



Allstate Home Inspections, Inc.

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Customer
YOUR NAME HERE

Property
1234 Washingtonia Avenue
Townhouses By The Sea
Lauderdale by the Sea, Florida 33308

Real Estate Agent
Ann Chamberlain
Skywater Estates Inc.



Report ID:
151115-2WF

Inspection Date:
11/15/2015

Inspected By:
Walter Fitzpatrick

Date: 11/15/2015	Time: 10:00 AM	Report ID: 151115-2WF
Property: 1234 Washingtonia Avenue Townhouses By The Sea Lauderdale by the Sea, Florida 33308	Customer: YOUR NAME HERE	Real Estate Professional: Ann Chamberlain Skywater Estates Inc.

IT IS VERY IMPORTANT THAT YOU READ THIS SO WE ARE ALL ON THE SAME PAGE

I would like to make you aware of a few misconceptions that some buyers may have regarding what a home inspection is, and is not.

(1) A lot of people think we are a Franchise and/or that we are affiliated with Allstate Insurance Company. We are not. We are a family owned and operated business servicing Broward, Dade and Palm Beach counties since 2002.

(2) We are not Building Inspectors. Allstate Home Inspections is not licensed in the State of Florida to perform "Building Inspections". Building Inspectors' inspections are much more technical than a "Basic Home Inspection" **The scope of a "Building Inspectors" inspection is more detailed, including inspecting for building code violations and search for permits. Building code violations and permit history are not within the scope of a "Basic Home Inspection:**

(3) I would like to explain what a Basic Home Inspection is, and what you should do after you receive your inspection report.

Short version: this "Basic Home Inspection" inspection is to provide you with a better understanding of the property's condition as observed at the time of the inspection, it's like a snap shot of time (2-3 hours) when we are inspecting the property. A basic home inspection will include an inspection of Structural Components, Exterior, Roofing, Plumbing, Electrical System, Central Air Conditioning, Interior, Insulation, Ventilation and built-in appliances. This is a limited visual inspection of areas that are readily accessible. Areas that are not visible or inaccessible are not part of this inspection. **All of our inspectors are generalists, licensed in the State of Florida as " Home Inspectors" which means we are not licensed air conditioning contractors, plumbers, electricians, roofers etc. Our purpose is to determine whether or not a system or component (electrical, plumbing, structure, etc) is functioning for which it was intended. All of the deficiencies noted in this report should be addressed by a licensed professional, (air conditioning contractor, plumber, electrician, roofer, etc.) prior to closing.** We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed contractor, or any specialist for that field or trade. They determine what steps are necessary to correct any deficiencies.

(4) We do offer a Technical Inspection Report. This inspection is performed by a team of licensed professionals. We will coordinate this inspection and have a licensed architect, licensed structural engineer, licensed plumber, licensed air conditioning contractor, licensed roofer, licensed electrician and a licensed pool contractor to perform this inspection. **Prices for a "Technical Inspection" start at \$4,500 and go up depending upon the extent of services requested and the size of the property.**

(5) Roof Inspections: Our Basic House Inspection includes a visual roof inspection. Our inspectors will walk the roof (weather, safety and slope permitting) and visually inspect, document and photograph the roof's covering, shape and condition. As part of the roof inspection we also inspect readily accessible areas of the attic, and all of the ceilings and walls inside and outside the house for water stains and or signs of water intrusion. Inspector will document and photograph all water stains observed and test these areas with a moisture meter. If moisture is detected, we will recommend that you contact a licensed roofing contractor for further evaluation and all needed repair. If the water stains are dry, most times we will report that the roof is not leaking (at time of inspection) and that the buyer should monitor the stained area and contact a licensed roofing contractor if the stain appears to change color and/or a visible leak is observed. Every year in South Florida we experience what is known as "The Dry Season" (mid October thru late June) **At this time of year it is virtually impossible to determine if the roof is leaking unless it is raining hard at time of inspection.** This roof inspection is to determine whether the roof is free of leaks at the time of inspection. (snap shot of time). It has been our experience over the last 12 years that a roof that was inspected in the dry season might start to leak in the rainy season (June thru August). We can not determine and/or predict weather the roof will start to leak a week, month or year from the time of inspection.

We hope this information helps you to better understand a few very important subjects. For the **Long Version** and the full scope of this "Basic Home Inspection", **please review the Inspection Agreement that you signed prior to the inspection.**

NOTE: Homes more than 3 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code or search for permits.

ADDITIONAL COMMONLY PERFORMED INSPECITIONS THAT ARE NOT WITHIN THE PRICE OF THIS BASIC INSPECTION THAT ARE PROVIDED BY AHI AND AT CLIENT'S REQUEST FOR AN ADDITIONAL FEE:

Basic Pool Inspection; Indoor Air Quality Testing for Mold; Chinese Drywall; Wind Mitigation and Four Point Insurance Inspections; Detached Buildings, Garages, Barns or Recreational Facilities.

ADDITIONAL COMMONLY PERFORMED INSPECTIONS THAT ARE NOT WITHIN THE SCOPE OR PRICE OF THIS BASIC INSPECTION PROVIDED FOR AN ADDITIONAL FEE BY A SEPARATE CONTRACTOR:

Termite, pest or other wood destroying organisms; Seawall, bulkhead and docks, boat lifts; Technical pool inspections, such as: (a) Testing for leaks,(b) Pool heaters (electric, gas, or solar), (c) Jacuzzis, spas and waterfalls; (d) Pool systems with electronic and/or remote control systems.

All of us at Allstate Home Inspections would like to Thank you for choosing Allstate Home Inspection to perform your home inspection.

The inspection report is prepared exclusively for the client listed above and is not transferable to anyone in any form. This report is not intended to benefit any person or third party, including (but not limited to) the seller or the real estate agent(s) involved in the real estate transaction.

Inspection Agreement signed::

Yes, buyer signed electronically at web site

Payment and Invoice Information::

Paid on line with credit card, we appreciate your business, Thank you

Buyer Present at Inspection::

Yes, and the buyer's agent was also present at time of inspection

Wind Mitigation Inspection::

No: Buyer did not request a Wind Mitigation Inspection

Four Point Insurance Inspection::

No, buyer did not request a 4 Point Inspection

Termite Inspection::

Yes: Inspected by Command Pest Control-please refer to separate detached Termite Inspection Report

Mold Inspection::

No: buyer did not request Indoor Air Quality testing for Mold

Temperature::

Over 80 degrees

Weather Condition::

Light rain at time of inspection

Rain in last 3 days:

Yes, heavy rain the past few days

Age of Building::

Built in:, 1983

Roof Inspection::

No, roof inspections are not within the scope of a Basic Townhouse Inspection report. Roof coverings are usually covered and maintained by the Homeowners Association maintenance department.

