

Inspection Report

Prepared Exclusively For:
Sample Report

Property Located At:
Delray Beach, FL 33444

Inspection Date: 03/25/2024
Inspected By: Nick Bangor
FL Home Inspector License #: HI730



Florida Strong Home Inspections
Nick Bangor HI730
(561) 716-2742
FloridaStrongHI@Gmail.com



Introduction

How to Read This Report

This report is organized into sections which represent the home's functional areas. You will also find a list of conditions, and limitations, if any, that restricted, or otherwise impacted, the inspection. A description, the inspector's observations and other useful information about the area are included. The following is a breakdown of what each condition rating means.

SATISFACTORY "S" - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, with no readily visible evidence of being significantly deficient.

FAIR "F" - Elements condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other notable concerns. Such condition limitation or concerns mean element exhibited wear, deterioration, damage or other material defects, was at an advanced age (near the end of or beyond its normal design or service life), has at least a moderate potential to become significantly deficient, has a limited future service life, and/or did not meet normal condition expectations. An element listed FAIR requires, or has at least a moderate probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future.

POOR "P" - Element was significantly deficient or exhibited conditions that could render it significantly deficient in the immediate future. Such conditions mean the element was not functional, was not in working or operating order, exhibited substantial wear, deterioration, damage or other defects, exhibited conditions conducive to imminent failure, was missing when it should have been present, and/or was not likely to perform its intended function. An element rated POOR/DEFECTIVE requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation.

NOT APPLICABLE "NA" – All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED "NI" – Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside the scope of the inspection, and/or was not inspected or rated due to other factors, stated or otherwise. Independent inspections may be required to evaluate element conditions.

CONSTRUCTION REGULATIONS- A standard condition inspection does not include evaluation of the property for compliance with applicable codes. This type of inspection, if required, is normally performed by the local building department or private code inspection agencies at the time of the original construction. Any questions regarding code compliance should be addressed to them. Building codes are revised on a regular basis; existing structures, therefore, do not generally meet current code standards for new construction nor are they usually required to be upgraded. Furthermore, no determinations are made regarding product recalls or similar manufacturer warnings.

AESTHETIC CONSIDERATIONS - While our investigation and this subsequent report on the property attempted to provide information on the major concerns you may experience, it does not generally include aesthetic (cosmetic) considerations nor does it include all potential concerns or conditions for this house or property.

ENVIRONMENTAL EXCLUSIONS - Many houses contain potentially harmful or environmentally hazardous elements such as, but not limited to, mold, radon, urea formaldehyde, asbestos and lead. These elements may be found in many forms including cooling and heating system insulation, textured ceiling coverings, ceiling or floor tiles, composite building materials, solder use with copper water piping and furnishings, etc. A home inspection does not include the detection, identification or analysis of any such element in the air, water, soil or materials in or around the house or property (including those for health or environmental considerations).

ESTIMATED AGES- All ages indicated on this report represent the inspector's opinion of the age of the specific element. This opinion is based on numerous factors, including prior experience, element appearance and owner comment. Ages given may not be the actual age of the element; investigate further if this information is desired.

REMEDIAL WORK - Any cost estimates for remedial needs of the property, whether verbal or written represent only an approximation of the possible costs. For any element or condition requiring attention, estimates should be obtained from the specialist or contractor who will be performing the work to determine probable or actual costs. Costs given do not reflect all possible remedial needs or costs for the property; including hidden or consequential damage which may exist or occur at a later date.

ELEMENTS NOT INSPECTED - If certain elements were not evaluated due to weather conditions or other limitations, arrangements should be made for evaluation of those elements prior to closing.

STALL SHOWERS - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the undersides of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the water tightness of a shower pan. With normal aging/wear, leakage will eventually occur.

CONDOMINIUM/COOPERATIVE - Unless otherwise noted, condominium and cooperative unit inspections do not include evaluation of exterior or common elements. The appropriate management personnel should be consulted regarding common element conditions, maintenance responsibilities, master deeds or other pertinent pre-purchase information.

VACANT PROPERTY - It is often not possible to properly evaluate certain elements if a property has been vacant for any length of time. For example, a dream leak in a wall may not become apparent on the wall surface until several hours (or days) after a fixture is used. Such a concern would not be readily apparent at the time of inspection. Therefore,, anticipate the possibility of such occurrences when use of house and systems returns to normal leveled. A through pre-closing inspection is recommended.

AUXILIARY SYSTEMS - Certain elements/equipment are considered auxiliary items and are generally not included within the scope of a limited time inspection. Examples of these items include, but are not limited to the following: water softeners, water filtration/treatment systems, humidifiers, fire and security alarm systems, solar systems, radon, mitigation systems, and central vacuum. If evaluation of these or similar items is desired the appropriate installation or service company should be contacted. Any comments made on these items in the report do not reflect full evaluation of the item and are provided at the inspection company's option.

WINDOWS/DOORS - Window and door evaluations are based on a random sampling of a representative number of the units. All units should be checked for possible deficiencies when required repairs are made.

APPLIANCES- Appliances evaluations are limited and unless indicated do not include a check of thermostatic/time controls appliance accessories, portable appliances or each and every cycle or mode of operation. Specifically excluded are items such as self cleaning cycles on ovens, built in mixers, microwaves. A pre-closing check of all appliances should be performed; obtain operating information from the owner. The average economic life of most kitchen appliances is 10 years.

CRAWL SPACE - Evaluation of these areas is generally limited to only readily accessible/visible elements; other undetected defects or concerns may also exist.

SLAB EVALUATIONS - In most cases, the visible portion of a concrete house slab is extremely limited due to floor covering, furnishing, exterior landscaping and grade levels. Such components may prevent identification of the specific type/style slab and cover cracks, settled areas or other indications of potential concerns. Furthermore, few if any framing members (walls and floors) are visible for inspection and any in/under-slab duct or piping cannot be assessed.

FLOOR/SLAB CONDITION - Irregularities/uneven areas observed through floor coverings may or may not be indicative of slab condition. Many of these conditions are localized and do not affect the slabs structural integrity. However, exposing the slab for assessment is usually required.

SLAB STRUCTURE: Any significant cracking/movement of the house slab may be indicative of a structural concern and may affect structural components. Advise independent evaluation by a structural engineer.

WOOD DESTROYING INSECT DAMAGE - Evidence of wood destroying insect damage is often indicative of additional hidden damage. Evaluations are based on visible conditions only and regular termite preventative treatments should be performed. When visible damage is extensive, further investigation is recommended to determine the extent of any hidden damage. ****A Full / Complete Termite Treatment with whole house warranty is Recommended. ****

PRIOR WOOD DESTROYING INSECT TREATMENT- If there are indications of a prior treatment of the house with an insecticide, obtain documentation on the purpose and method of treatment. No evaluation was performed on the effectiveness of neither the treatment nor the possible environmental or health effects (contamination) which may exist.

SOLAR HOT WATER- Solar domestic water systems have proven to be a feasible means of providing all or part of a house's domestic hot water needs in certain areas of the country. These systems, however, must be properly designed, installed and maintained to be of value. It is recommended that a solar consultant/service company evaluate this system to determine its condition and effectiveness; this type evaluation is not part of a standard inspection.

