piping	In some homes built between 1978 and 1995 polybutylene 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 OBSERVATIONS FOLLOW ON THESE PAGES**  
*Be sure to do a final walk-through before closing.*

## EXTERIOR of STRUCTURE

COMPONENT	DESCRIPTION <b>Some of the exterior items are not always inspected in a Condo or Town house report because they are maintained by the association. Review your Associations documents to accurately determine your liability for repair &amp; maintenance.</b>
Sprinklers	Common to the property
Exterior walls	Concrete block with stucco
Roof	Architectural grade asphalt fiberglass shingles installed in June 3005
Storm shutters	<b>The 3 windows on the west side of the unit have been replaced and are Miami-Dade impact rated units. There are some sun shad types pull down shutters on the exterior patio but they are not Miami Dade impact rated and thus will not qualify for a wind mitigation insurance discount credit. The sun shutters operate well.</b>
Patios & decks	Tiled and screen the rear patio.

**OBSERVED CONDITION**      S=satisfactory    A=Attention needed    N=not applicable    I=not inspected

COMPONENT	S	A	N	I	OBSERVATIONS
					<b>At a meeting with your association it should be determined who is responsible for exterior maintenance and repair and for treatment of pests including termites. It should also be determined if there area any outstanding or potential assessments.</b>
Yard				X	It should be determined if this is maintained by the association ?
Sprinklers				X	It should be determined if this is maintained by the association ?
Exterior walls	X				It should be determined if this is maintained by the association ?
Roof	X				It should be determined if this is maintained by the association ?
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			<b>*On the master bedroom patio door the left panel, from interior, has stiff wheels which may need replacement. The right panels wheels squeak and may be repaired with cleaning and lubrication.</b> Tracks, rollers, & latches should be cleaned & lubricated with silicone or Lithium grease "white lube" annually. Screens typically work poorly and need regular maintenance.
Windows	X				The windows are new Miami-Dade impact type and work well. Screens are typically aged with minor bends in the metal frames.
Storm shutters		X			<b>There is not complete hurricane protection for the windows and odors and complete Miami Dade rated shutter protection is not required for resale unless indicated in your contract and sales agreements.</b> If applicable the buyer should familiarize them self with the instillation of shutters before hurricane season. Stored shutters are not checked for fit or complete coverage.
Patios & decks	X				

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## MAIN ELECTRIC, FIRE, & SECURITY

COMPONENT	DESCRIPTION
Service, meter, & wires	The meter and main breaker in a common utility area and not inspected
Main panel & breaker	The circuit panel is a Square-D brand located in the bedroom hall <b>and is recently updated.</b> Circuit breakers are employed as branch protection.
Surge / lightning	No surge protector in the electric panel or lightning rods noted. They are not usually observed.
Household wiring	Copper wiring with 3 prong grounded outlets
Fire & Security	No security system noted. 1 smoke or fire alarms observed. No sprinklers noted. Entry bell noted.

### OBSERVED

#### CONDITION

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

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		Should lightning strikes occur surge protectors should not be considered proper protection for computers, newer electronic equipment and appliances.
Household wiring & lighting	X				<b>*All outlets and switches have been replaced and upgraded.</b> Most household wiring is in walls or under attic insulation & can not be inspected. Some switches may operate wall outlets or ceiling fixtures which are not installed so there operation can not be determined. Typically a sample of outlets are tested. Outlets behind furniture are not tested. Outlets with child guards are not all tested.
GFCI outlets	X				*Outlets in the baths, kitchen and patio were GFCI protected as required at the time of construction. For more information on GFCI protection 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>
Exterior lights	X				Exterior spotlights on night or motion sensors are not tested.
Smoke alarms		X			<b>*The smoke alarm has had it's battery removed.</b> Smoke alarms were noted but due to the number of units or their accessibility may not be individually tested. Change alarm batteries annually.
Security				X	Security systems are typically checked & upgraded by the provider you retain depending on your contract.
Entry bell, Intercom, & Speakers			X		

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## MAIN PLUMBING & WASTE

COMPONENT	DESCRIPTION
Water meter & shutoff	Water is common to the building and not individually metered.
House hold shut off	There are two main shut of. One located in the parking area, in the gravel section, in front of the units air condenser and is marked with a tag reading number 202. this is a gate type valve and the handle is removed. The second shut off is in the kitchen utility closet above and behind the water heater and is a ball type valve with a red handle.
Water heater	American brand, <b>manufactured 2013</b> , 28 gallons, electric, set in a pan and not connected to it's exterior drain line, located in the kitchen utility closet.
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	Cast iron and PVC where visible. Waste lies inside walls & foundations can not be inspected.
Whole house filter	None noted
Gas	If applicable gas systems are not fully reviewed in this report. If desired the utility provider should be contacted for a full review and explanation of the system.

