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COMPREHENSIVE RESIDENTIAL REPORT

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Pro Inspectors
JUNE 8, 2022



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- 

1: INSPECTION DETAILS

Information

Type of Building

Single Family

Style

Multi-level, Colonial

Year

2019

Square Feet

8090

Bedrooms

5

Bathrooms

7

Garage

3

Stories

2

Waterfront/Pool

N/A

Weather Conditions

Clear

Temperature (approximate)

Fahrenheit (F) 80 Fahrenheit (F)

Occupancy

Occupied, Homeowner

2: STRUCTURAL

Information

Foundation: Material

Masonry Block, Slab on Grade

Windows: Windows Material

Alluminum

Doors: Garage Door Material

Aluminum

Ceilings: Ceiling Material & Finish

Gypsum Board

Countertops & Cabinets:

Bathroom and Other Cabinetry

Laminate, Wood

Floor Structure & Covering:

Subflooring Materials

Slab, Engineered Floor Trusses

Windows: Window Type & Material

Single-hung, Impact

Wall Structure: Wall Structure

CBS Stucco

Steps, Stairways & Railings:

Interior Steps, Railings & Walkways

Adequate

Countertops & Cabinets: Kitchen Cabinetry

Laminate, Wood

Floor Structure & Covering: Floor Covering

Carpet, Tile

Doors: Doors Material

Alluminum, Steel/Wood

Walls: Interior Walls

Drywall

Beams/Collumns/Lentils:

Beams/Collumns/Lentils

Ok, Wood

Countertops & Cabinets:

Countertop Material

Quartzite

Total Estimated Structural Cost of Repairs (Includes Roof, Exterior, Window and Doors): Structural Estimated Repairs

\$ 2500

Deficiencies

2.2.1 Floor Structure & Covering

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.



Repairs Recommended



2.2.2 Floor Structure & Covering

DIFFERENT FLOORING

One or more tiles are different than the other floor tiles. This may be an accent design and or previous Repair



Maintenance



2.3.1 Windows

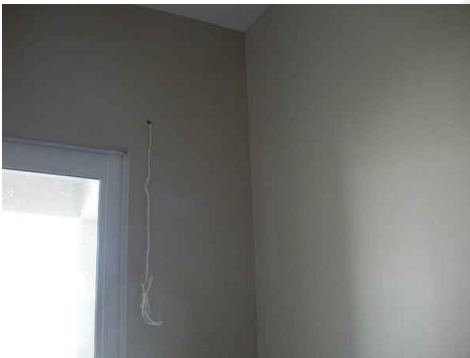
MISSING PARTS



One or more windows show missing part. See pictures below. Pre wired for motorized shades

Recommendation

Contact a qualified professional.



2.4.1 Doors

NEEDS ADJUSTMENT



Door need adjustment to properly operate to standards.

Recommendation

Contact a qualified professional.