PLASTIC PIPING- Certain types of plastic piping systems have exhibited material or above normal installation defects resulting in premature leakage, particularly polybutylene (PB) piping. If PB piping has leaked as a result of inherent deficiencies, remedial needs may be covered under a special PB pipe repair program administered by the Consumer Plumbing Recovery Center or other group. Contact the CPRC, the manufacturer or a qualified plumber for assessment of the system and possible remedies.

FPE (Federal Pacific Electric) Electrical Panels - Federal Pacific Electrical Panels potentially could fail to provide proper safety & protection for homes. Federal Pacific Electric Company (FPE) was one of the most common manufacturers of circuit breaker panels in North America from the 1950s to the 1980s. Yet, as the years passed, electricians and home inspectors often found Federal Pacific Electric panels failed to provide proper protection to homeowners and their families. Experts now say that FPE panels can appear to work fine for years, but after one over current or short circuit, they can overheat and become fire hazards.

LP UNIT - Liquefied petroleum (LP) or propane gas is generally provided on a regular basis by service companies which may own or lease the storage tank. Due to concerns related to certain LP gas valves, it is recommended that the service company confirm that the valve is acceptable and functioning properly. Caution should be used when lighting or re-lighting an LP burner due to the heavier-than-air properties of the gas.

DRYWALL- Drywall out gassing not part of standard inspection.

ACCEPTANCE- Acceptance of the terms of this report and reliance upon same constitutes acceptance of the terms and conditions set forth herein. The terms, conditions and limitations set forth in the Order Agreement, executed in connection with this inspection report, are incorporated in this report as if fully set forth herein. With respect to the performance of the inspection itself, Florida Strong LLC's liability is expressly limited to inspection fee paid.

This Inspection Does Not Constitute a Warranty.

Scope

- A Home Inspection is a non-invasive, visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.
- A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.
- A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.
- An Inspection Report shall describe and identify, in written format, the inspected systems, structures, and components of the dwelling, and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.
- While every effort is made to find all areas of concern, some problems may go unnoticed. The inspection is not meant to be technically exhaustive. Please keep in mind that the inspector has your best interest at heart. Any repair items mentioned in this report should be considered before purchase. It is highly recommended that qualified contractors be used to further inspect or repair issues identified in this inspection report.
- This report represents the general condition of the home listed below. As with all homes, it is important to remember that maintenance and improvements to house systems will be required from time to time.

General Information

Client Info

Name: Florida Strong Home Inspections
 Phone: FloridaStrongHI@Gmail.com

Structure Detail

Year Built: 2019
 Approximate Size: 1,961 Sq Ft
 Dwelling Type: ☐ Single Family ☒ Condo(Interior Only) ☐ Townhome
 Stories: ☐ 1 ☐ 2 ☐ 3 ☒ Other: 5
 Foundation: ☐ Slab on Grade ☐ Stem Wall ☒ Pier/Pilings ☐ Basement
 Construction: ☒ Masonry ☐ Metal Frame ☐ Wood Frame
 Occupied: ☐ Yes ☒ No / Furnished ☐ No / Unfurnished
 Garage: ☒ Yes ☐ No ☒ Other: Common Garage
 Orientation (Front Facing): ☐ North ☐ South ☐ East ☒ West

Weather at Time of Inspection

Weather and Temperature:
 80 Degrees and Sunny

Inspection Attendees

Client: ☒
 Home Owner: ☐
 Selling Agent: ☒
 Listing Agent: ☒
 Tenant: ☐
 Neighbor: ☐
 Other: ☐ _____

Inspection Duration

Start Time: 10:30 ☒ AM ☐ PM
 End Time: 12:30 ☐ AM ☒ PM

Interior

Floor Condition: **Fair**

- **Tile grout is deteriorating at locations of high traffic. Areas of grout deterioration are located outside of the hall bathroom (bathroom #2) and in the hall outside of the master bedroom. Install additional grouting at floor tile.**

Tile Grouting Est. \$200

Wall Condition: **Satisfactory**

Ceiling Condition: **Poor**

- **There is evidence of an active leak at the office / nursery ceiling. The ceiling has a stained area of around 9 square inches that have active moisture present when measured with a moisture meter.**
- **The condo unit is the top floor and the building roof is about the unit. The roof is maintained by the building HOA (COA); the HOA needs to address the issue immediately to ensure that the leak is stopped as soon as possible.**

Contact HOA for Leak Repair / Possible Roof Service

- **Mold Analysis: Due to the moisture intrusion at the home (staining with active moisture at office), a full mold analysis is scheduled to be performed at the home (03/26/24 9:30am) to determine what species of mold may be present and at what levels. If testing shows that mold levels are elevated, remediation will be required. Obtain detailed quotes for mold remediation from licensed remediation contractors if levels are elevated.**
- **Mold air samples will be delivered to Pro-Lab for analysis on 03/26/2024, results expected end of day between 5pm-6pm, and no later than next day.**

Mold Analysis Cost. \$375

Window Condition: **Fair**

- **No window screens present.**
- **Dining room window locks are difficult to engage, there is likely some debris somewhere that is preventing the window from fully closing.**

Window Service Est. \$100-\$160

Entry Door Condition: **Fair**

- **Front entry door at the condo has small amount of damage present at edge of door (possibly hit an alarm sensor that was previously installed). Repair damage at entry door.**

Front Door Paint / Repair Est. \$120-\$200

Interior Door Condition: Fair

- **Multiple door handles throughout the home have movement noted at the door handles. A couple door handles need to be tightened at the attachment to the door, and most doors require tightening of door handle hardware to prevent movement at the actual door handle mechanism.**
- **One door (northernmost bedroom) is not latching shut at time of inspection; service required.**

Door Handle Service Est. \$160-\$250

- **Utility room AC system closet bifold door is not properly installed in the door track, see photos, door peg is not installed into the moving guide present in the door track.**

Utility Closet Door Adjustment Est. \$0-\$100

- **Bifold closet doors at the home are not properly adjusted and doors are not square with each other creating an aesthetic issue.**

Steps/Stair Condition: Fair

- **There is a metal spiral staircase installed at the exterior balcony of the condo leading to the rooftop balcony.**
- **There are 2 bolts securing the base of the staircase that appear to have been installed at a slight angle that does not allow the bolts to sit flush. Recommend installing a high strength construction adhesive caulking at the bolts to seal bolts from corrosion and strengthen the connection's shear strength.**
- **Metal bolts securing the staircase are showing evidence of corrosion at connection to rooftop balcony; recommend sealing bolts to prevent further corrosion (silicone caulk or other means).**

Staircase Bolt Sealing Est. \$150-\$300

Sliding Patio Door Condition: Fair

- **Sliding patio doors are opening and closing properly at time of inspection; keep tracks cleaned and lubricated to prevent corrosion from occurring and causing difficulty operating doors.**
- **Sliding patio doors throughout the home have movement noted at the doors when in the locks are in the fully locked position. One of the two master bedroom patio doors does lock properly; all others required service (seven (7) doors).**
- **Excess movement noted at some of the door handle lock latches, tighten all hardware at the patio door handles at time of service.**
- **(All exterior door handles are beginning to show damage from corrosion; obtain quotes for aesthetic repairs or replacement as is desired at time of door service. Replacement may negate need for adjustments)**

Sliding Patio Door Lock / Latch Repair Est. \$80-\$200 Each

HOA / COA Comment: **Balcony**

- **The main level balcony at the condo has visible cracking noted; cracking runs from door openings at living room and master bedroom to the center of the balcony. Seal cracking to ensure moisture intrusion is not occurring.**

