

**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.

HOME INSPECTION REPORT

by

John Curtin Home Inspector LLC



For

Mr. & Mrs. New Buyer

Regarding the property at:

*1234 Neighborhood Circle
Any Town, FL*

Year built: 2006

Date & time: March 13, 2017

Sq ft under air: 3282

Structure faces: West

Occ / Vac: Occupied

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

Buyer Mr. & Mrs. Seasonal
516 123 4567
worked@hardforit.com

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.
Florida law regarding termites & wood rot	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. 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. 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 theses 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.
Important note:	<p>This inspection represents a best effort, at a reasonable expense, to minimize the buyers risk.</p> <p>It is impossible to, and not implied that, all defects can be found or have been.</p> <p>Some defects may be hidden by furniture, not accessible, or not reveled by tests performed.</p> <p>This report is not a home warranty or guaranty.</p> <p>A home warranty may be available through your Realtor or insurance company.</p> <p>Be sure to review the "Scope of Inspection" pg 3.</p> <p>Be sure to read the entire report.</p> <p>A final walkthrough is recommended before closing.</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 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 & maintenance.
Sprinklers	Common to the property
Exterior walls	Concrete block with stucco
Roof	Concrete tile roof, original. There is 12 inches of blown in the Louisville insulation in the attic providing an R-value of 30. Attic access is a scuttle hole in the master bedroom closet ceiling.
Storm shutters	Miami-Dade impact rated windows and doors on the second and third floors and corrugated Miami Dade rated shutters for the first floor openings stored in the garage.
Patios & decks	Concrete second floor patios with concrete balustrades on the front and aluminum railings on the rear.

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

COMPONENT	S	A	N	I	OBSERVATIONS
					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.
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 ? *In the third floor master bedroom ceiling above the beds left side when facing it there is a water stain. In the attic above this area there is some staining on the fire rated sheetrock on the wall between the two units. It is thought there is a leak at the chimney of the neighboring unit which is in the same location. *Due to the roof elevation and location the roof could not be physically and visually inspected.
Entry doors		X			*On the dining room hinged door the top jams exterior drip edge is dented due to the doors hurricane latch top securing pin being forced open. 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			*The rollers on the first floor rear bedrooms patio doors are difficult to operate and need replacement. *The second floor rear patio door rollers were stiff and aged and need lubrication, repair or replacement. 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 kitchen window's springs and small plastic keepers on it's sashes sides are broken. The window will not stay up and is very loose in the frame. Screens are typically aged with minor bends in the metal frames.
Storm shutters	X				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			*On the second floor front patio water is noted to puddle in front of the patio door. It's noted there were recent rains overnight.

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MAIN ELECTRIC, FIRE, & SECURITY

COMPONENT	DESCRIPTION
Service, meter, & wires	Underground service with the meter and 150 amp main breaker located on the south side of the building.
Main panel & breaker	The circuit panel is a GE brand located in the garage. 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	Keypad gated entry. Security system noted. 6 smoke or fire alarms observed. 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			*At a number of locations throughout the house approximately 10 ceiling lights did not light. *At a number of locations approximately 10 wall switches were noted to have their rockers (push buttons) coming loose. 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 their 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			*The GFCI outlet on the second floor rear patio and in the second floor lavatory were tripped off and would not reset. Outlets in the baths, kitchen, garage and exterior (4) were GFCI protected as required at the time of construction. For more information on GFCI protection see my web site.
Exterior lights		X			*The 2 coach lights on the rear patios did not light and the coach light on the front second floor patio has a broken glass globe. Exterior spotlights on night or motion sensors are not tested.
Smoke alarms	X				*The smoke alarms tested were noted to sound. 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				The entry bell rang. The call feature of intercoms typically can not be fully checked by one inspector. Speakers connected to personal stereos are not inspected.

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MAIN PLUMBING & WASTE

COMPONENT	DESCRIPTION
Water meter & shutoff	Water is provided by the association so there is no individual meter for the unit.
House hold shut off	The house hold shut off is located on the front north side of the house and is a preferred gate type valve.
Water heater	Rheem brand, manufactured 9/2005 , 40 gallons, electric, set in a pan which I s not drained, located in the 1st floor hall closet.
House hold supply lines	CPVC where visible. Supply lines inside walls & foundations can not be inspected. In units built between 1978 and 1995 see Polybutylene piping on the "Items for your attention" page.
House hold waste lines	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