1. DRIVEWAY & WALKWAY

The home inspector shall observe: grading, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: Fences or gates, Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried or above ground fuel storage tanks. THIS REPORT IS VALID FOR 30 DAYS FROM DAY OF INSPECTION.

F AN Y N NA NI RR S **Styles & Materials**

1.0	DRIVEWAY	•								
1.1	WALKWAY							•	•	
1.2	DOES LANDSCAPE FAVOR PROPER DRAINAGE			•						
1.3	GATE AND FENCE							•	•	

DRIVEWAY:

PAVERS
CONCRETE

WALKWAY:

PAVERS

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F AN Y N NA NI RR S

Comments:

1.1 Pavers have uneven surfaces that may cause trip hazard (see photos), repair is recommend to prevent injury. Contact a licensed paver contractor or qualified handyman for all needed repairs.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

1.3 Gate is missing door knob (see photo), repair is recommended. We recommend contacting a qualified handyman for repair.

Gate's deadbolt lock is loose and non functional (see photo), adjustment and or repair is needed. We recommend contacting a qualified handyman for all needed repair.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

2. FASCIA & SIDING

The home inspector shall observe: Wall cladding, Flashings, and Trim; Eaves, Soffits, and Fascias. The home inspector shall: Describe wall cladding materials; Probe exterior wood components where deterioration is suspected. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil,snow, ice or debris that obstructs access or visibility.

		F	AN	Y	N	NA	NI	RR	S	<div>Styles & Materials</div> <div>EXTERIOR SIDING:</div> <div>CEMENT STUCCO</div> <div>SIDING MATERIAL:</div> <div>MASONRY</div> <div>STUCCO</div>
2.0	CONDITION OF FASCIA BOARD							•	•	
2.1	CONDITION OF SOFFIT & TRIM	•								
2.2	CONDITION OF EXTERIOR WALL COVERINGS	•								
2.3	FOUNDATION WALLS AND MORTAR JOINTS (exterior)	•								

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Comments:

2.0 Fascia board has area with wood rot damage that needs repair (back of house near chimney, see photos). We recommend contacting a professional carpenter for further evaluation and all needed repair.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

3. PATIO

		F	AN	Y	N	NA	NI	RR	S	Styles & Materials
3.0	CEILING & WALLS							•	•	PATIO:
3.1	FLOOR, FRAMING & RAILING							•	•	PAVERS
3.2	LIGHTS, OUTLETS & SWITCHES							•	•	
3.3	PLUMBING FIXTURE (sink or exterior shower)					•				
3.4	SHUTTERS						•			

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Comments:

3.0 The patio canvas awnings are damaged (holes in canvas, see photos), repair is recommended. We recommend contacting a canvas service contractor for repairs.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.1 Patio pavers have uneven surfaces, repair is recommended to prevent trip hazard. We recommend contacting a licensed paver contractor for further evaluation and all needed repairs.



3.1 Item 1(Picture)

3.2 Electrical outlet in the patio is non functional, repair is recommend to prevent electrical shock. We recommend contacting a licensed electrician for further evaluation and repair.



3.2 Item 1(Picture)

3.4 Hurricane shutters are not within the scope of a basic townhouse inspection. **We recommend contacting a licensed hurricane shutter service contractor at least one month before the next hurricane season (June-November) for maintenance, lubrication and further evaluation.**

4. ROOFING

Roof Inspections: Our Basic House Inspection includes a visual roof inspection. Our inspectors will walk most one story roofs (weather, safety and slope permitting) and visually inspect, document and photograph the roof's covering, shape and condition. As part of the roof inspection we also inspect readily accessible areas of the attic, and all of the ceilings and walls inside and outside the house for water stains and or signs of water intrusion. Inspector will document and photograph all water stains observed, and test these areas with a moisture meter. **If moisture is detected, we will recommend that you contact a licensed roofing contractor for further evaluation and all needed repair. If the water stains are dry, most times we will report that the roof is not leaking (at time of inspection) and that the buyer should monitor the stained area and contact a licensed roofing contractor if the stain appears to change color and/or a visible leak is observed.** Every year in South Florida we experience what is known as "The Dry Season" (mid October thru late June) **At this time of year it is virtually impossible to determine if the roof is leaking unless it is raining hard at time of inspection.** This roof inspection is to determine whether the roof is free of leaks at the time of inspection. (snap shot of time). It has been our experience over the last 12 years that a roof that was inspected in the dry season might start to leak in the rainy season (June thru August). **We can not determine and/or predict weather the roof will start to leak a week, month or year from the time of inspection.** The home inspector is not required to: Walk on the roofing; give age or life expectancy of roof covering, or observe attached accessories including but not limited to solar systems, antennae, lightning arrestors or satellite systems. **This does not apply to Condominium and Townhouse Inspections.**

Styles & Materials
SKY LIGHT (S):
 ONE

F AN Y N NA NI RR S

4.0	DOES THE ROOF COVERING APPEAR TO BE IN SERVICEABLE CONDITION						•	•	•
4.1	CONDITION OF ROOF COVERING						•		

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Comments:

4.0 Townhouse roof inspections is not within the scope of a basic Townhouse Inspection. Roof systems and coverings are generally maintained by the Association Building Maintenance Department. We recommend contacting the Townhouse Association Building Maintenance Department for additional information regarding the age and condition of the roof.

NOTE: Roof leak was observed on the carport ceiling, repair is needed. Contact a licensed roofing contractor for further evaluation and all needed repair.

5. CARPORT

The home inspector shall observe: Garage door operators; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The home inspector is not required to observe: Garage door operator remote control transmitters.

F AN Y N NA NI RR S

5.0	CEILING & WALLS							•	•
5.1	CONDITION OF WINDOWS					•			
5.2	CARPORT PEDESTRIAN DOOR					•			
5.3	LIGHTS, OUTLETS AND SWITCHES							•	•
5.4	GARAGE DOOR OPERATOR & DOOR	•							
5.5	DOES THE GARAGE DOORS"REVERSE" WITH RESISTANCE			•					

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Styles & Materials**GARAGE DOOR****MATERIAL:**

METAL

TYPE OF GARAGE DOOR:

SINGLE DOOR

AUTOMATIC

Comments:

5.0 Previous repairs and water stain was observed on the carport ceiling and wall (see photos), areas were tested for moisture with moisture monitor, **moisture was detected** at time of inspection. These stains are caused by an active roof leak. We recommend contacting a licensed roofing contractor for further evaluation and all needed repair.



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)

5.3 Light fixture on carport ceiling is damaged and non functional (see photo), repair is recommended. Contact a licensed electrician for further evaluation and all needed repair.

Electrical outlet in the carport is non functional, repair is recommend to prevent electrical shock. We recommend contacting a licensed electrician for further evaluation and repair.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

6. SPRINKLER SYSTEM

Inspector will visually inspect the sprinkler control/time box, sprinkler heads, water pressure and overall condition of system. Inspectors do NOT inspect sprinkler systems that have pumps which are fed from well water, submerged pumps or filters. If control/timer box is not working, inspector will not inspect sprinkler system.