Bring to Attention of HOA / COA

Interior Images



Front Door



Damage at Front Door



Dining Room Window



Lock Not Latching at Window



Bedroom Closet Doors not Square



**Anchor Attachment Appears to be
in Incorrect Location**

Interior Images



**AC Closet Door Track Service
(Inside Utility Room)**



**AC Closet Door Track Service
(Inside Utility Room)**



**Northern Most Bedroom
Door Handle Loose; Not Latching**



**Northern Most Bedroom
Door Handle Loose; Not Latching**



**Loose Door Handle
(Master Bathroom as Example)**



**Loose Door Handle
(Master Bathroom as Example)**

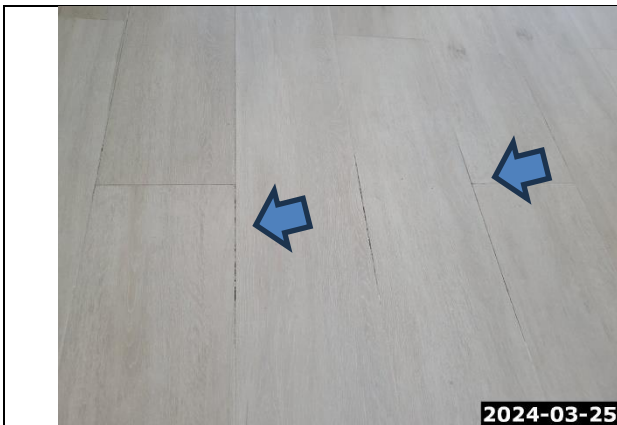
Interior Images



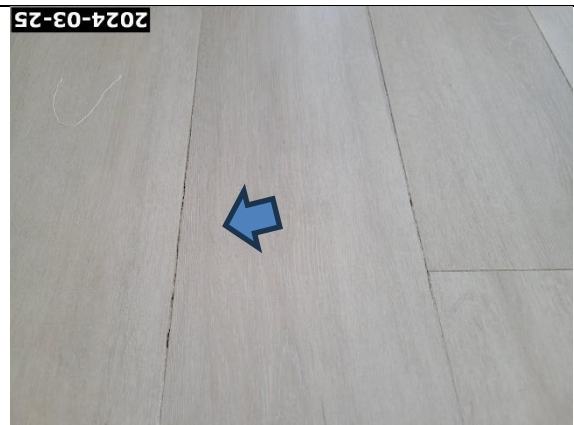
**Tile Grout Damage at
Main Walk / Hallway**



**Tile Grout Damage at
Main Walk / Hallway**



**Tile Grout Damage at
Main Walk / Hallway**



**Tile Grout Damage at
Main Walk / Hallway**



Tile Grout Damage near



Tile Grout Damage near

Master Bedroom	Master Bedroom
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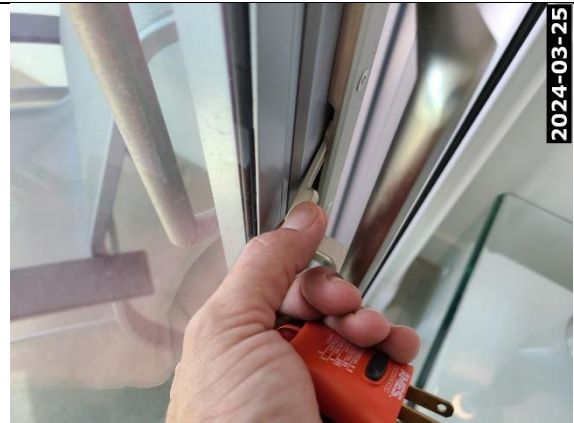
Interior Images



Office / Nursery	Area Where Leak Evidence is Noted
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Area of Prior Repairs to Ceiling Arrow: Area of Active Leak / Stain	Active Moisture Measure at Area of Ceiling Stain
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Balcony / Balcony Doors Images**Balcony / Balcony Doors Images****Movement at Door When Latched****Movement at Door When Latched –
Door Opens About ¼ inch When Locked****Movement at Door Latch****Visible Corrosion Noted at Exterior
Door Handles****Visible Corrosion Noted at Exterior
Door Handles**