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COMPONENT	S	A	N	I	OBSERVATIONS
Water meter & shutoff	X				The water meter dial was noted to be stationery indicating there are no subterranean or hidden leaks at the time of inspection.
House hold shut off	X				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				2 faucets were noted.
Water heater			X		*On the water heater case the exterior covers for the two thermostats have been removed and not reinstalled. No functional defect is noted but it is observed the water temperature is 147° which is well above the normal and considered safe temperature. 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.
Water heater pressure relief valve	X				The pressure relief valve on the water heater <u>released</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 reseat causing a leak which necessitates the replacement of the valve.
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	Rheem brand, manufactured 2005 , located in the attic. See model and serial numbers in accompanying photos.
Returns & filters	The air return was located in the 3rd floor hall ceiling. A filter was located in the air handler return.
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	Rheem brand, manufactured 11/2005, 5 tons , located on the south side of the building the middle unit. See model and serial numbers in accompanying photos.
Heating system	Integrated heating coils in the air handler.
Thermostat & Humidistat	There are three programmable thermostats, one on each floor, operating one AC unit, with three separate zones. There are damper valves in the ductwork to allow separate temperature selections in the individual floors of the unit.

OBSERVED CONDITION

For more information see Air Conditioning on my web site.
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COMPONENT	S	A	N	I	OBSERVATIONS
					Air conditioning equipment typically lasts 12 –16 years. Repair & 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 decrease the life of external components.
Air handler		X			On the exterior of the air handler case, where the coolant piping connects to the coil, dry rust stains were noted running down the front of the case. There was also a noticeable quantity of dry rust in the bottom of the emergency backup overflow condensation pan under the unit. This indicates a past or present concern. It should be determined if and what repairs were made if any.
Handler coil		X			*The handler coils were not inspected because the unit would have needed to be disassembled. Due to the nature of the staining noticed on the air handler, in the area of the coils, it is suggested they be reviewed when the handler is serviced.
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			(13.5 deg. Differential) 73.5° at intake 60° 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. It is suggested it be added.
Air condenser		X			No unusual noises were noted. Electric disconnects were noted to be in good condition. *The temperature of the coolant lines were warmer to the touch than typically noted. This and a low "TD" typically indicates a low coolant level but other concerns could be present. The unit should be serviced.
Heating system	X				The heating system was noted to work.
Thermostat & Humidistat		X			*No functional defect was noted but it was observed that the cover of the electronic control panel for the thermostats, located at the air handler, was removed. This indicates past service. It is beyond the scope of this inspection to fully review this type of system. It is suggested they be reviewed.

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 original.
Refrigerator	GE brand, manufactured 2005, side by side with ice and water in the door.
Stove & cook top	LG brand, manufactured November 2010, electric, four burner ceramic cook top with a double oven and convection in the bottom unit.
Microwave / Exhaust fan	GE brand, manufactured August 2005, vented inside.
Dishwasher	GE brand, manufactured August 2001.

OBSERVED

CONDITION

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COMPONENT	S	A	N	I	OBSERVATIONS
Floors, walls, ceilings	X				
Interior doors & hardware	X				
Cabinets & countertops	X				*The cabinets were very full of dishes, supplies and equipment making it difficult to access them for thorough inspection. A review before closing is suggested.
Sink & faucet	X				
Valves, supply, & traps	X				Copper / poly / PVC Some valves may be typically stiff.
Garbage disposal		X			*The garbage disposal was frozen and did not turn. The hopper was very rusted. It is thought it was not used. 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. At the refrigerators icemakers door dispenser the leveler that you put your cup against, to make it function, is broken off and missing. There was ice in the been.
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 unplugged at the beginning of inspection. It was plugged in and turned on but during operation and a "F3" error message was displayed. After that the control buttons did not function. The unit was unplugged so it could re- sect.
Dishwasher	X				The unit was secured and no water was observed underneath.

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LAUNDRY

OBSERVED CONDITION

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COMPONENT	S	A	N	I	OBSERVATIONS
Washing machine	X				GE brand, manufactured February 2014, with high pressure hoses. Only the normal cycle is tested.
Dryer & venting		X			GE brand, original, electric, with foil exhaust hose. The dryer vent line should be checked annually and cleaned if necessary. *The dryers clothes drum appears to be out of alignment and has cut through the unit's casing on the interior of the door to the unit. Some resting and paint chipping is noted on the top of the dryer unit.
Washer/Dryer combo		X			GE brand, original, with high pressure hoses. *The third floor washing machine was noted to leak during initial operation. The unit was stopped and the valves were turned off. The combination dryer in the unit was noted to squeak loudly when operating and a burning smell was noted indicate paying the drive belt is worn.
Cabinets and slop sink	X				Both noted

GARAGE

OBSERVED CONDITION

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COMPONENT	S	A	N	I	OBSERVATIONS
Walls, doors and shelving		X			*There was a lot of storage in the home and garage making it difficult to access and review. A through walk though after the occupant moves out and before closing is suggested.
Garage door & opener		X			Garage door and opener are original *The safety stops located on either side of the garage door track did not stop the doors closing operation. It is note there is a lot of storage in the garage which may have bumped against the sensors and effected their alignment.
Central Vacuum	X				Nutone brand, original, with 4 ports.