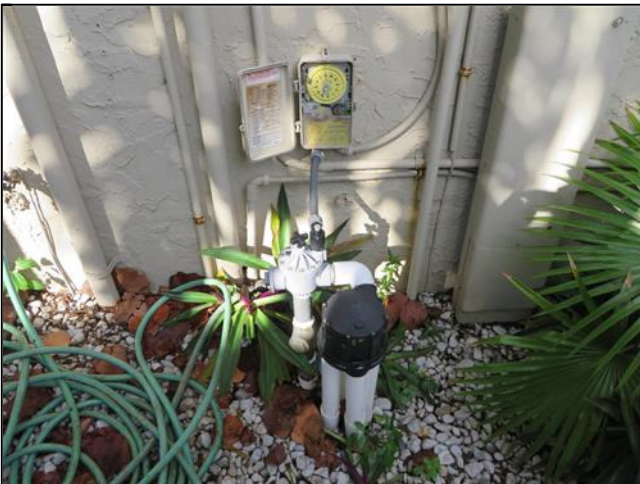
		F	AN	Y	N	NA	NI	RR	S	Styles & Materials TYPE OF IRRIGATION SYSTEM: MUNICIPAL SOURCE
6.0	SPRINKLER SYSTEM OPERATIONAL						•			
6.1	CONDITION OF SPRINKLER HEADS						•			
6.2	SPRINKLER TIMER BOX/CONTROLLERS						•			

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Comments:

6.0 Inspector did not inspect sprinkler system, sprinkler heads or sprinkler timer . Sprinkler system is operated and maintained by homeowners association maintenance department.



6.0 Item 1(Picture)

7(A) . ENTRANCE FOYER

Note: Chinese Drywall Inspection is not within the scope of this Basic Home Inspection. If this property was built or remodeled between 1999 & 2010 there is a possibility that Chinese Drywall was installed. We recommend that you contact the "seller" or "listing agent" for more information.

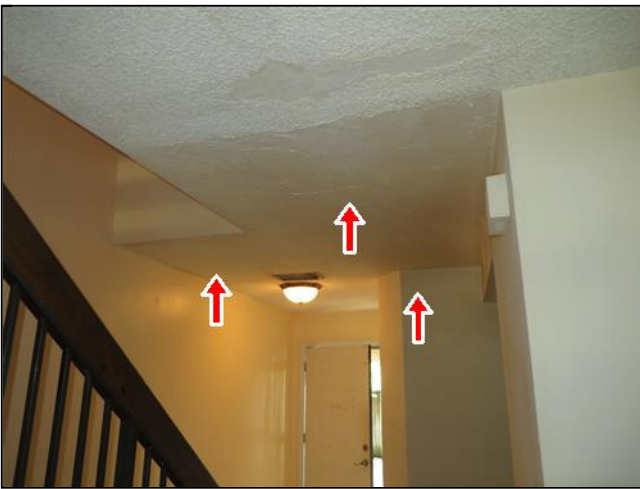
		F	AN	Y	N	NA	NI	RR	S
7.0.A	DOORS	•							
7.1.A	WINDOWS					•			
7.2.A	CEILING, WALLS & FLOORS		•						
7.3.A	LIGHTS, OUTLETS & SWITCHES							•	•

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Comments:

7.2.A Previous repair was observed on the entrance foyer ceiling (see photos), area was tested for moisture with moisture monitor, **NO MOISTURE WAS DETECTED** at time of inspection. Staining appears to be from an old air conditioning drain line leak which seems to have been corrected. **We recommend that the buyer continue to monitor the stained area or areas and contact a licensed air conditioning contractor** if the stain appears to change color and/or a visible leak is observed.



7.2.A Item 1(Picture)

7.3.A Electrical outlet cover plate on the wall of the entrance foyer are missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

7(B) . LIVING ROOM

Note: Chinese Drywall Inspection is not within the scope of this Basic Home Inspection. If this property was built or remodeled between 1999 & 2010 there is a possibility that Chinese Drywall was installed. We recommend that you contact the "seller" or "listing agent" for more information.

		F	AN	Y	N	NA	NI	RR	S
7.0.B	DOORS						•	•	•
7.1.B	WINDOWS					•			
7.2.B	CEILING, WALLS & FLOORS	•							
7.3.B	LIGHTS, OUTLETS & SWITCHES							•	•

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Comments:

7.0.B Living room's exterior entrance doors, door jams and trim are damaged and corroded. Due to the age and condition of both sets of doors, replacement is needed. We recommend contacting a professional a licensed door contractor for further evaluation and all needed repair.

7.3.B Lights on the ceiling fan in the living room were not working at time of inspection, we recommend changing the light bulbs first. If the lights are still not working, contact a licensed electrician for further evaluation and all needed repair.

7(C) . DINING ROOM

Note: Chinese Drywall Inspection is not within the scope of this Basic Home Inspection. If this property was built or remodeled between 1999 & 2010 there is a possibility that Chinese Drywall was installed. We recommend that you contact the "seller" or "listing agent" for more information.

		F	AN	Y	N	NA	NI	RR	S
7.0.C	DOORS					•			
7.1.C	WINDOWS					•			
7.2.C	CEILING, WALLS & FLOORS	•							
7.3.C	LIGHTS, OUTLETS & SWITCHES							•	•

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Comments:

7.3.C The electrical outlet receptacle in the dining room has object stuck in receptacle for ground (see photos 1 & 2), repair is recommend to prevent electrical shock. We recommend contacting a licensed electrician for further evaluation and all needed repair.

Electrical outlet cover plates on the walls of the dining room were missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

Exposed wires were observed on the ceiling in the dining room where light fixture is missing, repair is needed to prevent electrical shock. We recommend contacting a licensed electrician for further evaluation and all needed repairs.



7.3.C Item 1(Picture)



7.3.C Item 2(Picture)

7(D) . KITCHEN

Note: Chinese Drywall Inspection is not within the scope of this Basic Home Inspection. If this property was built or remodeled between 1999 & 2010 there is a possibility that Chinese Drywall was installed. We recommend that you contact the "seller" or "listing agent" for more information.

		F	AN	Y	N	NA	NI	RR	S
7.0.D	DOORS							•	•

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		F	AN	Y	N	NA	NI	RR	S
7.1.D	WINDOWS						•		
7.2.D	CEILING, WALLS & FLOORS	•							
7.3.D	LIGHTS, OUTLETS & SWITCHES							•	•

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Comments:

7.0.D Kitchen bifold closet doors are damaged and are not opening and or closing properly, repair and or adjustment is needed. We recommend contacting a licensed door contractor or a qualified handyman for further evaluation and all needed repair.