Balcony / Balcony Doors Images



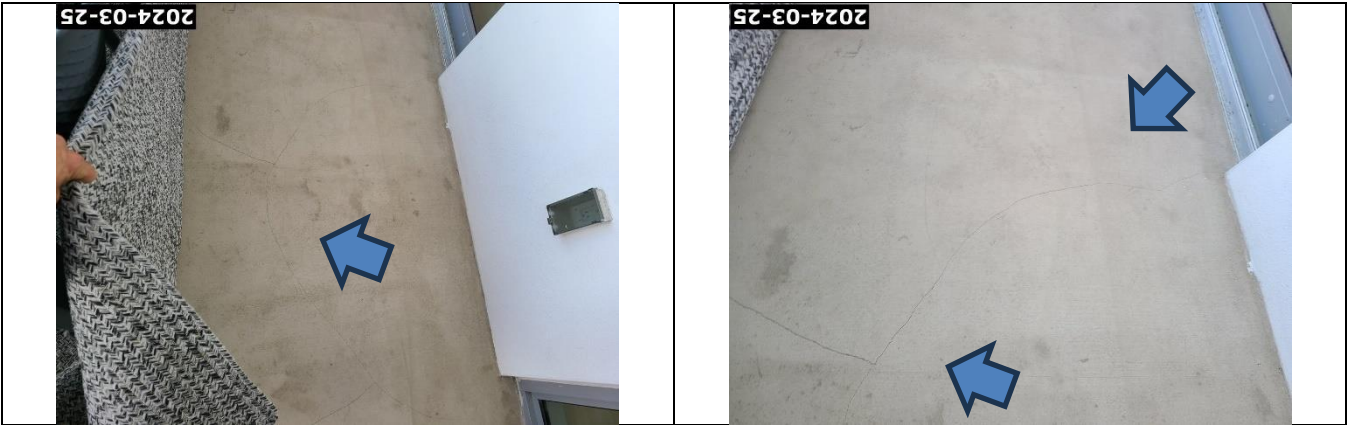
Balcony / Balcony Doors Images

Balcony / Balcony Doors Images – Movement at Door When Latched



Balcony / Balcony Doors Images

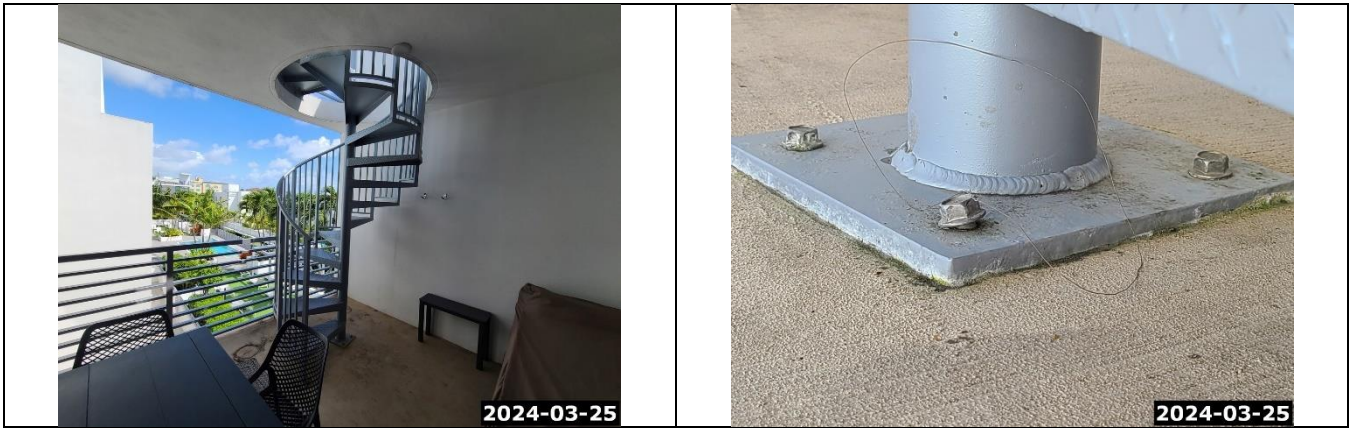
Balcony / Balcony Doors Images



Balcony / Balcony Doors Images

Balcony / Balcony Doors Images

Balcony / Balcony Doors Images



Balcony Staircase	Balcony Staircase – Bolt Not Flush
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Balcony Staircase Seal Bolts to Prevent Corrosions	Balcony Staircase Seal Bolts to Prevent Corrosions
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Kitchen

Note: Images Contain Appliance Labels with Model Numbers

Note: Appliance cannot be graded as "Satisfactory" if appliance has passed the expiration date of the original manufacturer's warranty period.

Sink Condition: **Satisfactory**

Supply Valves Condition: **Satisfactory**

Stovetop Condition: **Fair**

- **Functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty. (2019)**

Oven(s) Condition: **Fair**

- **Functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty. (2019)**

Microwave Condition: **Fair**

- **Push-button opening, drawer style microwave.**
- **Microwave is functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty. (2019)**

Ventilator Condition: **Fair**

- **Ventilation fan is functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty. (2019)**
-

Dishwasher(s) Condition: **Fair**

- **Functional at time of inspection. Note age. Unit was run through a cycle at time of inspection, the unit is draining properly. No determination of cleaning capacity is made. (2019)**
- **Dishwasher has an attachment screw securing it to the sink cabinet that was installed improperly; screw is crooked and could damage rubber gasket installed overtop of the screw. Reinstall the attachment screw at dishwasher.**
- **The opening cut into the cabinet for the dishwasher is a very tight fit at areas (not a straight cut). The buttons of the dishwasher appear to come into contact with the cabinet when dishwasher is closed. Recommend extending (slightly) the opening cut into the cabinetry for the dishwasher; ensure opening cuts are straight and square.**

Dishwasher Service Est. \$140-\$180

Disposal(s) Condition: Fair

- **Disposal switch located in sink cabinet behind cabinet doors.**
- **Functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty. (2019)**

Refrigerator(s) Condition: Fair

- **Functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty. (2019)**
- **Unit is empty at time of inspection and true cooling capacity is indeterminable.**

Cabinets Condition: Fair

- **Small piece of cabinet trim is loose between the microwave and the wine cooler; secure cabinet trim to prevent movement.**

Cabinet Service Est. \$80-\$125

Counter Top(s) Condition: Satisfactory

- **Keep seams at countertop sealed with caulk.**

GFCI Condition: Satisfactory**Wine Chiller Condition: Fair**

- **Functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty. (2019)**

****IF THE CURRENT APPLIANCES ARE NO LONGER UNDER WARRANTY WE RECOMMEND THAT YOU OBTAIN AN EXTENDED WARRANTY OR SERVICE CONTRACT.****

Kitchen Images



Kitchen Images

Kitchen Images



Kitchen Images

Kitchen Images



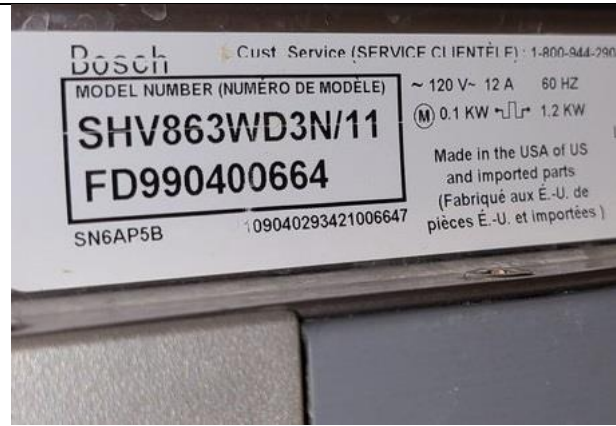
Kitchen Images

Kitchen Images

Kitchen Images



Dishwasher



Dishwasher



**Dishwasher
Attachment Screw Crooked**



**Dishwasher
Attachment Screw Crooked**



**Dishwasher –
Buttons in Contact with Cabinet**



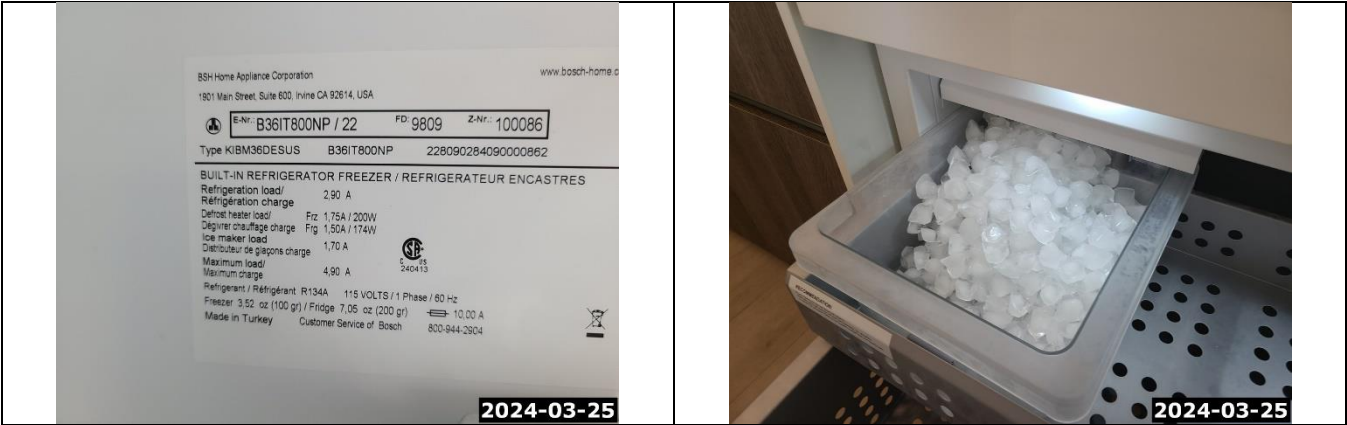
**Dishwasher –
Opening Larger Towards Left Side**

Kitchen Images



Refrigerator

Refrigerator



Refrigerator

Refrigerator



Microwave

Microwave

Kitchen Images



Wine Refrigerator

Wine Refrigerator



Small Piece of Loose Cabinet Trim

Small Piece of Loose Cabinet Trim

Bathrooms

Bathroom 1 – Northern / Left Most Bathroom

Sink Condition: **Satisfactory**

Supply Valves Condition: **Fair**

- **Plumbing lines at home are PVC. The supply lines leading to sink shutoff valves at bathrooms are allowing movement of the shutoff valves; plumbing lines or supply valves themselves should be secured to prevent movement.**

