

Home Inspection Report



Fleet
Inspections

SERVING ALL OF MIAMI-DADE,
BROWARD AND PALM BEACH COUNTIES

(754) 224 -7042



Inspection Date:

Friday September 2, 2016

Prepared For:

Prepared By:

Report Number:

160902A

Inspector:

Ariel Garcia

License/Certification #:

FL--HI-7835

Inspector Signature:

Ariel Garcia

Grounds

Service Walks

None Not Visible

Material Concrete Flagstone Gravel Brick Other

Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair

Comments

Photos



Driveway/Parking

None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other

Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Comments

Photos



Porch

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Wood Other

Floor Satisfactory Marginal Poor Safety Hazard

Comments

Grounds

Patio

- None
- Material** Concrete Flagstone Kool-Deck Brick Other
- Condition** Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks
- Comments**

Fence/Wall

- Not evaluated None
- Type** Brick Block Wood Metal Chain Link Rusted Vinyl
- Condition** Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps
- Gate** N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No
- Comments**

Landscaping affecting foundation

- N/A
- Negative Grade** East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil
- Comments**

Retaining wall

- None
- Material** Brick Concrete Concrete block Other Railroad ties Timbers
- Condition** Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended
- Comments**

Hose bibs

- N/A
- Condition** Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve
- Operable** Yes No Not Tested Not On
- Comments**

Photos



Roof

General

Visibility None All Partial Limited By

Inspected From Roof Ladder at eaves Ground With Binoculars

Style of Roof

Type Gable Hip Mansard Shed Flat Other

Pitch Low Medium Steep Flat

Roof #1 Type: Clay tile
Layers: 1 Layer
Age: 4 years

Roof #2 None
Type:
Layers:
Age:
Location:

Roof #3 None
Type:
Layers:
Age:
Location:

Comments

Ventilation System

None N/A

Type Soffit Ridge Gable Roof Turbine Powered Other

Comments

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other

Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other

Comments

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

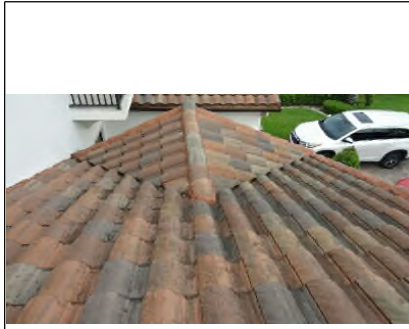
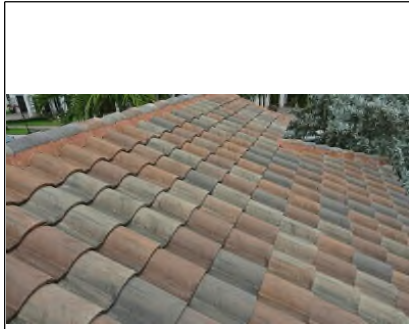
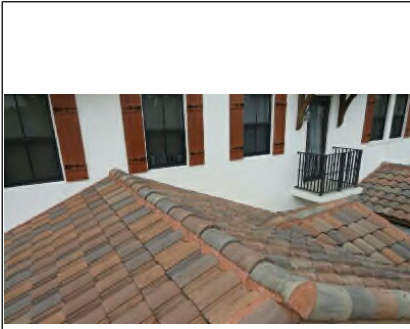
Roof #2 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Roof #3 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments

Photos

Roof



Skylights

N/A Not Visible

Condition Cracked/Broken Satisfactory Marginal Poor

Comments

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments

Exterior

Chimney(s)

None

Location(s)

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects

Condition Satisfactory Marginal Poor Recommend Repair

Comments

Gutters/Scuppers/Eavestrough

None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum Other

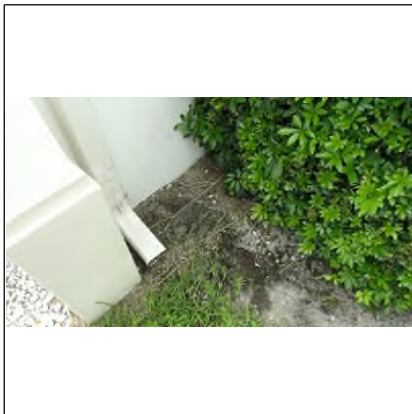
Leaking Corners Joints Hole in main run No apparent leaks

Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments

Photos



Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other Typical cracks Peeling paint Monitor
 Wood rot Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments

Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting

Exterior

Trim cont.