7.0.D Item 1(Picture)

7.3.D Both light fixtures on the kitchen ceiling were missing, replacement is recommended. We recommend contacting a licensed electrician for further evaluation and all needed repair.

Electrical outlet cover plates on the wall of the kitchen are missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.



7.3.D Item 1(Picture)



7.3.D Item 2(Picture)

8. KITCHEN APPLIANCES & CABINETS

The home inspector shall observe counters and a representative number of installed cabinets; operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

F AN Y N NA NI RR S

Styles & Materials
COUNTERTOP:
TILE

8.0	REFRIGERATOR						•		
8.1	RANGE & WALL OVEN						•		
8.2	ABOVE THE RANGE MICROWAVE OVEN					•			
8.3	DISHWASHER	•							
8.4	GARBAGE DISPOSER							•	•
8.5	FAUCET AND SPRAY NOZZLE CONDITION	•							
8.6	CONDITION OF PLUMBING UNDER SINK	•							
8.7	CONDITION OF KITCHEN CABINETS						•		
8.8	CONDITION OF COUNTERTOP						•		

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Comments:

8.4 Garbage disposer was non functional and leaks when water is running at the kitchen sink, repair or replacement is recommended. We recommended contacting a licensed plumber or qualified handyman for further evaluation and replacement.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

9(A) . MASTER BEDROOM

F AN Y N NA NI RR S

9.0.A	DOORS							•	•
9.1.A	WINDOWS						•		
9.2.A	CEILINGS, WALLS & FLOORS		•						

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F AN Y N NA NI RR S

9.3.A LIGHTS, OUTLETS AND SWITCHES

F	AN	Y	N	NA	NI	RR	S
						•	•
F	AN	Y	N	NA	NI	RR	S

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Comments:

9.0.A Master bedroom's closet doors are missing (see photo), replacement is recommended. We recommend contacting a licensed door contractor or a qualified handyman for further evaluation and all needed repair.



9.0.A Item 1(Picture)

9.2.A Previous repair was observed on the master bedroom ceiling (see photos), areas were tested for moisture with moisture monitor, **NO MOISTURE WAS DETECTED** at time of inspection. Staining appears to be from an old roof leak which seems to have been corrected. **We recommend that the buyer continue to monitor the stained area or areas and contact a licensed roofing contractor** if the stain appears to change color and/or a visible leak is observed.

9.3.A The electrical outlet receptacle in the master bedroom is damaged (see photo 1), repair is recommend to prevent electrical shock. Contact a licensed electrician or a qualified handyman for repair.

Ceiling fan lights in the master bedroom were not working at time of inspection (see photo 2), we recommend changing the light bulbs first. If the lights are still not working, contact a licensed electrician for further evaluation and all needed repair.

Electrical outlet cover plates in master bedroom are missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.



9.3.A Item 1(Picture)



9.3.A Item 2(Picture)

9(B) . GUEST BEDROOM

		F	AN	Y	N	NA	NI	RR	S
9.0.B	DOORS							•	•
9.1.B	WINDOWS						•		
9.2.B	CEILINGS, WALLS & FLOORS		•						
9.3.B	LIGHTS, OUTLETS AND SWITCHES							•	•

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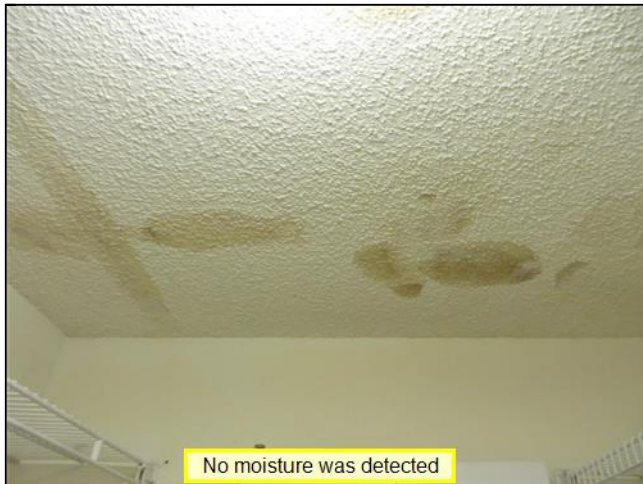
Comments:

9.0.B Guest bedroom closet doors are not installed (doors are inside the close, see photo), repair is recommended. We recommend contacting a carpenter or a qualified handyman for all needed repair.



9.0.B Item 1(Picture)

9.2.B Water stains were observed on the guest bedroom ceiling (see photos), areas were tested for moisture with moisture monitor, **NO MOISTURE WAS DETECTED** at time of inspection. Staining appears to be from an old roof leak which seems to have been corrected. **We recommend that the buyer continue to monitor the stained area or areas and contact a licensed roofing contractor** if the stain appears to change color and/or a visible leak is observed.



9.2.B Item 1(Picture)



9.2.B Item 2(Picture)



9.2.B Item 3(Picture)

9.3.B Electrical outlet cover plates in guest bedroom are missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

10(A) . MASTER BATHROOM

		F	AN	Y	N	NA	NI	RR	S
10.0.A	DOORS	•							
10.1.A	WINDOWS	•							
10.2.A	CEILING, WALLS & FLOORS		•						
10.3.A	LIGHTS, OUTLETS AND SWITCHES							•	•
10.4.A	SINK FAUCETS AND STOP VALVE	•							
10.5.A	CONDITION OF SINK BASE AND CABINETRY						•		
10.6.A	DOES SINK PLUMBING OPERATE PROPERLY			•					
10.7.A	DOES TOILET AND OR BIDET OPERATE PROPERLY								

F= FUNCTIONAL, AN= FUNCTIONAL / AGE NOTED, Y= Yes, N= No, NA= NOT APPLICABLE,
NI= NOT INSPECTED, RR= REPAIR OR REPLACE, S= SUMMARY

F AN Y N NA NI RR S

		F	AN	Y	N	NA	NI	RR	S
				•				•	•
10.8.A	DOES SHOWER AND OR BATH DRAIN PROPERLY			•					
10.9.A	SHOWER AND TUB FAUCETS AND STOP VALVE	•							
10.10.A	CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR	•							
10.11.A	EXHAUST FAN	•							

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F AN Y N NA NI RR S

Comments:

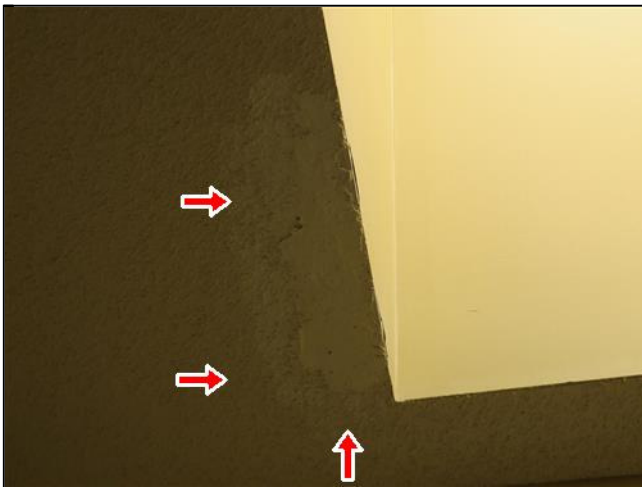
10.2.A Water stains were observed on the master bathroom ceiling (see photos), areas were tested for moisture with moisture monitor, **NO MOISTURE WAS DETECTED** at time of inspection. Staining appears to be from an old roof leak which seems to have been corrected. **We recommend that the buyer continue to monitor the stained area or areas and contact a licensed roofing contractor** if the stain appears to change color and/or a visible leak is observed.