2.5.1 Wall Structure

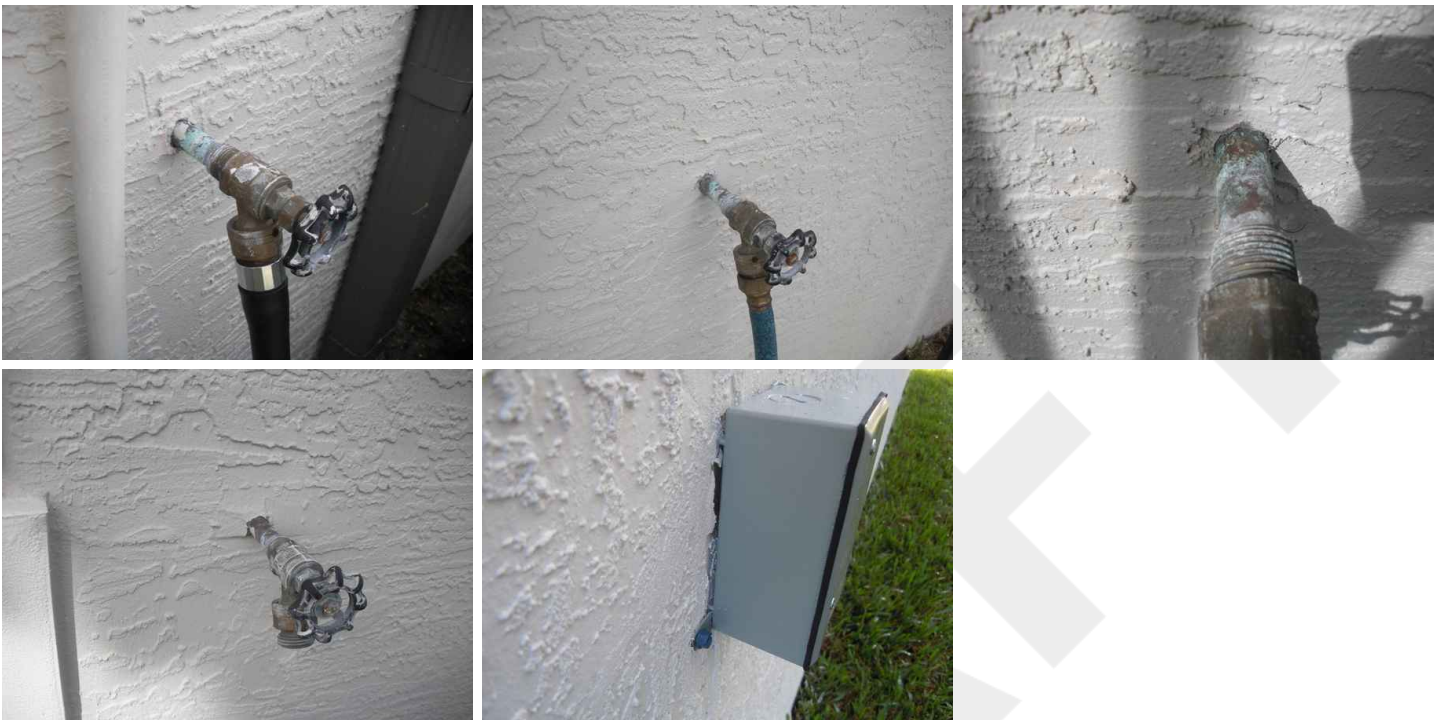
WALL VOIDS AND OPEN CUT OUT-NEED REPAIR

 Safety Hazard

Open voids and exterior wall opening should be all sealed and water tight to prevent water, insect and or pest intrusion. It is recommended to seal fully with an appropriate approved product for type of repair being performed to damages.

Recommendation

Contact a qualified professional.



2.6.1 Walls

BASEBOARDS MISSING OR IN NEED OF REPAIR

 Repairs Recommended

Recommendation

Contact a qualified professional.



2.6.2 Walls

PAINT MISSING

Evidence of paint missing in one or more areas

Recommendation

Contact a qualified professional.



2.6.3 Walls

OPEN VOIDS OR COVER PLATES MISSING

One or more walls show cover plates missing and or open voids

Recommendation

Contact a qualified professional.



2.7.1 Ceilings

SHEETROCK JOINT TAPING LINE EXPANDING AND OR CRACKING

Line expanding and or cracking is normal when settling, or it will happen if sheeting was installed with less than the recommended spacing gap. Although visible, this is not a structural issue.

Recommendation

Contact a qualified professional.





2.7.2 Ceilings

TREASHOLD-MISSING OR POPING OFF

Repairs Recommended

Transitioning molding is installed to protect the flooring materials and as for a safety hazard. This is a trip hazard and repairing is recommended.

Recommendation

Contact a qualified professional.



2.10.1 Countertops & Cabinets

CABINET DOOR MISSING

Repairs Recommended

One or more cabinet doors or panels were missing.



2.10.2 Countertops & Cabinets

CABINET SEPARATING FROM WALL

Maintenance

Cabinets are separating from ceiling or wall. Recommend a qualified cabinet contractor re-fasten cabinets and or caulk securely.



2.10.3 Countertops & Cabinets

POOR/MISSING CAULK

Repairs Recommended

Kitchen and or Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)



3: ROOF

Information

Roof Type/Style
Hip

Coverings: Roof Covering Material
Tile

Roof Decking: Roof Decking Material
Plywood, Limited Access

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum, Ok

Stack Pipes: Conditions
Adequate

Deficiencies

3.1.1 Coverings

TILES CRACKED/BROKEN

Repairs Recommended

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.



3.2.1 Roof Decking

ROOF LEAK IS EVIDENT

Safety Hazard

Water Staining is evident and consulting a licensed roofing contractor is recommended to properly evaluate and repair.

Recommendation

Contact a qualified roofing professional.