Material cont. Damaged wood Other
Condition Satisfactory Marginal Poor

Comments

Soffit

None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other
Condition Satisfactory Marginal Poor

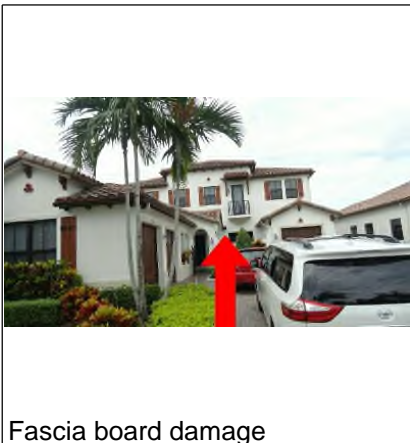
Comments

Fascia

None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other
Condition Satisfactory Marginal Poor

Comments Observed section(s) of fascia rotted/damaged, Recommend reevaluation and repair by a licensed contractor .

Photos



Flashing

None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other
Condition Satisfactory Marginal Poor

Comments

Service Entry

Location Underground Overhead
Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles

Exterior

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other
Condition Not Visible Satisfactory Marginal Poor

Comments

Exterior A/C - Heat pump #1

Unit #1 N/A
Location: Side exterior wall
Brand: Rheem
Approximate Age: 4 years

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Energy source Electric Gas Other

Unit type Air cooled Water cooled Geothermal Heat pump

Level Yes No Recommend re-level unit

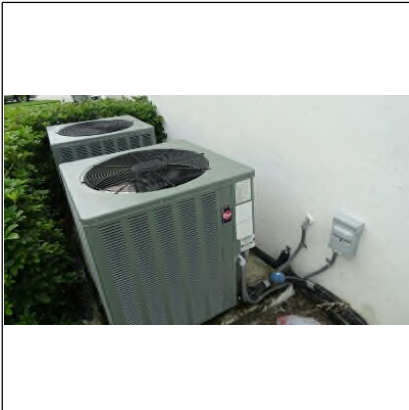
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Insulation Yes No Replace

Improper Clearance (air flow) Yes No

Comments

Photos



Exterior A/C - Heat pump #2

Unit #1 N/A
Location: Side exterior wall
Brand: Rheem
Approximate Age: 4 years

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Energy source Electric Gas Other

Unit type Air cooled Water cooled Geothermal Heat pump

Level Yes No Recommend re-level unit

Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

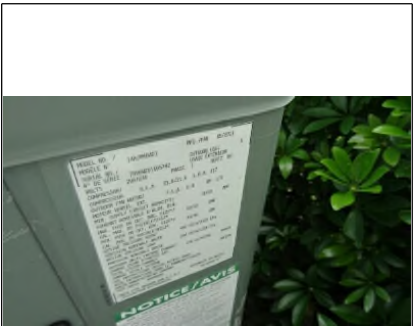
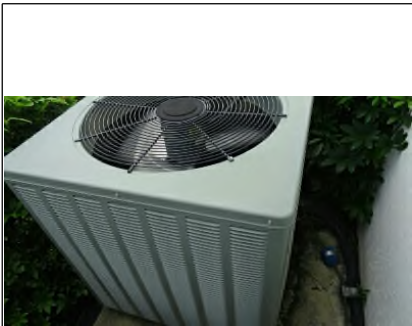
Insulation Yes No Replace

Improper Clearance (air flow) Yes No

Comments

Photos

Exterior



Garage

Type

None

Type

Attached Detached 1-Car 2-Car 3-Car 4-Car Carport

Comments

Automatic Opener

None N/A

Operation

Operable Inoperable

Comments

2 of the garage doors do not have automatic openers.