### OBSERVED

### CONDITION

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

COMPONENT	S	A	N	I	OBSERVATIONS
Water meter & shutoff			X		
House hold shut off		X			<b>*The valve handle for the parking lot shutoff is typically in the position of the association maintenance personnel.</b> Water pressure was adequate and typical to local observations. Older gate type valves may not be closed completely when tested. Some times they get stuck and need immediate replacement. A ball type valve is preferred.
Exterior hose faucets			X		Common to the building.
Water heater	X		X		<b>*The water heater was turned off at the beginning of inspection and may not come to full temperature.</b> Hot water temperature was 120°. 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. <b>*The pan under the hot water heater has been replaced. Where the drain line connects it is not properly secured and sealed. If the heater were to leak into the pan the pan would over flow when reaching approximately 1/2" of water.</b>
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. Manufactures suggest that the valves be tested regularly to prevent this condition and typically they are not. For more information see <a href="https://jchomeinspector.com/homeowner-tips/50-water-heater-pressure-relief-valve">https://jchomeinspector.com/homeowner-tips/50-water-heater-pressure-relief-valve</a></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	Not inspected
Whole house filter			X		If present it should be assumed the filter and softening system needs to be serviced.



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## AIR CONDITIONING AND HEAT

COMPONENT	DESCRIPTION
Air handler	Nordine brand, <b>manufactured 2013</b> , located in the kitchen utility closet. See model and serial numbers in accompanying photos.
Returns & filters	The air return was located through the door and living room wall. A filter was located in the air handler base.
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	Nordine brand, <b>manufactured 2013, 2 tons</b> , located at the parking area in front of the building. 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.

### 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 12 –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.
Handler coil	X				Upon inspection 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>(19 deg. Differential)</b> 76.5° at intake 57.5° 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		X		There was a drain line back up sensor noted, which would automatically shut down the unit, and prevent flooding. It is suggested it be added. <b>*See "Plumbing" drain pan under the water heater.</b>
Air condenser	X				No unusual noises were noted. 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				The thermostat was noted to function. Humidistat are not tested.

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.

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## KITCHEN

COMPONENT	DESCRIPTION
Garbage disposal	Badger 5 brand, 1/2hp, appears replaced with the remodel of the kitchen.
Refrigerator	Frigidaire brand, manufactured November 2016, top mount freezer with ice maker.
Stove & cook top	Frigidaire brand, manufactured 2016, electric, four burner ceramic cook top.
Microwave / Exhaust fan	Frigidaire brand, manufactured October 2016, vented inside.
Dishwasher	Frigidaire brand, manufactured 2016.

### 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 with in appropriate ranges. Coolant coils should be vacuum cleaned annually. Ice was noted in the bin.
Stove	X				Bake, broil and top elements were noted to function. Time concerns prohibits testing the self cleaning mechanism.
Microwave / Exhaust fan	X				The unit was noted to heat water.
Dishwasher	X				The unit was secured and no water was observed underneath.

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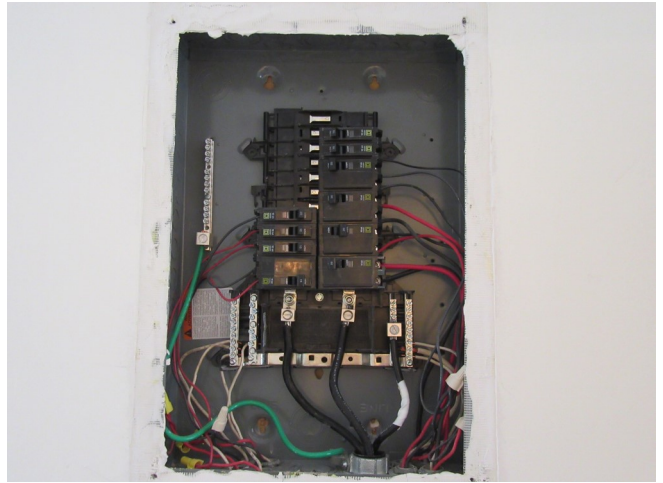
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## INTERIOR ROOMS

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
Bedrooms	No major defects were observed
Baths	No major defects were observed <b>*The latch on the master bedroom bath door did not engage the strike plate on the jamb.</b> <b>*In the hall bath the sink stopper is not connected to the lift handle.</b>
Information	Information regarding items covered in this report and about your home are available on my web site.