3.3.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

Repairs Recommended

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 2-4 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



4: EXTERIOR

Information

Cladding: Cladding Type

Stucco

Walkways, Patios, Fence & Driveways: Driveway Material

Pavers

Walkways, Patios, Fence & Driveways: Patio Material

Pavers

Walkways, Patios, Fence & Driveways: Fence Material

Aluminum

Eaves, Soffits & Fascia: Vent Type

Soffit, Adequate

Landscape: Landscape condition

Adequate

Sprinkler : Spinkler System

HOA Governs

Deficiencies

4.2.1 Walkways, Patios, Fence & Driveways

 Maintenance

FENCE REPAIRS ARE NEEDED

Section of the fence and or gate need repairs as its not working to standards

Recommendation

Contact a qualified professional.



5: PLUMBING

Information

Water Source
Public

Main Water Shut-off Device:
Location
Side of the house, Adequate

Hot Water Systems & Vents:
Power Source/Type
Gas



Hot Water Systems & Vents:
Capacity
75 Gallon gallons

Hot Water Systems & Vents:
Location
Garage

Hot Water Systems & Vents:
YEAR
2019

Water Supply, Distribution Systems : Water supply material
Pex, Adequate

Drain, Waste, & Vent Systems:
Main Sanitary and Waste Material
PVC

Faucets, Toilets and Showers:
Faucets
Serviceable



Faucets, Toilets and Showers:
Showers
Serviceable

Faucets, Toilets and Showers:
Toilet
Serviceable

Estimated Plumbing Costs of Repairs: Estimated Plumbing Costs of Repairs
\$ 125

Hot Water Systems & Vents: Manufacturer

Bradford & White, Adequate

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Drain, Waste, & Vent Systems: Interior Sanitary and Traps

PVC

No evidence of leaks during the inspection



Deficiencies

5.5.1 Faucets, Toilets and Showers

POP UP DRAIN NOT OPERABLE

Service is advised to bring fixture to standards.

Recommendation

Contact a qualified professional.



Maintenance



5.5.2 Faucets, Toilets and Showers

TOILET-REGROUT

Toilet is loose and/or missing grout. Recommend grouting to secure toilet and prevent further damage.



Maintenance



6: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Manufacturer
General Electric

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Exterior Side

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Subpanel Manufacturer
General Electric

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

GFCI & AFCI: GFCI
Installed, Adequate

Smoke Detectors: Smoke Detectors
Installed, Adequate

Lighting Fixtures, Switches & Receptacles: Light Fixtures
Operable, Need attention

Lighting Fixtures, Switches & Receptacles: Fans
Operable

Total Estimated Electircal Costs of Repairs: Estimated Electrical Costs of Repairs
\$ 650

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
150 AMP
2 Panels 150 Each



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Subpanel Type Circuit Breaker



Deficiencies

6.6.1 Lighting Fixtures, Switches & Receptacles

 Maintenance

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.



6.6.2 Lighting Fixtures, Switches & Receptacles

 Maintenance

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



6.6.3 Lighting Fixtures, Switches & Receptacles

 Repairs Recommended

LIGHT FIXTURE NOT RATED FOR WET AREAS

Lights within a close proximity to water should be rated for wet areas, and if located on the exterior should be water tight sealed as per standards.

Recommendation

Contact a qualified professional.



6.6.4 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE MISSING GLOBE

Recommendation

Contact a qualified professional.

 Maintenance



6.6.5 Lighting Fixtures, Switches & Receptacles

EXPOSED WIRING

Recommended that all Wiring should be in a cover box and sealed to prevent injuries and or fire as per standards

Recommendation

Contact a qualified professional.

 Repairs Recommended



6.6.6 Lighting Fixtures, Switches & Receptacles

FIXTURE BULB MISSING OR NOT WORKING.

The fixture is operable, but one or more bulbs is not working. Replacing bulb is recommended.

Recommendation

Contact a qualified professional.

 Repairs Recommended



7: HVAC- HEATING VENTILATION & COOLING

Information

Equipment: Configuration

Central

Equipment: Energy Source/Type

Electric

Equipment: Location

Side of the house, Closet

Equipment: Size/Tonnage

Both 4 Ton Each Ton

Normal Operating Controls:**Thermostat-Location**

Hall, Operable

Estimated Costs of HVAC Repairs:**Estimated Electrical Costs of****Repairs**

\$ 675

Equipment: Brand Carrier



Deficiencies

7.1.1 Equipment

UNIT IS NOT STRAPPED ONTO SLAB

All HVAC units are recommended to be strapped to slabs per code.

Recommendation

Contact a qualified professional.