Supply Line / Valve Service Est. \$95-\$140

Toilet Condition: **Satisfactory**

Shower Fixtures Condition: **Fair**

- **Shower fixture handle components are loose (side-to-side movement at handle). Components at the shower handle need to be adjusted to tighten. (shower fixture functional at time of inspection)**

Shower Handle Service Est. \$80-\$240

Tile or Enclosure Condition: **Fair**

- **Small amount of cracking visible at shower tile caulking. Grout / caulking seals should be reapplied.**

Grouting or Caulking Est. \$95+

Ventilation Condition: **Satisfactory** **Fan**

Floor/Walls/Ceiling Condition: **Fair**

- **Cabinet installed to the right of sink has movement noted; cabinet needs to be better secured to wall to prevent movement. Reapply caulking between wall and cabinet after repairs.**

Cabinet Securing Est. \$95-\$140

GFCI Condition: **Satisfactory**

Bathroom 2 – Hall Bathroom

Sink Condition: **Satisfactory**

Supply Valves Condition: **Fair**

- **Plumbing lines at home are PVC. The supply lines leading to sink shutoff valves at bathrooms are allowing movement of the shutoff valves; plumbing lines or supply valves themselves should be secured to prevent movement.**

Supply Line / Valve Service Est. \$95-\$140

Toilet Condition: **Satisfactory**

Shower Fixtures Condition: **Fair**

- **Shower fixture handle components are loose (side-to-side movement at handle). Components at the shower handle need to be adjusted to tighten. (shower fixture functional at time of inspection)**

Shower Handle Service Est. \$80-\$240

Bathtub Condition: **Satisfactory**

Tile or Enclosure Condition: **Satisfactory**

Ventilation Condition: **Satisfactory** **Fan** **Choose an item.**

Floor/Walls/Ceiling Condition: **Satisfactory**

GFCI Condition: **Satisfactory**

Bathroom 3 – Master Bathroom

Sink Condition: **Satisfactory**

Supply Valves Condition: **Fair**

- **Plumbing lines at home are PVC. The supply lines leading to sink shutoff valves at bathrooms are allowing movement of the shutoff valves; plumbing lines or supply valves themselves should be secured to prevent movement.**

Supply Line / Valve Service Est. \$95-\$140

Toilet Condition: **Satisfactory**

Shower Fixtures Condition: **Fair**

- **Shower fixture handle components are loose (side-to-side movement at handle). Components at the shower handle need to be adjusted to tighten. (shower fixture functional at time of inspection)**

Shower Handle Service Est. \$80-\$240

Tile or Enclosure Condition: **Fair**

- **Shower fixture handle components are loose (side-to-side movement at handle). Components at the shower handle need to be adjusted to tighten. (shower fixture functional at time of inspection)**

Shower Handle Service Est. \$80-\$240

Ventilation Condition: **Satisfactory** **Fan**

Floor/Walls/Ceiling Condition: **Fair**

- **Grout / caulking at “baseboard” tile is damaged and / or not installed. Grout appears to have not been installed at tile directly behind the toilet.**
- **Install caulking or grout at the “baseboard” tile behind the toilet.**

“Baseboard” Tile Grout / Caulk Est. \$140

GFCI Condition: **Satisfactory**

Bathroom #1 Images



Bathroom #1 Images

Bathroom #1 Images



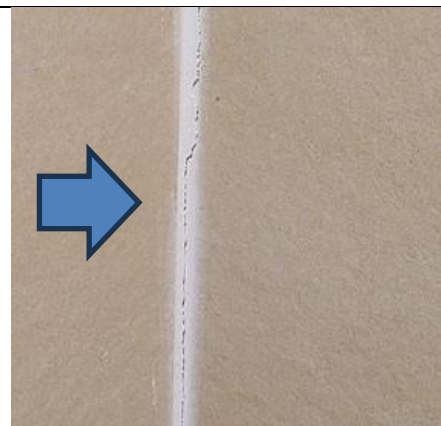
Bathroom #1 Images

Bathroom #1
Movement at Supply Line



Bathroom #1 Images

Bathroom #1 Images

Bathroom #1 Images**Bathroom #1 Images****Bathroom #1 Images****Bathroom #1
Cracking at Caulk****Bathroom #1
Cracking at Caulk****Bathroom #1
Loose Shower Handle****Bathroom #1
Loose Shower Handle**

Bathroom #2 Images**Bathroom #2 Images****Bathroom #2 Images****Bathroom #2 Images****Bathroom #2
Movement at Supply Line****Stain in Cabinet; No Moisture****Bathroom #2 Images**

Bathroom #2 Images**Caulking Incomplete at Cabinet****Caulking Incomplete at Cabinet****Bathroom #2 Images****Bathroom #2 Images****Bathroom #2
Shower Handle Loose****Material (Gasket?) Visible at Shower
Diverter Button**

Bathroom #3 Images



Bathroom #3 Images	Bathroom #3 Images
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Bathroom #3 Images	Bathroom #3 Images
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Grout / Caulk Damaged / Incomplete Behind Toilet	Grout / Caulk Damaged / Incomplete Behind Toilet
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Bathroom #3 Images



Bathroom #3 Images	Bathroom #3 Movement at Shower Handle
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Bathroom #3 Caulk Cracking at Shower Seat	Bathroom #3 Caulk Cracking at Shower Seat
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Cooling & Heating

HVAC System #1: Central / Split

Size: **3.5 Ton**

Make: **Trane**

Age: **4 Years Old (2019)**

Life Span: **6-10 Years**

Compressor / Condenser Unit Condition: **Fair**

- **Functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty.**

Return Temperature: **74**

Register Temperature: **61**

- **Insufficient temperature differential across air handler evaporator coil. Temperature differential should be at least 15 degrees between readings. Current differential at time of inspection is 13 degrees.**
- **System is within typical lifespan and does not show signs of damage. Recommend performing a typical maintenance service at the system.**

Air Handler Unit Condition: **Fair**

- **AC system service required to perform a typical system maintenance at the AC unit.**
AC System Service Est. \$100-\$245

Heating System: **Electric**

Heating Condition: **Fair**

- **Heat coils installed at the air handler, functional at time of inspection. Full heating capacity is not tested due to weather.**

Thermostat Condition: **Satisfactory**

Condensation Removal Condition: **Fair**

- **Keep condensation drain line clean for proper function. Leak free at time of inspection. Have Safe T Switch at the condensation drain line tested for operation at time of AC system service call. Clear condensation drain line of debris at time of AC service call.**

Ducting Comment:

- **Missing ceiling vent register cover at AC system closet (closet shared with water heater). Currently there is only an opening in the ceiling to the duct with no metal cover.**
Duct Register Est \$100+

HVAC System #2: Central / Split

Size: **2.5 Ton**

Make: **Trane**

Age: **5 Years Old (2018)**

Life Span: **6-10 Years**

Compressor / Condenser Unit Condition: **Fair**

- **Functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty.**

Return Temperature: **73**

Register Temperature: **61**

- **Insufficient temperature differential across air handler evaporator coil. Temperature differential should be at least 15 degrees between readings. Current differential at time of inspection is 12 degrees.**
- **System is within typical lifespan. Recommend performing a typical maintenance service at the system.**