**Electric panel located in the hall**



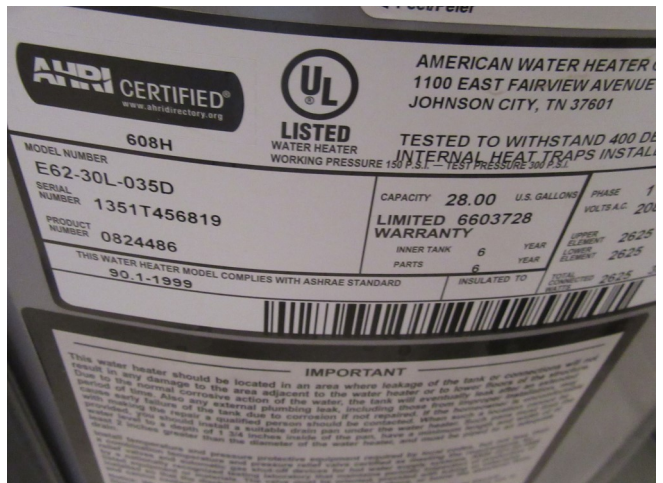
**Water shutoff located by the air compressor**

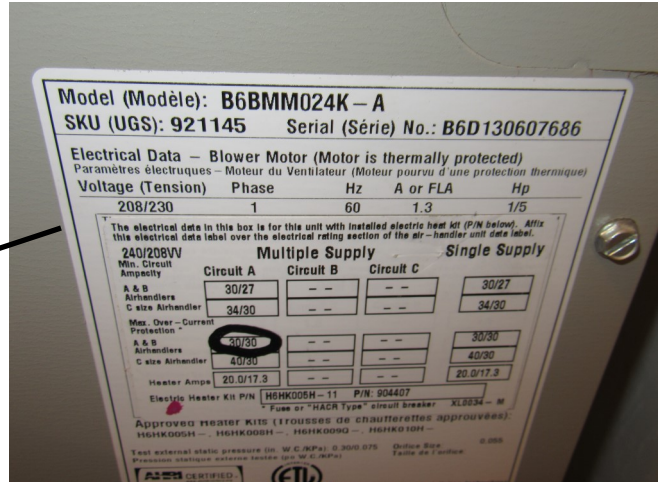


**Water shutoff located above the water heater.**

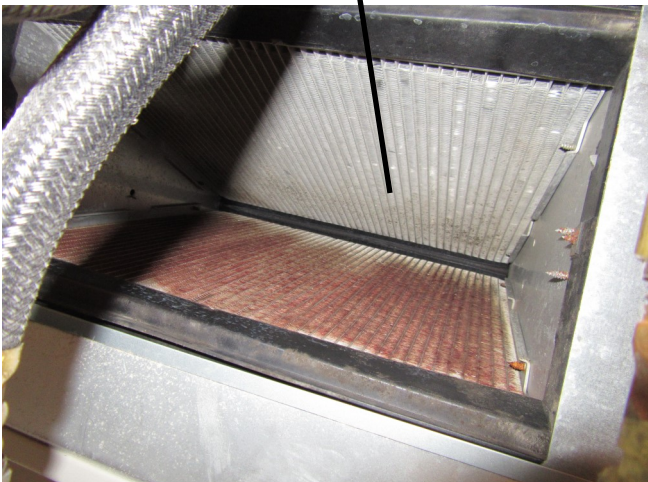


**Water heater located in the kitchen closet**





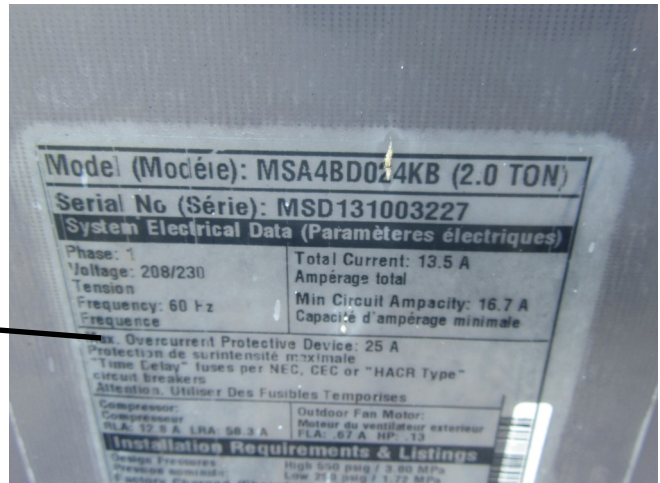
Air handler located in the kitchen closet



The air handler coils were clean



The temperature differential was 20 deg.



Air condenser located in the parking area



**The pressure relief valve on the water heater did not release when tested.**



**The pan under the hot water heater has been replaced. Where the drain line connects it is not properly secured and sealed. If the heater were to leak into the pan the pan would over flow when reaching approximately 1/2" of water.**



**West side windows are Miami Dade impact rated as determined by etching on glass**



**Non rated sun shutters on the east patio**