Repairs Recommended



7.1.2 Equipment

DROP MET-SOME AREAS COOLING IS DISTRIBUTED UNEVENLY

Repairs Recommended

Overall the drop was met on average. Some of our reading show some supply vents not cooling with a 12 degree. Multiple reasons that may happen. Further evaluation and HVAC contractor consultation is recommended to remedy.

Recommendation

Contact a qualified professional.



7.1.3 Equipment

OVERFLOW SAFETY SWITCH-NOT OPERABLE OR IN NEED OF REPAIR Repairs Recommended

A safety overflow switch is required on all HVAC unit. This serves to prevent overflows and water damage. A proper safety switch is recommended to be installed to standards and be operable to prevent any floods and or water damage.

Recommendation

Contact a qualified professional.



8: ATTIC, INSULATION & VENTILATION

Information

| | | |
|--|--------------------------------------|------------------------------------|
| Attic Ventilation: Ventilation Type | Exhaust Systems: Exhaust Fans | Exhaust Systems: Dryer Vent |
| Gable Vents | Fan Only | Adequate |

Exhaust Systems: Kitchen Exhaust Vent

Recycling Mode-Not Exhausted to exterior



Attic Insulation: Insulation Type
Loose-fill

The inspection of the ventilation components, is performed by determining the amount of measured of insulation, checking the vents, voids, and other factors as per Internachi standards. We perform a non invasive detection and note all deficiencies that are not to standards. Upon noted deficiencies, or for a true detection and a proper estimation, consulting a trade contractor is recommended. A minimum R-30 value is the standard

Attic Insulation: Average R-Value
30, adequate



Limitations

Attic Insulation

LIMITED OR NO ACCESS TO ATTIC

Limited

Attic Ventilation

VENTS CONDITIONS

Adequate



9: BUILT-IN APPLIANCES

Information

Dishwasher: Dishwasher Brand
Operable during the inspection,
Jennair



Dishwasher: Dishwasher Power Source
Electric

Refrigerator & Freezer: Refrigerator Power Source
Electric

Range/Oven/Cooktop: Range/Stove Brand
Operable during the inspection,
Jennair

Range/Oven/Cooktop: Range/Stove Power Source
Gas

Washer Machine: Washer Machine Brand
Whirlpool



Washer Machine: Washer Power Source
Electric

Dryer: Dryer Brand
Whirlpool

Dryer: Dryer Power Source
Gas

Garbage Disposal: Brand
Moen, Operable During inspection



Built-in Microwave: Brand
Operable During Inspection,
Jennair

Built-in Microwave: Microwave Power Source
Electric

Refrigerator & Freezer: Refridgerator Brand

Operable during the inspection, Jennair, Ice Maker-Not Operable, Water Dispensioer-Not Operable



Ice Maker and or Water were off during the inspection

Limitations

Refrigerator & Freezer

ICE MAKER AND WATER NOT ON DURING THE INSPECTION

Ice Maker and or Water were off during the inspection

Deficiencies

9.5.1 Dryer

INOPERABLE

Repairs Recommended

Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.



Bldg Permits
Total Records: 9

| Branch | Permit No | Rev | Rnw | Hist Permit | Permit Desc | Owner | Company | Situs Address | Status | PCN | Balance |
|--------|-----------|-----|-----|-------------|---|-------|--------------------------------------|---------------|----------|-----|---------|
| VISTA | B-2020- | | | | Site Plan Rvw Fence 1-2 Family No Barrier | | R & S Assembly LLC | | Complete | | \$0.00 |
| VISTA | B-2018- | | | | Single-Family Dwelling Detached | | GL Building Corp | | Complete | | \$0.00 |
| VISTA | B-2018- | 1 | | | Single-Family Dwelling Detached (Electrical Drawings) | | GL Building Corp | | Approved | | \$0.00 |
| | P-2018- | | | P | General Plumbing | | Ridgeway Plumbing Inc | | Complete | | \$0.00 |
| | M-2018- | | | M | General Mechanical | | Central Air Control Inc | | Complete | | \$0.00 |
| VISTA | M-2018 | | | | Gas Lp Tanks > 500 Gals Incl Lines/Remove (Sub) | | C & C Diversified Services LLC | | Complete | | \$0.00 |
| | E-2018-0 | | | E | Audio Music (Sub), Cable Television (Sub), Data (Sub), Security Alarm (Sub) | | Vitex Systems Inc | | Complete | | \$0.00 |
| | B-2018-0 | | | B | Roofing (Sub) | | Action Roofing Services Inc | | Complete | | \$0.00 |
| | E-2018- | | | E | General Electric with TUG | | KB Electric | | Complete | | \$0.00 |