Air Handler Unit Condition: **Fair**

- **There is some rust damage visible at the AC air handler evaporator cooling fins; recommend cleaning unit at time of service. (repair bent cooling fins at time of service)**
- **AC system service required to perform a typical system maintenance at the AC unit.**
AC System Service Est. \$100-\$245

Heating System: **Electric**

Heating Condition: **Fair**

- **Heat coils installed at the air handler, functional at time of inspection. Full heating capacity is not tested due to weather.**

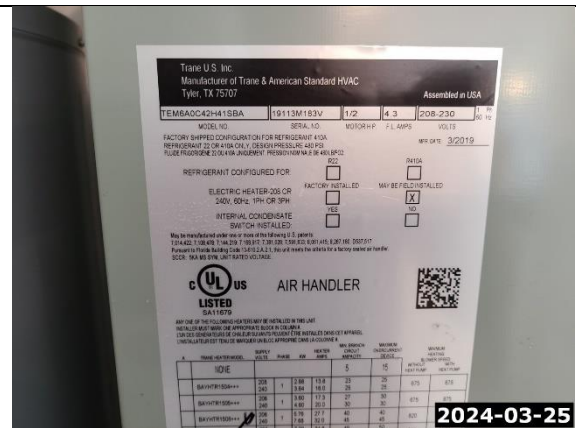
Thermostat Condition: **Satisfactory**

Condensation Removal Condition: **Fair**

- **Keep condensation drain line clean for proper function. Leak free at time of inspection. Have Safe T Switch at the condensation drain line tested for operation at time of AC system service call. Clear condensation drain line of debris at time of AC service call.**

****IF THE CURRENT HVAC SYSTEM IS NO LONGER UNDER WARRANTY WE RECOMMEND THAT YOU
OBTAIN AN EXTENDED WARRANTY OR SERVICE CONTRACT. ****

Cooling and Heating Images



Cooling and Heating Images

Cooling and Heating Images



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HVAC at Utility Closet



**Opening in Ceiling in Utility Closet –
Vent Register Required**



Thermostats



Wifi / Digital HVAC Thermostat

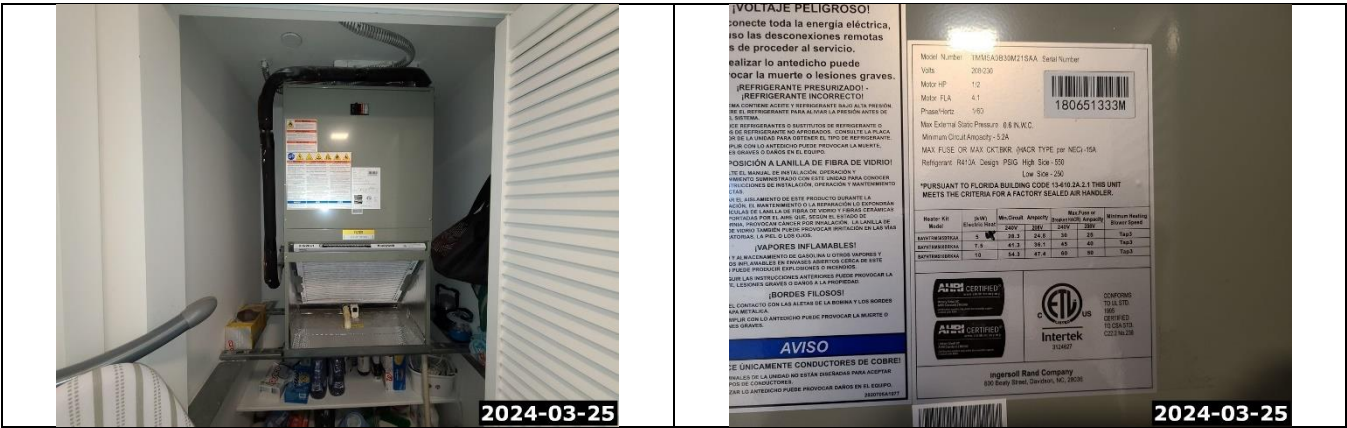


Cooling and Heating Images



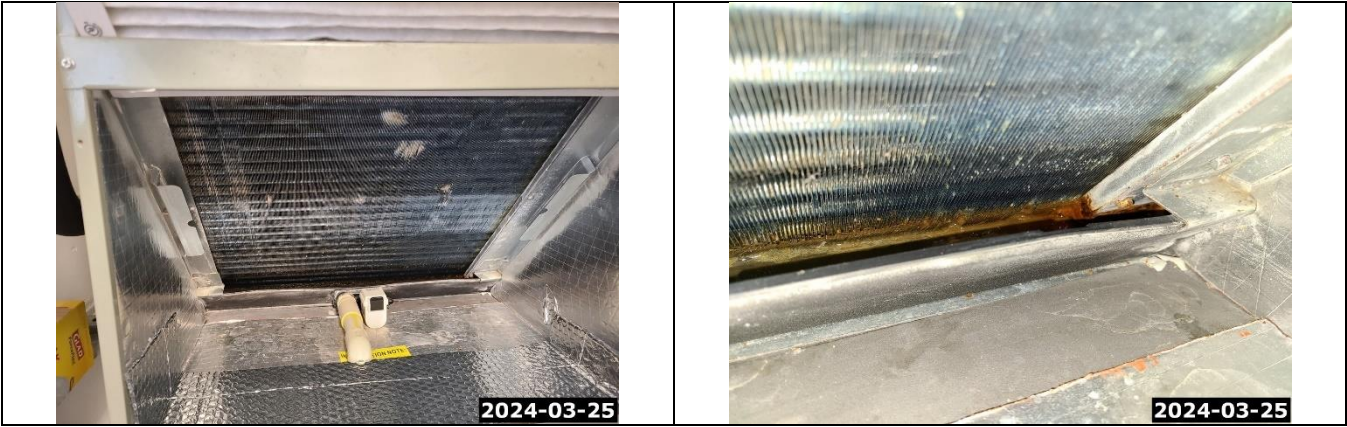
Cooling and Heating Images

Cooling and Heating Images



Cooling and Heating Images

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Cooling and Heating Images

Rust at Air Handler Evap Fins



Cooling and Heating Images

Cooling and Heating Images

Electrical

Service to Dwelling: **Underground**

Service Entrance Condition: **Satisfactory**

Service Grounding Condition: **Satisfactory**

Number of Main Disconnects: **1**

Main Disconnect Location: **Meter Room**

- **Condominium with common meter room and service panels.**

Main Disconnect Amperage: **200 Amps**

Exterior Panel Type: **Circuit Breakers**

Exterior Panel Condition: **Not Inspected**

- **Condominium with common meter room and service panels.**

Interior Panel Type: **Circuit Breakers**

Interior Panel Condition: **Fair**

- **Circuit breaker panel is a Square D brand panel.**
- **One circuit breaker was removed from the panel and replaced with a panel blank that is undersized. The blank is large enough to prevent access and is sufficient for safety. Replace the plastic blank with a larger blank to fill the entire opening as is desired.**
- **The circuit breakers at the panels do not appear to be installed perfectly square; the openings cut into the metal panel cover are not in the correct location for the currently installed breakers and the panel sits on top of the breakers at areas instead of installing flush around breakers. Because the cover rests on top of the circuit breakers instead of fitting around them, it cannot sit flush against the wall**
- **Condition of panel prior to inspection was that the panel was missing two of the four screws securing cover to panel box, and the panel was being bent away from the wall due to the issue with the breakers, the panel cover is also bent at right side (permanent, stays when cover is removed from wall).**
- **The electric panel required service to properly seat all of the circuit breakers into the panel so that the cover of the panel can be installed properly over the breakers and flush with the interior wall.**