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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	*In the unit there was a lot of large furniture, personal items and clothing making many areas difficult to access for inspection. A thorough walk-through, before purchase, is suggested. **Some separation is noted at one of the stairs handrail seams on the landing.
Bedrooms	*In the master bedroom the two closet doors rubbed on the carpet beneath them making it very difficult to open them and the smaller closet doors top track was not connected properly. *The latch on the master bedroom entry door did not engage the strike plate on the jam when it was closed.
Baths	*In the master bath the left side sink basin was damaged and pitted around the drain. *In the 2nd floor bedroom bath tub the faucet did not produce hot water. The faucet is a Moen brand. It is noted that if Moen brand faucets are not used for a period of time this condition can occur. There is a valve body within the unit which can be lubricated or replaced to remedy the condition.
Information	Information regarding items covered in this report and about your home are available on my web site.



Date built 2005

These pictures may be need if a Wind Mitigation report is needed by your insurance company.



Single wrapped metal straps NOT 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.



These pictures may be need if a Wind Mitigation report is needed by your insurance company.



Miami-Dade impact rated windows and doors on the second and third floors and corrugated Miami Dade rated shutters for the first floor openings stored in the garage.

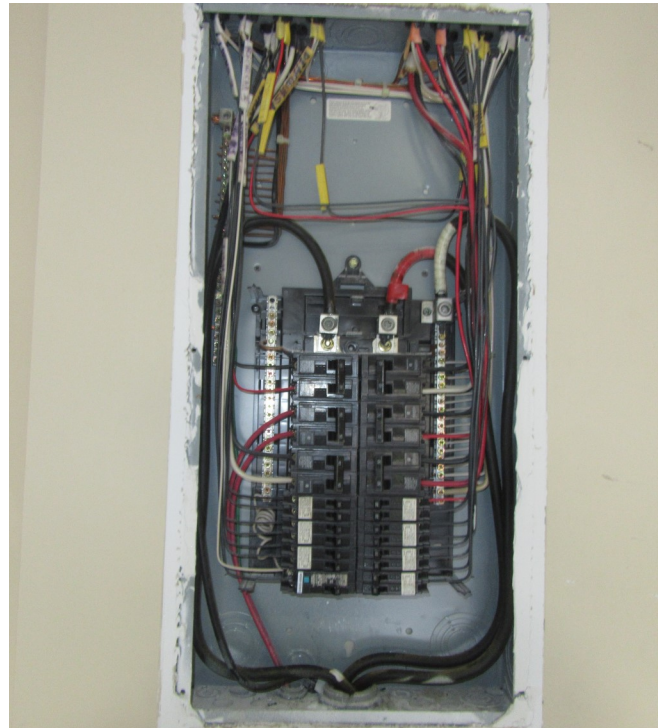




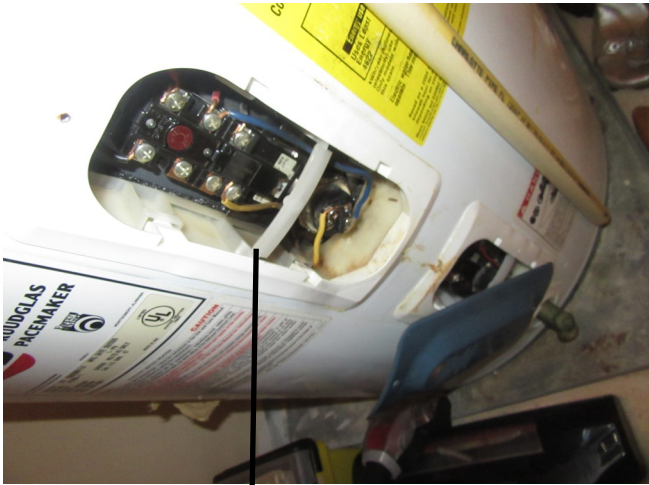
These pictures may be need if a Wind Mitigation report is needed by your insurance company.