SAMPLE

STANDARDS OF PRACTICE

Structural

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component. The structural components of the home are inspected by detecting for hairline crack, proper installation, wear and tear and other sign as per Internachi standards. Many structural components are listed under this subheading, but others may be listed under other headings depending on their role and location within the home. Upon noted deficiencies, for true detection and estimation consulting a contractor is recommended.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material. The inspection of the roof and its covering material is performed by visually inspecting multiple areas and by a non invasive detections and only accessible locations, such as inspecting from the roof line, by walked on, within attic, and by inspecting structural damages within the property. The roof inspection notes for past, present and potential future leaks, and it's limited on its conditions inspection arising from any condition such as weather, safety, condition, and accessibility. Upon noted deficiencies, or true detection and estimation consulting a roofing contractor is recommended.

The average roof life of a Shingle roof is 15-20 Years, Tiled is 25-44 Years, and Metal is 35-50 Years with proper maintenace and drainage.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

The exterior components of the home are inspected by detecting for hairline cracks, proper installation, wear and tear and other sign as per Internachi standards listed above. Many exterior components are listed under this heading, but others components may be listed under other headings depending on their role and location within the home. Upon noted deficiencies and or comments, to obtain a true detection and estimation, consulting a contractor by trade is recommended.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts

210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof. The inspection of Plumbing components is conducted by on off position and a visual non invasive detection of defects. We check for wear and tear, and by running and by checking if components are operable and to Internachi standards as listed above. We also note if the components are to standards, and if there's any evidence of past, present and possible signs of future leaks, including if replacement is recommended. We inspect all components, pipes that are accessible, and by performing a non invasive detection. We note plumbing hazards detected, safety issues that need servicing and or whether replacement is recommended. A true evaluation and costs of repairs can be obtained by consulting a contractor of trade.

The average life span of a water heater with proper maintenance is 10-12 yrs.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

The inspection of electrical components is conducted by on off position and by a visual non invasive detection of defects. We check for wear and tear, and by running and checking if components are operable and to Internachi standards as listed above. We also note if the components are to standards, if GFI lines are protected and if replacement or further evaluation is recommended. We inspect the panel and wiring as a non invasive inspection and reporting wiring, panel hazards, and safety issues that need servicing and or replacement is recommended. A true evaluation, cost of repairs of such components can be obtained by consulting a contractor of trade.

Although a panel may be in working condition, a panel of 40 years or more has a great chance to fail, due to deterioration of the components, breakers and arcing from the voltage drops and so on. It is advised to replace a panel after such

time frame to avoid any safety and hazardous conditions including the risk of electric shock and or fires.

HVAC- Heating Ventilation & Cooling

Heating

I. The inspector shall inspect: A. the HVAC system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the HVAC system; B. the energy source; and C. the ventilation method. III. The inspector shall report as in need of correction: A. any HVAC system that did not operate; and B. if the HVAC system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

System

The inspection of the HVAC system, is performed by Internachi standards as listed above. Evaluation is performed by calculating the differential drop between supply and return. The standards of the average units record a drop of 12 degrees. There can be multiple reasons why drops are not met, possible leaking duct work, unit is undercharged with low freon in units and many other issues, but not limited to proper maintenance. We perform a non invasive detection and note all deficiencies that are not to standards. A true detection and a proper estimation, consulting a HVAC contractor is recommended.

The average life span of an HVAC unit with proper maintenance is 12 yrs.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

The inspection of the ventilation components, is performed by determining the amount of insulation measured, checking the vents, voids, and other factors as per Internachi standards as listed above. We perform a non invasive detection and note all deficiencies that are not to standards. Upon noted deficiencies, or for a true evaluation and costs of repairs consulting consulting a contractor of trade is recommended.

The standard insulation R-value in Florida is a minimum of R-30. Depending on the type of insulation you may have, the average Rvalue per 1 inch of loose insulation equals to 2.8 and for Batt the average for every inch is 3.5. E.g. 3 inches of batt insulation = R30

Built-in Appliances

The inspection of appliance components is conducted by on off position and by performing a visual non invasive detection of defects. We check for wear and tear, and by running and checking if components if they are operable and to Internachi standards. We also note if the components seem not to be to standards, and if replacement is recommended. For proper evaluation and costs of repairs an appliance repair technician should be consulted.

Refrigerators on standard average read 35 degrees, and freezers 0