10.2.A Item 1(Picture)



10.2.A Item 2(Picture)



10.2.A Item 3(Picture)



10.2.A Item 4(Picture)

10.3.A Electrical outlet cover plates on the walls of the master bathroom were missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

10.7.A Master bathroom's toilet is loose and needs to be resealed. (replace wax seal and tighten bolts). We recommend contacting a licensed plumber for further evaluation and all needed repair.



10.7.A Item 1(Picture)

10(B) . GUEST BATHROOM

		F	AN	Y	N	NA	NI	RR	S
10.0.B	DOORS							•	•
10.1.B	WINDOWS						•		
10.2.B	CEILING, WALLS & FLOORS		•						
10.3.B	LIGHTS, OUTLETS AND SWITCHES							•	•
10.4.B	SINK FAUCETS AND STOP VALVE							•	•
10.5.B	CONDITION OF SINK BASE AND CABINETRY						•		
10.6.B	DOES SINK PLUMBING OPERATE PROPERLY			•					
10.7.B	DOES TOILET AND OR BIDET OPERATE PROPERLY			•				•	•
10.8.B	DOES SHOWER AND OR BATH DRAIN PROPERLY			•					
10.9.B	SHOWER AND TUB FAUCETS AND STOP VALVE							•	•
10.10.B	CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR							•	•
10.11.B	EXHAUST FAN					•			

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F AN Y N NA NI RR S

Comments:

10.0.B Guest bathroom's entrance door knob is missing (see photo), repair is needed. We recommend contacting a licensed locksmith or a qualified handyman for repair.



10.0.B Item 1(Picture)

10.2.B Water stains were observed on the guest bathroom ceiling (see photos), areas were tested for moisture with moisture monitor, **NO MOISTURE WAS DETECTED** at time of inspection. Staining appears to be from an old roof leak which seems to have been corrected. **We recommend that the buyer continue to monitor the stained area or areas and contact a licensed roofing contractor** if the stain appears to change color and/or a visible leak is observed.



10.2.B Item 1(Picture)



10.2.B Item 2(Picture)



10.2.B Item 3(Picture)

10.3.B Electrical outlet cover plates on the walls of the guest bathroom were missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

10.4.B Guest bathroom's sink faucet has a drip leak (see photo), repair is recommended. We recommend contacting a licensed plumber for further evaluation and all needed repair.



10.4.B Item 1(Picture)

10.7.B Guest bathroom's toilet is loose and needs to be reseated. (replace wax seal and tighten bolts). We recommend contacting a licensed plumber for further evaluation and all needed repair.



10.7.B Item 1(Picture)

10.9.B Shower's control handle is damaged and missing in the guest bathroom (see photos), repair or replacement is recommended. We recommend contacting a licensed plumber for all needed repair.



10.9.B Item 1(Picture)



10.9.B Item 2(Picture)

10.10.B Caulking is missing at the stall shower in the guest bathroom, re-grouting and or caulking along the floor and corners of the stall shower is needed to prevent water intrusion. We recommend contacting a qualified handyman for further evaluation and all needed repair.



10.10.B Item 1(Picture)

10(C) . HALF BATH

		F	AN	Y	N	NA	NI	RR	S
10.0.C	DOORS	•							
10.1.C	WINDOWS					•			
10.2.C	CEILING, WALLS & FLOORS	•							
10.3.C	LIGHTS, OUTLETS AND SWITCHES							•	•
10.4.C	SINK FAUCETS AND STOP VALVE	•							
10.5.C	CONDITION OF SINK BASE AND CABINETRY						•		
10.6.C	DOES SINK PLUMBING OPERATE PROPERLY			•					
10.7.C	DOES TOILET AND OR BIDET OPERATE PROPERLY			•					

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F AN Y N NA NI RR S

10.8.C EXHAUST FAN

F AN Y N NA NI RR S

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F AN Y N NA NI RR S

Comments:

10.3.C Light fixture on the wall in the half bathroom is missing (see photos 1 & 2), replacement is needed. We recommend contacting a licensed electrician for further evaluation and all needed repair.



10.3.C Item 1(Picture)



10.3.C Item 2(Picture)

11. ELECTRICAL SYSTEM

F AN Y N NA NI RR S

11.0	SERVICE ENTRANCE CONDUCTORS							•	•
11.1	SERVICE AND GROUNDING EQUIPMENT	•							
11.2	MAIN SERVICE PANEL (exterior)	•							
11.3	SERVICE BREAKER PANEL BOX (interior)		•						
11.4	CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices)							•	•
11.5	LOCATION OF MAIN AND DISTRIBUTION PANELS	•							
11.6	ARE SMOKE DETECTORS PRESENT IN HOME			•				•	•
11.7	CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)							•	•
11.8	SUB PANEL BOX					•			
11.9	WERE THE GFCI AND/OR AFCI FUNCTIONING PROPERLY			•					

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F AN Y N NA NI RR S

Styles & Materials

ELECTRICAL
CONDUCTORS:
ABOVE GROUND
PANEL CAPACITY:
200 AMP
PANEL TYPE:
CIRCUITS
LOCATION OF THE MAIN
DISCONNECT:
EXTERIOR WALL
(right side)
MANUFACTURER OF
BREAKER/SERVICE
PANELS:
SIEMENS

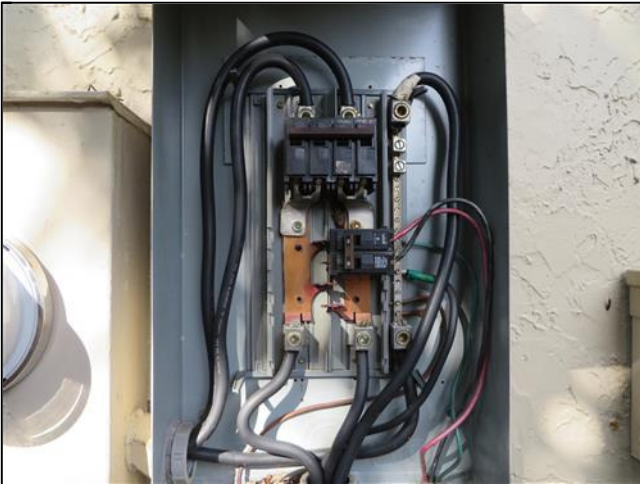
Comments:

11.0 FP&L's power lines rub against tree branches on east side of property (see photo), we recommend trimming back all branches and vegetation to prevent electrical shock. **Contact FPL or licensed electrical contractor for removal of branches.**



11.0 Item 1(Picture)

11.2 Exterior electrical main service disconnect panel box, conductors and breakers appeared to be in functional condition, no defects were observed at time of inspection.