Photos



Safety Reverse

None N/A

Operation

Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested

Comments

Photos



Floor

Material

Concrete Gravel Asphalt Dirt Other

Condition

Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard

Source of Ignition within 18" of the floor N/A Yes No

Comments

Garage

Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring
 Recommend GFCI Receptacles

Comments One electrical receptacle recommend was wired incorrectly. Reverse polarity is a potential safety hazard. Recommend repair by a qualified electrical contractor

Photos



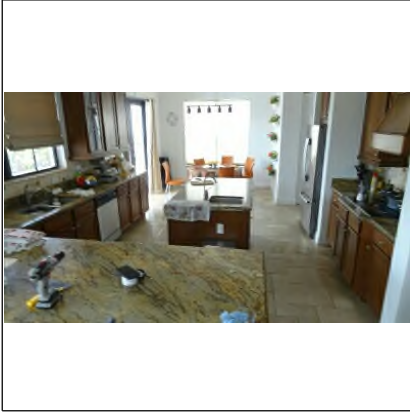
Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Photos

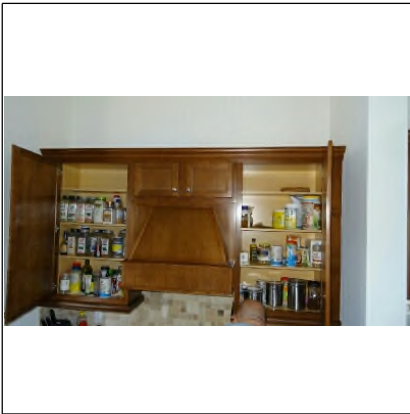


Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Photos



Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments

Photos

Kitchen



Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments

Photos

Kitchen



Laundry Room

Laundry

Laundry sink Yes

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

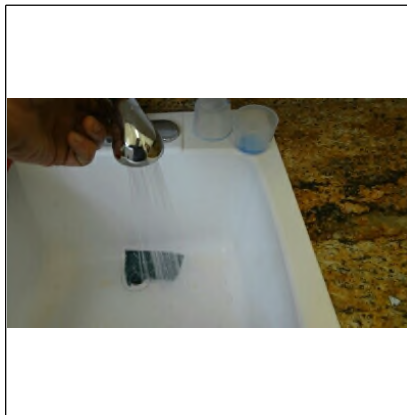
Appliances Washer Dryer Water heater Furnace/Boiler

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments

Photos



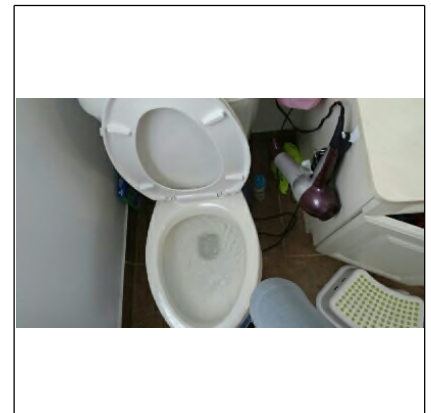
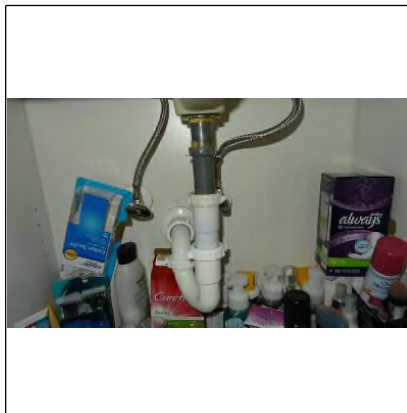
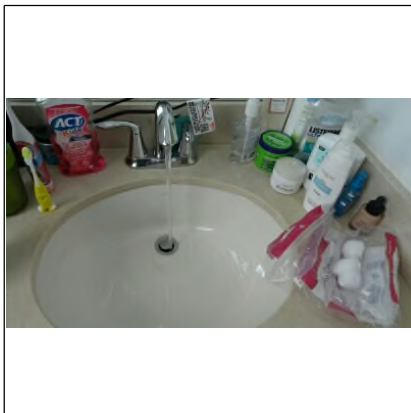
Bathroom