Electric Panel Service Est. \$200+

Wiring Condition: **Satisfactory**

Main Feed Wiring Type(s): **Copper**

Major Appliance Wiring Type(s): **Copper**

Household Wiring Type(s): **Copper**

Devices Condition: **Fair**

- **Rust present at exterior devices (fans, lights). Devices are functional at time of inspection.**

GFCI Test Condition: **Satisfactory**

Electric System Images



**Interior Electric Panel
(Cover In-Place)**



**Interior Electric Panel
(Cover Removed to View Wiring)**



**Cover Sitting On Breakers Instead
of Around Breakers**



Panel Bent



Rust Visible at Device



Rust Visible at Device

Plumbing/Water Heater

Supply Line Material: **PVC / CPVC**

Supply Line Condition: **Satisfactory**

Drain Line Material: **PVC**

Drain Line Condition: **Satisfactory**

Water Pressure at Fixtures: **Satisfactory**

Water Drainage at Fixtures: **Satisfactory**

Main Water Valve Present: **Yes**

Main Water Valve Location: **Interior Valve**

Main Water Valve Condition: **Satisfactory**

Laundry Supply Valves: **Fair**

- **Laundry supply valves are part of a "Laundry Supply Box" that is a combination of the valves and the PVC drain fitting that accepts the laundry drain hose.**
- **The PVC at the laundry supply box is cracked / damaged. Replacement of the damaged laundry supply box is required.**

Laundry Supply / Drain Box Replacement Est. \$220

Dryer Condition: **Fair**

- **Functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty. (2019)**
- **Clean dryer vent ducting; keep dryer vent exhaust ducting clean to prevent backups of dust / debris at the exhaust that can become fire hazards.**

Clean Dryer Vent Est. \$80

Washer Condition: **Fair**

- **Functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty. (2019)**

Hot Water Heater #1: Conventional Tank

Hot Water Heater Type: **Electric**

Age: **4 Years Old (2019)**

Make: **Lochinvar**

Life Span: **8-12 Years**

Capacity: **80 Gallons**

Hot Water Heater Location: **Closet**

Hot Water Heater Condition: **Satisfactory**

- **Functional at time of inspection. Note age. Unit is rated as "Fair" due to the age of the unit and the unit being out of the original manufacturer's warranty.**

**** IF A PRIVATE WATER AND/OR WASTE SYSTEM EXISTS, INDEPENDENT EVALUATION BY A SPECIALIST IS RECOMMENDED. ****

Plumbing System Images



Water Heater

Water Heater Manufacturer's Label



Water Heater Relief Valve (TPRV)

Water Heater Drain



Laundry Plumbing Supply Valves

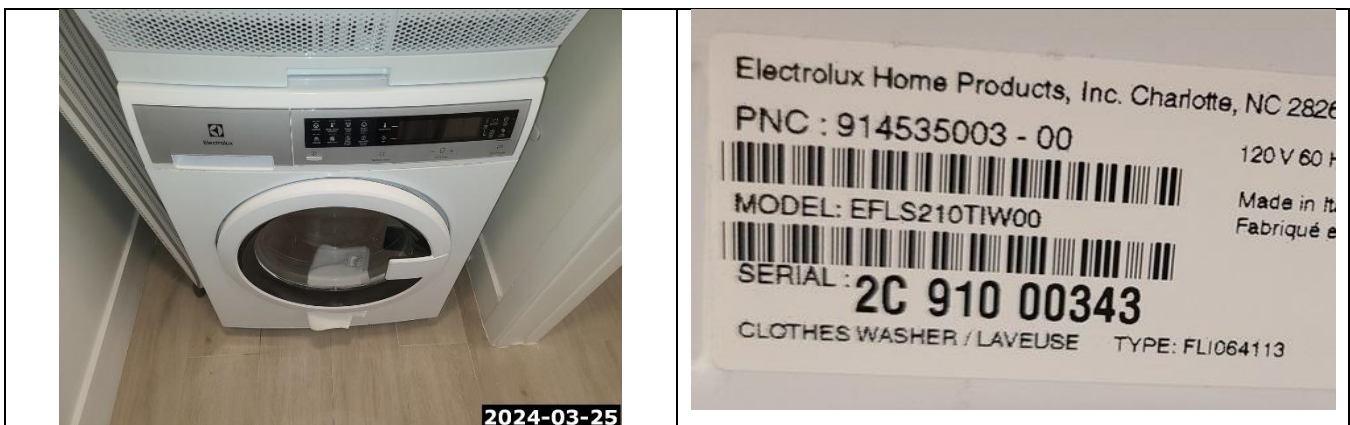
**Damage at PVC at
Laundry Supply Box**

Plumbing System Images



Clothes Dryer

Clothes Dryer Label



Washing Machine

Washing Machine Label

Summary and Remedial Cost Approximations

The following list itemizes remedial cost approximations for certain conditions noted during the inspection. We recommend that actual costs be determined by estimates from reputable contractors. This list is not intended to include all possible remedial needs of the property.

Summary of Inspector Comments

Estimated Costs

HOA

- There is evidence of an active leak at the office / nursery ceiling. The ceiling has a stained area of around 9 square inches that have active moisture present when measured with a moisture meter.
- The condo unit is the top floor and the building roof is about the unit. The roof is maintained by the building HOA (COA); the HOA needs to address the issue immediately to ensure that the leak is stopped as soon as possible.

Contact HOA for Leak Repair / Possible Roof Service

- The main level balcony at the condo has visible cracking noted; cracking runs from door openings at living room and master bedroom to the center of the balcony. Seal cracking to ensure moisture intrusion is not occurring.

Bring to Attention of HOA / COA

Interior

- Tile grout is deteriorating at locations of high traffic. Areas of grout deterioration are located outside of the hall bathroom (bathroom #2) and in the hall outside of the master bedroom. Install additional grouting at floor tile.

Tile Grouting Est. \$200

- Mold Analysis: Due to the moisture intrusion at the home (staining with active moisture at office), a full mold analysis is scheduled to be performed at the home (03/26/24 9:30am) to determine what species of mold may be present and at what levels. If testing shows that mold levels are elevated, remediation will be required. Obtain detailed quotes for mold remediation from licensed remediation contractors if levels are elevated.
- Mold air samples will be delivered to Pro-Lab for analysis on 03/26/2024, results expected end of day between 5pm-6pm, and no later than next day.

Mold Analysis Cost. \$375

- Dining room window locks are difficult to engage, there is likely some debris somewhere that is preventing the window from fully closing.

Window Service Est. \$100-\$160

- Front entry door at the condo has small amount of damage present at edge of door (possibly hit an alarm sensor that was previously installed). Repair damage at entry door.

Front Door Paint / Repair Est. \$120-\$200

- Multiple door handles throughout the home have movement noted at the door handles. A couple door handles need to be tightened at the attachment to the door, and most doors require tightening of door handle hardware to prevent movement at the actual door handle mechanism.
- One door (northernmost bedroom) is not latching shut at time of inspection; service required.