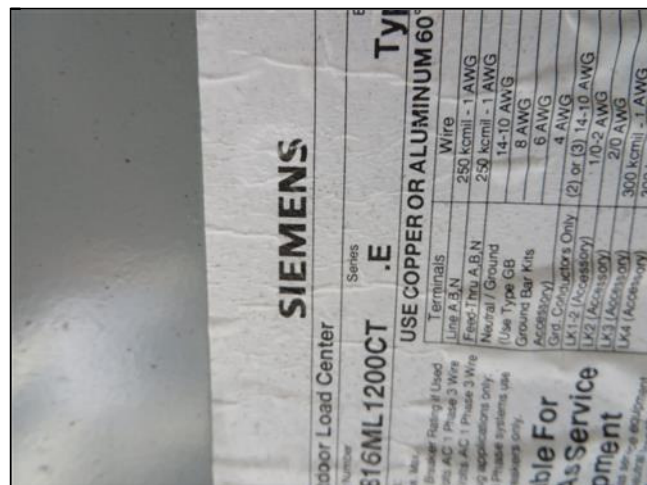
11.2 Item 1(Picture)



11.2 Item 2(Picture)



11.2 Item 3(Picture)



11.2 Item 4(Picture)

11.4 NOTE: Zinsco-Sylvania service panels and breakers have been recalled. Some of these breakers are known to be a latent hazard and can fail to trip in response to overcurrent leading to electrical fires. The breakers may also fail to shut off internally even if the toggle is switched to the " off " position.

There are other panel-defects independent of the breaker problems. Panels, panel-bus fires and arcing failures were reported to have occurred in some equipment. The failure rate for these circuit breakers was reported to be significant. The defective units in some cases failed to trip 60% of the time.

We recommend contacting a licensed electrician prior to closing for further evaluation of the electrical equipment to reduce associated hazards and promote safety.

Please see following links regarding the recall of Federal Pacific, Sylvania or Zinsco breakers and breaker boxes:

<http://inspectapedia.com/fpe/fpepanel.htm> and http://inspectapedia.com/fpe/FPE_CPSC_2011.pdf

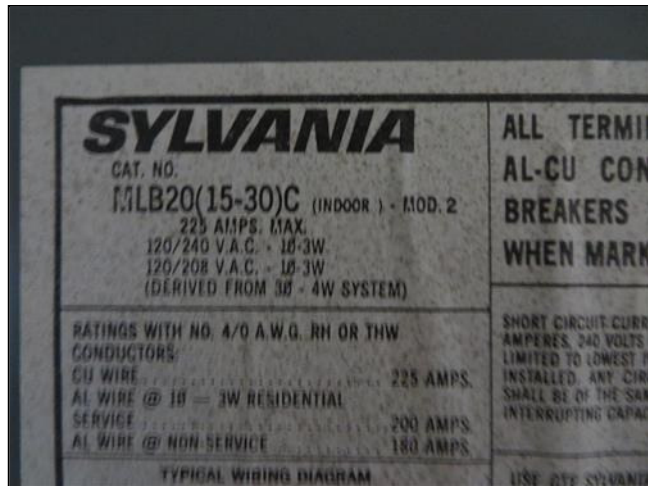
The Consumer Product Safety Commission announced that it is closing its two year

investigation into Federal Pacific Electric Stab-lok type residential circuit breakers. This action was taken because the data currently available to the Commission does not establish that the circuit breakers pose a serious risk of injury to consumer.

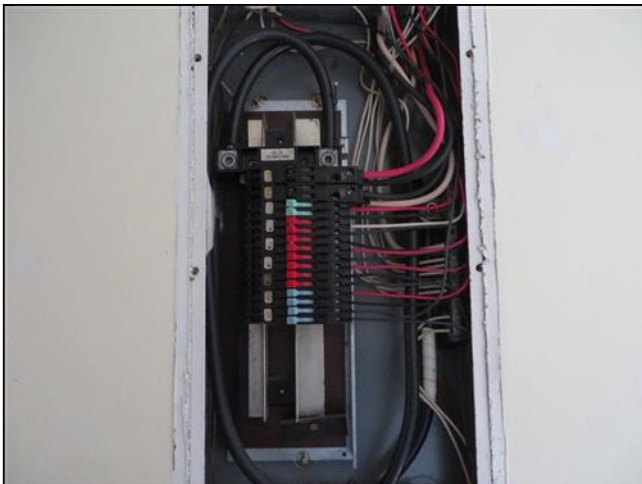
http://inspectapedia.com/fpe/FPE_CPSC_2011.pdf



11.4 Item 1(Picture)



11.4 Item 2(Picture)



11.4 Item 3(Picture)

11.6 Smoke detectors were damaged and or missing, replacement is recommend. We recommend installing new smoke and or fire detectors to ensure your safety.



11.6 Item 1(Picture)



11.6 Item 2(Picture)

11.7 Exterior flood lights were non functional (see photo), repair or replacement is recommended. We recommend contacting a licensed electrician for further evaluation and all needed repairs.



11.7 Item 1(Picture)

12. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials; fixtures and faucets; functional flow; leaks; Interior drain, waste, and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, when visible; Water heating equipment; The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, buried swimming pools pipes; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		F	AN	Y	N	NA	NI	RR	S
12.0	WATER HEATER		•						•
12.1	WAS THE MAIN WATER VALVE LOCATED			•					
12.2	IS WATER HEATER WIRING SECURED PROPERLY			•					

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S= SUMMARY

Styles & Materials

PLUMBING SUPPLY:

NOT VISIBLE

DISTRIBUTION:

NOT VISIBLE

PLUMBING WASTE:

NOT VISIBLE

WATER SOURCE:

PUBLIC

WATER HEATER POWER

SOURCE:

ELECTRIC

		F	AN	Y	N	NA	NI	RR	S
12.3	IS THE T&P VALVE PIPED WITHIN 6 INCHES OF FLOOR			•					
12.4	FUNCTIONAL FLOW (water pressure and volume)	•							
12.5	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	•							
12.6	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•							
12.7	CONDITION OF EXTERIOR HOSE BIBS	•							

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F AN Y N NA NI RR S

CAPACITY:

30 GALLON

HOT WATER HEATER**MANUFACTURER:**

MOR-FLO

AGE OF HOT WATER

HEATER:

1996

VENT PIPE MATERIAL:

NOT VISIBLE

Comments:

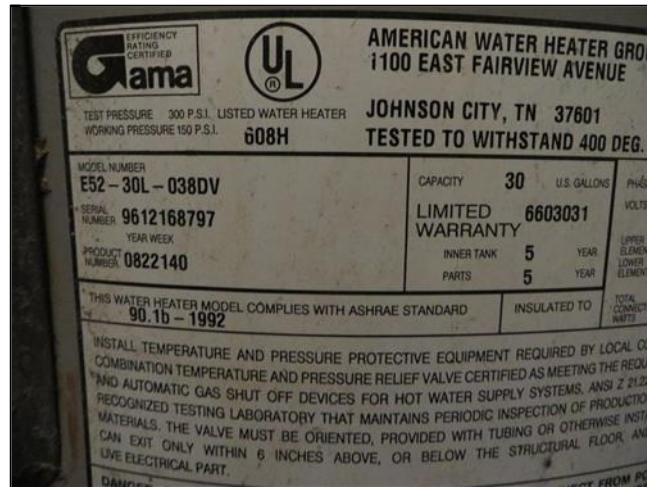
12.0 Hot water heater was in "age noted" functional condition at time of inspection, no leaks were observed, and water temperature was set at +/- 115 degrees.

Base of the hot water tank at the hot water heater (see photo) has visible damage, corrosion and or rust. Base of the hot water tank **WAS NOT leaking** at time of inspection. We strongly recommend repairing or replacing hot water heater to prevent flooding. Contact a licensed plumber for further evaluation and all needed repairs.

NOTE: The State of Florida requires us to inform you of the typical life cycle or life expectancy of an electric hot water heater. Manufacturer's suggested life expectancy for an electric water heater is 13-15 years. This "age noted" hot water heater was functioning as intended and no visible defects were observed at time of inspection. Due to the age of this hot water heater, installing a new energy efficient water heater in the near future would reduce your energy cost and prevent possible leaks and or flooding. We recommend contacting a licensed plumber for further evaluation and replacement if needed.



12.0 Item 1(Picture)



12.0 Item 2(Picture)



12.0 Item 3(Picture)

12.1 The water main shut off valve is located on the exterior wall (right side of house, see photo). No defects or leaks were observed at water main line or valve at time of inspection.



12.1 Item 1(Picture)



12.1 Item 2(Picture)

13. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: cooling and air handling equipment; and normal operating controls, air filters, registers, fan-coil units; and the presence of an installed cooling source in each room. The home inspector will test the air conditioners system by checking the temperature differential to determine whether the central air conditioning unit is cooling properly at time of inspection. The home inspector shall describe: Energy sources; and cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector is not required to: inspect package wall units or ceiling pancake a/c evaporator coils, roof top a/c compressors, observe window air conditioners; or operate cooling systems when weather conditions or other circumstances may cause equipment damage; observe non-central air conditioners (wall or window units) ; or observe the uniformity or adequacy of cool-air supply to the various rooms.

		F	AN	Y	N	NA	NI	RR	S
13.0	COOLING AND AIR HANDLER EQUIPMENT	•							
13.1	CONDITION OF THERMOSTATS		•						
13.2	CONDITION OF CONDENSER	•						•	•
13.3	CONDITION OF AIR HANDLER	•						•	•
13.4	CONDITION OF EVAPORATOR COILS	•							
13.5	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•							
13.6	CONDENSATE OVERFLOW SHUT- OFF DEVICE							•	•
13.7	HEATING SYSTEM	•							
13.8	CONDITION OF THE A/C DUCTWORK							•	•

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F AN Y N NA NI RR S

Styles & Materials

NUMBER OF A/C UNITS:

ONE

CENTRAL AIR
MANUFACTURER : AIR
HANDLER:

RHEEM

AIR HANDLERS

MANUFACTURES DATE::

2013

SIZE OF A/C UNIT:

3 TON

CENTRAL AIR

MANUFACTURE :

CONDENSER:

GIBSON

MANUFACTURE DATE OF
CONDENSER:

2006

TYPE OF A/C DUCTS:

FLEX

LOCATION OF A/C DUCTS:

ATTIC

A/C POWER SOURCE:

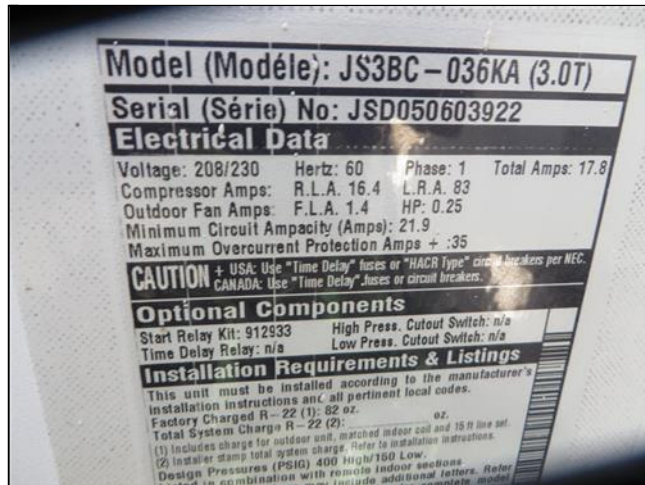
ELECTRIC

Comments:

13.0 Ambient air test was performed by using thermometers at the air handler on this Split System Air Conditioner system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates the air conditioning unit is cooling as intended. The supply air temperature on your system read + / - 64 degrees, and the return air temperature was + / - 79 degrees. This indicates the range in temperature drop is normal for this air conditioning system.



13.0 Item 1(Picture)



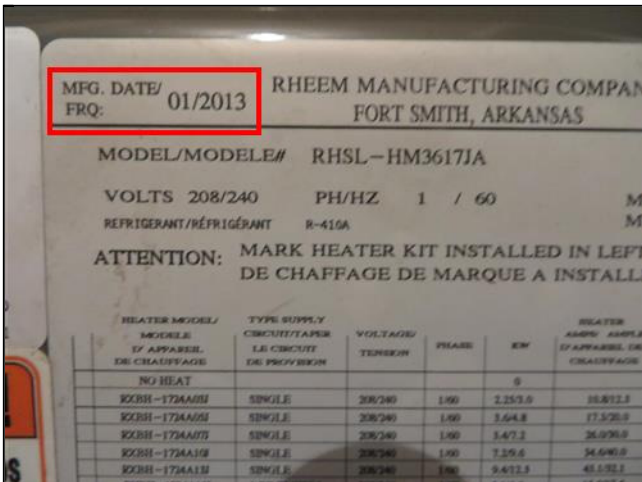
13.0 Item 2(Picture)



13.0 Item 3(Picture)



13.0 Item 4(Picture)



13.0 Item 5(Picture)



13.0 Item 6(Picture)

13.2 Air conditioners condenser's electrical disconnect box is damaged (corroded, see photo 1), repair is needed to prevent electrical shock. We recommend contacting a licensed air conditioning contractor for further evaluation and all needed repair

Screening is missing at the entrance/bottom of the chase line cover (see photo 2), repair is needed to prevent insects, rodents and lizards from entering into attic area. We recommend contacting a qualified handyman for repair.