Bath

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting needed: Yes No
Where:
 N/A
- Drainage** Satisfactory Marginal Poor
- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy

Comments

Photos



Bath (2)

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Bathroom

Bath (2) cont.

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting needed: Yes No
Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

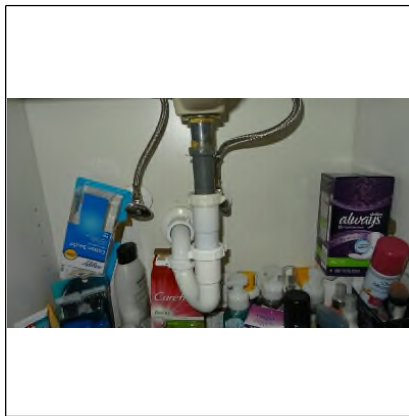
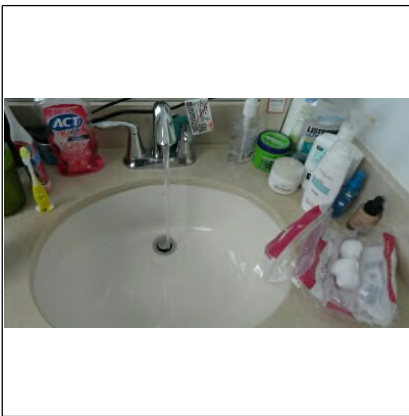
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Bath (3)

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting needed: Yes No
Where:
 N/A

Drainage Satisfactory Marginal Poor

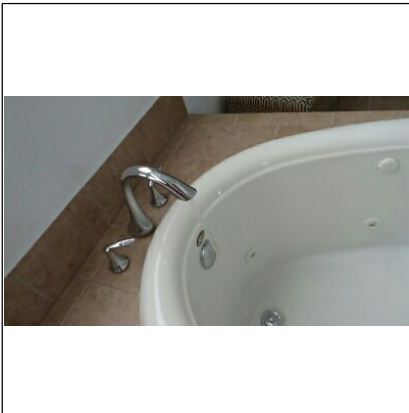
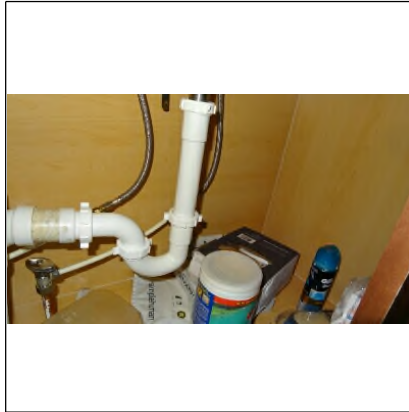
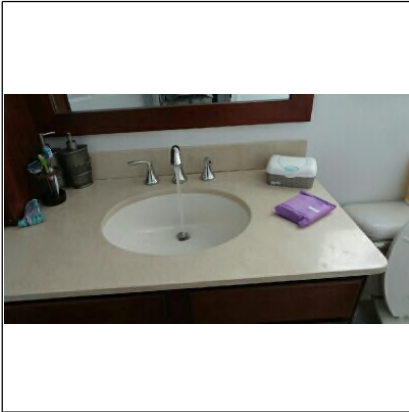
Bathroom

Bath (3) cont.

- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy

Comments

Photos



Bath (4)

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other

Bathroom

Bath (4) cont.