Door Handle Service Est. \$160-\$250

Interior

- Utility room AC system closet bifold door is not properly installed in the door track, see photos, door peg is not installed into the moving guide present in the door track.
Utility Closet Door Adjustment Est. \$0-\$100
- There are 2 bolts securing the base of the staircase that appear to have been installed at a slight angle that does not allow the bolts to sit flush. Recommend installing a high strength construction adhesive caulking at the bolts to seal bolts from corrosion and strengthen the connection's shear strength.
- Metal bolts securing the staircase are showing evidence of corrosion at connection to rooftop balcony; recommend sealing bolts to prevent further corrosion (silicone caulk or other means).
Staircase Bolt Sealing Est. \$150-\$300
- Sliding patio doors throughout the home have movement noted at the doors when in the locks are in the fully locked position. One of the two master bedroom patio doors does lock properly; all others required service (seven (7) doors).
- Excess movement noted at some of the door handle lock latches, tighten all hardware at the patio door handles at time of service.
- (All exterior door handles are beginning to show damage from corrosion; obtain quotes for aesthetic repairs or replacement as is desired at time of door service. Replacement may negate need for adjustments)
Sliding Patio Door Lock / Latch Repair Est. \$80-\$200 Each

Kitchen

- Dishwasher has an attachment screw securing it to the sink cabinet that was installed improperly; screw is crooked and could damage rubber gasket installed overtop of the screw. Reinstall the attachment screw at dishwasher.
- The opening cut into the cabinet for the dishwasher is a very tight fit at areas (not a straight cut). The buttons of the dishwasher appear to come into contact with the cabinet when dishwasher is closed. Recommend extending (slightly) the opening cut into the cabinetry for the dishwasher; ensure opening cuts are straight and square.
Dishwasher Service Est. \$140-\$180
- Small piece of cabinet trim is loose between the microwave and the wine cooler; secure cabinet trim to prevent movement.
Cabinet Service Est. \$80-\$125

Bathroom 1 – Northern Bathroom

- Plumbing lines at home are PVC. The supply lines leading to sink shutoff valves at bathrooms are allowing movement of the shutoff valves; plumbing lines or supply valves themselves should be secured to prevent movement.

Supply Line / Valve Service Est. \$95-\$140

- Shower fixture handle components are loose (side-to-side movement at handle). Components at the shower handle need to be adjusted to tighten. (shower fixture functional at time of inspection)

Shower Handle Service Est. \$80-\$240

- Small amount of cracking visible at shower tile caulking. Grout / caulking seals should be reapplied.

Grouting or Caulking Est. \$95+

- Cabinet installed to the right of sink has movement noted; cabinet needs to be better secured to wall to prevent movement. Reapply caulking between wall and cabinet after repairs.

Cabinet Securing Est. \$95-\$140

Bathroom 2 – Hall Bathroom

- Plumbing lines at home are PVC. The supply lines leading to sink shutoff valves at bathrooms are allowing movement of the shutoff valves; plumbing lines or supply valves themselves should be secured to prevent movement.

Supply Line / Valve Service Est. \$95-\$140

- Shower fixture handle components are loose (side-to-side movement at handle). Components at the shower handle need to be adjusted to tighten. (shower fixture functional at time of inspection)

Shower Handle Service Est. \$80-\$240

Bathroom 3 – Master Bathroom

- Plumbing lines at home are PVC. The supply lines leading to sink shutoff valves at bathrooms are allowing movement of the shutoff valves; plumbing lines or supply valves themselves should be secured to prevent movement.

Supply Line / Valve Service Est. \$95-\$140

- Shower fixture handle components are loose (side-to-side movement at handle). Components at the shower handle need to be adjusted to tighten. (shower fixture functional at time of inspection)

Shower Handle Service Est. \$80-\$240

- Shower fixture handle components are loose (side-to-side movement at handle). Components at the shower handle need to be adjusted to tighten. (shower fixture functional at time of inspection)

Shower Handle Service Est. \$80-\$240

- Grout / caulking at “baseboard” tile is damaged and / or not installed. Grout appears to have not been installed at tile directly behind the toilet.

- Install caulking or grout at the “baseboard” tile behind the toilet.

“Baseboard” Tile Grout / Caulk Est. \$140

HVAC System #1: Central / Split – Main Unit / Near Water HeaterReturn Temperature: **74**Register Temperature: **61**

- **Insufficient temperature differential across air handler evaporator coil. Temperature differential should be at least 15 degrees between readings. Current differential at time of inspection is 13 degrees.**
- **System is within typical lifespan and does not show signs of damage. Recommend performing a typical maintenance service at the system.**
- **AC system service required to perform a typical system maintenance at the AC unit.**
AC System Service Est. \$100-\$245
- **Missing ceiling vent register cover at AC system closet (closet shared with water heater). Currently there is only an opening in the ceiling to the duct with no metal cover.**
Duct Register Est \$100+

HVAC System #2: Central / Split – Unit Near Laundry MachinesReturn Temperature: **73**Register Temperature: **61**

- **Insufficient temperature differential across air handler evaporator coil. Temperature differential should be at least 15 degrees between readings. Current differential at time of inspection is 12 degrees.**
- **System is within typical lifespan. Recommend performing a typical maintenance service at the system.**
- **There is some rust damage visible at the AC air handler evaporator cooling fins; recommend cleaning unit at time of service. (repair bent cooling fins at time of service)**
- **AC system service required to perform a typical system maintenance at the AC unit.**
AC System Service Est. \$100-\$245

Electrical

- **The circuit breakers at the panels do not appear to be installed perfectly square; the openings cut into the metal panel cover are not in the correct location for the currently installed breakers and the panel sits on top of the breakers at areas instead of installing flush around breakers. Because the cover rests on top of the circuit breakers instead of fitting around them, it cannot sit flush against the wall**
- **Condition of panel prior to inspection was that the panel was missing two of the four screws securing cover to panel box, and the panel was being bent away from the wall due to the issue with the breakers, the panel cover is also bent at right side (permanent, stays when cover is removed from wall).**
- **The electric panel required service to properly seat all of the circuit breakers into the panel so that the cover of the panel can be installed properly over the breakers and flush with the interior wall.**

Electric Panel Service Est. \$200+

Plumbing/Water Heater

- Laundry supply valves are part of a "Laundry Supply Box" that is a combination of the valves and the PVC drain fitting that accepts the laundry drain hose.
- The PVC at the laundry supply box is cracked / damaged. Replacement of the damaged laundry supply box is required.

Laundry Supply / Drain Box Replacement Est. \$200

- Clean dryer vent ducting as preventative maintenance; keep dryer vent exhaust ducting clean to prevent backups of dust / debris at the exhaust that can become fire hazards.

Clean Dryer Vent Est. \$80

****Due to the geographical location / climate in the state of Florida it is recommended that you obtain a Mold Analysis and any necessary Mold Remediation if applicable. ****

Florida Statute 468.8323(2) states "*A home inspector is not required to provide estimates related to the cost of repair of an inspected property.*" Estimates to repair or replace any observed conditions, if any are provided, are provided solely as a courtesy to our customers to identify the possible financial impact of the repair. Such estimates are NOT required by statute, do not represent actual price discovery, and cannot provide any assurances as to the actual quotes a specific vendor may charge. As no price discovery was undertaken, actual repair prices may be significantly higher or lower than any estimate provided.