Electric meter and main breaker located in the south side of the building



Electric panel box located in the garage



On the water heater case the exterior covers for the two thermostats have been removed and not reinstalled. No functional defect is noted but it is observed the water temperature is 147° which is well above the normal and considered safe temperature.



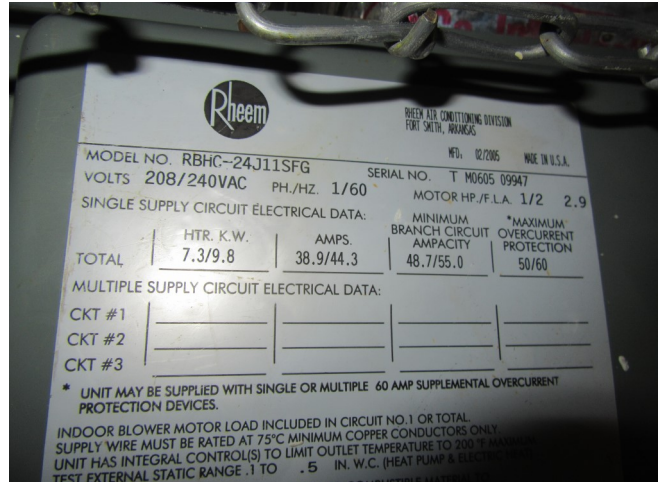
Main water shutoff located on the front of the building left of the garage door.



Water heater located in the 1st floor closet under the stairs



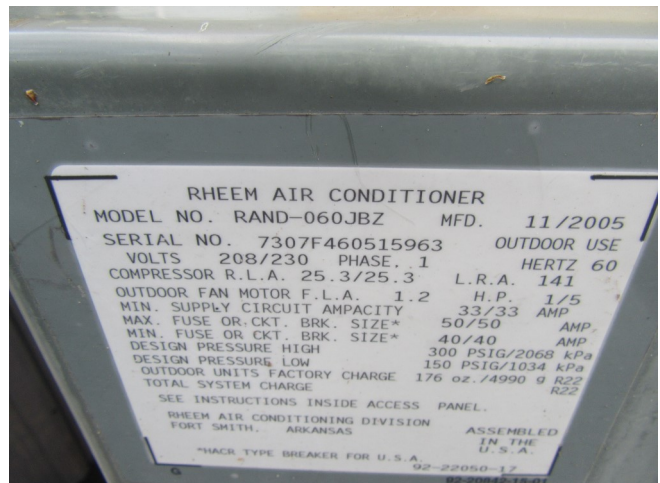
Air handler located in the attic



On the exterior of the air handler case, where the coolant piping connects to the coil, dry rust stains were noted running down the front of the case. There was also a noticeable quantity of dry rust in the bottom of the emergency backup overflow condensation pan under the unit.



Air condenser located on the south side of the house.





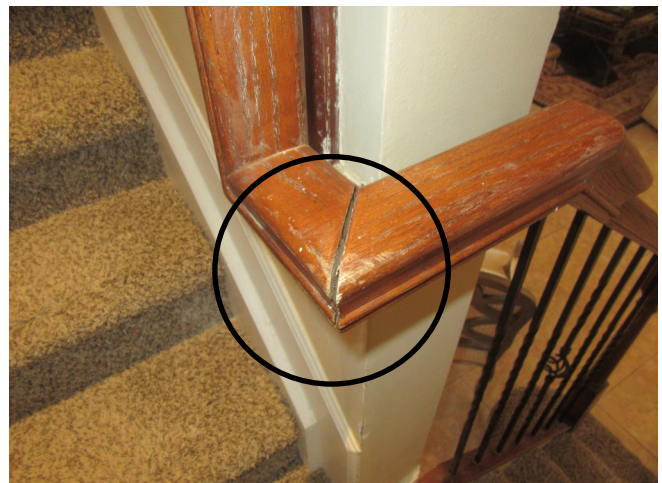
In the third floor master bedroom ceiling above the bed left side when facing it there is a water stain. In the attic above this area there is some staining on the fire rated sheetrock on the wall between the two units. It is thought there is a leak at the chimney of the neighboring unit which is in the same location. Due to the roof elevation and location the roof could not be physically and visually inspected.



At a number of locations approximately 10 wall switches were noted to have their rockers (push buttons) coming loose..



The dryers clothes drum appears to be out of alignment and has cut through the unit's casing on the interior of the door to the unit. Some resting and paint chipping is noted on the top of the dryer unit.



Some separation is noted at one of the stairs handrail seams.