Shower/Tub area cont. Condition: Satisfactory Marginal Poor Rotted floors

Caulk/Grouting needed: Yes No

Where:

N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

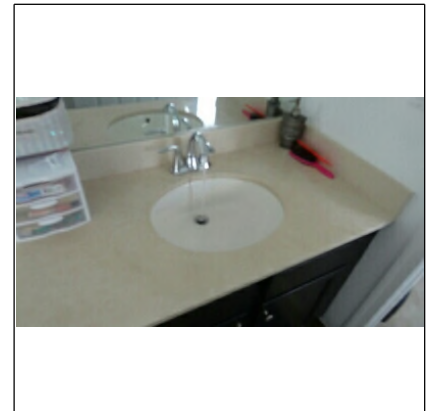
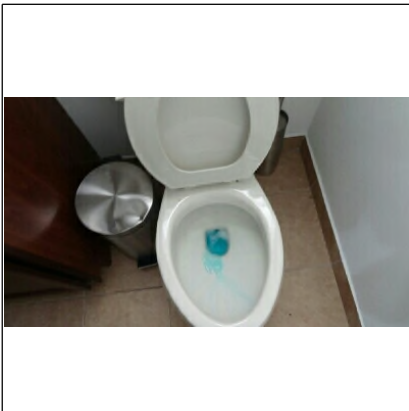
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Bath (5)

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors

Caulk/Grouting needed: Yes No

Where:

N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Bathroom

Bath (5) cont.

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

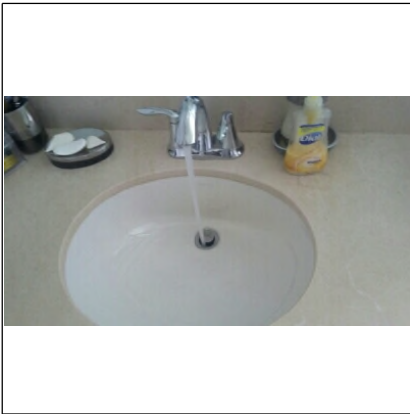
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Interior

Stairs/Steps/Balconies

None

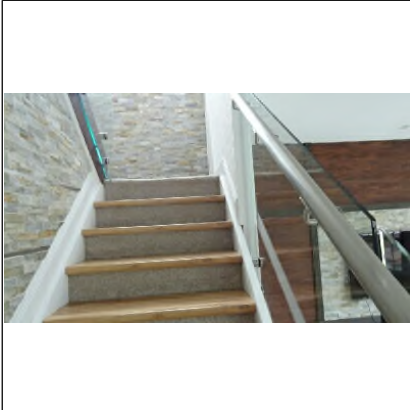
Condition Satisfactory Marginal Poor Loose/Missing

Handrail Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

Risers/Treads Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Comments

Photos



Attic/Structure/Framing/Insulation

N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other Access limited by:

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
Depth: Damaged Displaced Missing Compressed Recommend additional insulation

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible
 Other

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

Interior

Attic/Structure/Framing/Insulation cont.

Firewall between units N/A Yes No Needs repair/sealing

Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments

Photos



Water heater

Water heater #1

N/A

General

Brand Name: General Electric

Capacity: 60

Approx. age: 4 years

Type

Gas Electric Oil LP Other

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve

Yes No

Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe

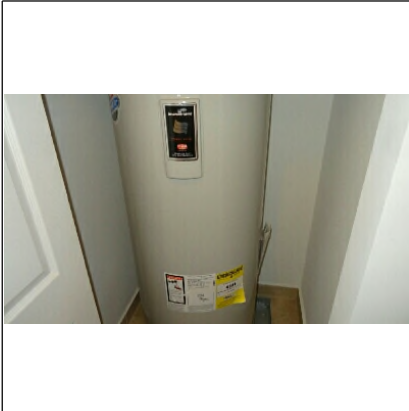
N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition

Satisfactory Marginal Poor

Comments

Photos



Electrical System

Main panel

Location Exterior wall

Condition Satisfactory Poor

Adequate Clearance to Panel Yes No

Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire

Condition: Satisfactory Marginal Poor

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable

Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse

Panel not accessible Not evaluated

Reason:

Comments

Photos



Sub panel(s)

None apparent

Location(s) Location 1: Garage

Location 2: Garage

Location 3:

Evaluation Panel not accessible Not evaluated

Reason:

Recommend separating/isolating neutrals Recommend electrician repair/evaluate box

Branch wire Copper Aluminum Safety hazard Neutral/ground separated: Yes No

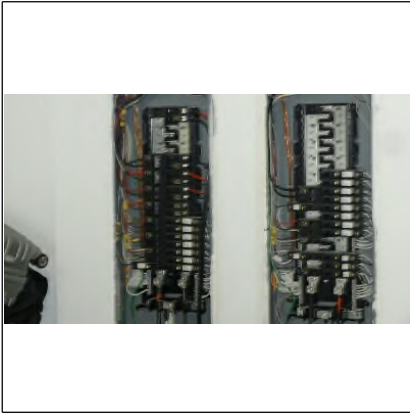
Neutral isolated: Yes No

Condition Satisfactory Marginal Poor

Comments

Photos

Electrical System



Pool/Spa

Area

N/A

Area around pool/spa Concrete Kool - Decking Flagstone Other

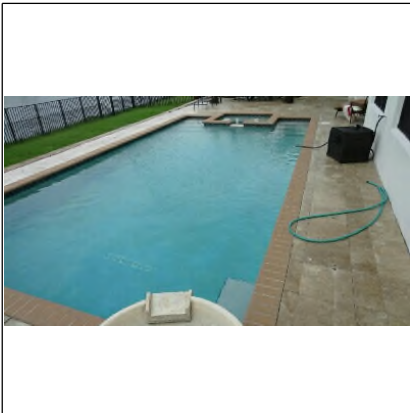
Condition Satisfactory Marginal Poor Typical Cracking

Pool/Spa fencing Yes No Min Height(ft) Gate Self-closing/latching: Yes No

Diving board platform N/A Satisfactory Marginal Poor

Comments

Photos



Liner(s)

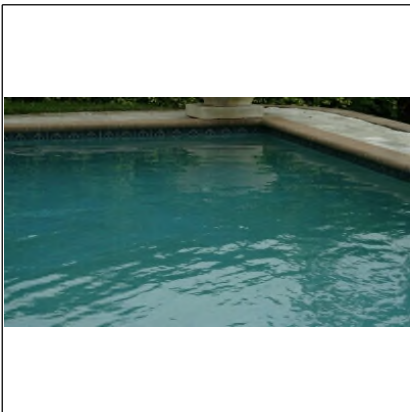
Liner Fiberglass/Acrylic Plaster/Marcite Exposed Aggregate/Pebble Tec Vinyl Other

Water Clarity Clear Cloudy Opaque Not Visible Pool closed for winter-not inspected

Condition Satisfactory Marginal Poor Visible cracks/chips/stains: Yes No Needs repair

Comments

Photos



Heater

N/A N/A

Energy Source Gas Solar Heat Pump Electric Element

Pilot lit Yes No N/A

Gas On Yes No N/A

Operated Yes No

Pool/Spa

Heater cont.

Operation Satisfactory Yes No

Comments

Filter(s) and Cleaning Systems

Filter Type Sand Cartridge Diatomaceous Earth Other

Type Pop-up heads Pool vac Whips Other

Operated Yes No

Operation Satisfactory Yes No

Self-fill Mechanism Yes No Operates: Yes No

Anti-Siphon valve Yes No

Leaks observed Yes No

Spa Blower Yes No Operable: Yes No

Recommendations Recommend pool technician repair/evaluate/service

Comments Spa blower was not working when inspected. Recommend repair as needed.

Photos



Electrical

Pool/Spa light(s) Yes No Operates: Yes No

G.F.C.I. Present Yes No G.F.C.I. Recommended Operates: Yes No

Electrical equipment bonded Yes No Safety Hazard

Time clock Yes No Operates: Yes No

Interior cover plate Yes No

Comments

Photos

Pool/Spa