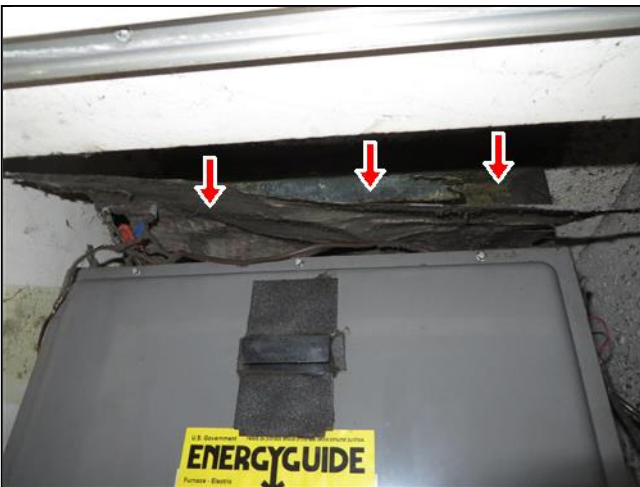
13.2 Item 1(Picture)



13.2 Item 2(Picture)

13.3 Air conditioning tape was failing or missing at air handler and or plenum (see photo 1), repair is needed. We recommend contacting a licensed air conditioning service contractor or qualified handyman for repair.

Door at air handler closet is not opening and closing properly (see photo 2), repair/adjustment is recommended. Contact a qualified handyman for repair.



13.3 Item 1(Picture)



13.3 Item 2(Picture)

13.4 Evaporator coils at the air conditioners air handler were clean and in functional condition. No defects were observed at time of inspection.



13.4 Item 1(Picture)

13.6 This air handler does not have a condensate overflow shut-off device installed on the drain line. This device is installed to prevent condensate drain pipe from overflowing and leaking. We recommend contacting a licensed air conditioning service contractor for further evaluation and all needed repair.

13.8 Air conditioner ducts in the attic are damaged (see photos), replacement is needed. We recommend contacting a licensed air conditioning service contractor for further evaluation and all needed repairs.



13.8 Item 1(Picture)



13.8 Item 2(Picture)

14. STRUCTURAL COMPONENTS

The Home Inspector shall observe and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components; and structural components including foundations, floors, walls, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, ceiling structure, roof structure when visible. The home inspector shall: Probe structural components where deterioration is suspected; Move insulation where readily visible evidence indicates the need to do so; Enter attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons.

		F	AN	Y	N	NA	NI	RR	S
14.0	FLOOR STRUCTURE	•							

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S= SUMMARY

	F	AN	Y	N	NA	NI	RR	S

Styles & Materials
FOUNDATION:
 NOT VISIBLE
FLOOR STRUCTURE:
 SLAB
 NOT VISIBLE
WALL STRUCTURE:
 MASONRY
 NOT VISIBLE

		F	AN	Y	N	NA	NI	RR	S	FRAME BLOCK
14.1	WALLS and CEILING	•								
14.2	ANY LARGE SETTLEMENT CRACKS				•					
14.3	ANY WET OR UNUSUALLY DAMP AREA				•					
14.4	WAS INSULATION INSTALLED AT FLOOR JOIST						•			

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S= SUMMARY

F AN Y N NA NI RR S

Comments:

15. ATTIC & ROOF STRUCTURE

The home inspector shall observe readily and visually accessible areas of the attic: Insulation in attic, roof decking and roof trusses / rafters. Ventilation of the kitchen's, bathrooms, and laundry venting systems; and the operation of any readily accessible attic ventilation fan when temperature permits. The home inspect will not enter attic area when air temperature in attic is at or above 110 degrees or if the inspector has limited access (a/c vents, ducts, insulation, stored items, design, pitch and or low roof rafters). The home inspector shall describe: Insulation in attic and the roof 's structure. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances, phone, security, cable /satellite wires. The home inspector is not required to disturb insulation except when readily visible evidence indicates the need to do so, and move insulation where chimneys penetrate roofs.

		F	AN	Y	N	NA	NI	RR	S	Styles & Materials
15.0	IS THERE AN ATTIC ACCESS			•						ATTIC INFO: LIMITED ACCESS SCUTTLE HOLE
15.1	IS THERE CROSS-VENTILATION			•						INSULATION: FIBERGLASS
15.2	IS THERE INSULATION IN ATTIC							•	•	R- VALUE: BELOW R-19
15.3	DO VISIBLE RAFTERS APPEAR TO BE IN GOOD CONDITION			•						ROOF STRUCTURE: 2 X 6 WOOD
15.4	IS THERE ANY VISIBLE DEBRIS IN THE ATTIC				•					CEILING STRUCTURE: 2 X 6 WOOD
15.5	IS THERE ANY VISIBLE UNSAFE ELECTRICAL WIRING IN THE ATTIC			•				•	•	
15.6	ARE THERE ANY VISIBLE SIGNS OF DETERIORATION			•				•	•	
15.7	ARE THERE ANY VISIBLE SIGNS OF LEAKS OR ABNORMAL CONDENSATION			•				•	•	

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S= SUMMARY

F AN Y N NA NI RR S

Comments:

15.0 Percentage of attic inspected was approximately 65 % due to limited access from pitch of roof, air conditioning ducts, insulation, truss design, etc.



15.0 Item 1(Picture)



15.0 Item 2(Picture)

15.2 Insulation in attic is loose and should be re-stapled make the house more energy efficient. Contact a qualified handyman for repair.

15.5 Open junction box and or exposed wires were observed in attic (see photo), we recommend contacting a licensed electrician for further evaluation and all needed repairs.



15.5 Item 1(Picture)

15.6 Damaged roof sheathing was observed in the attic (above the carport, see photos 1 & 2), replacement of damaged roof sheathing is needed. We recommend contacting a licensed roofing contractor for further evaluation and all needed repair.



15.6 Item 1(Picture)



15.6 Item 2(Picture)

15.7 Water stains were observed on roof sheathing (above the carport, see photo 1) area was tested for moisture, **MOISTURE WAS** detected at time of inspection. We recommend contacting a licensed roofing contractor for further evaluation and all needed repair.

Water stains were observed in the attic (see photos 2 - 6), areas were tested for moisture with moisture monitor, **NO MOISTURE WAS DETECTED** at time of inspection. Staining appears to be from an old roof leak which seems to have been corrected. **We recommend that the buyer continue to monitor the stained area or areas and contact a licensed roofing contractor** if a stain appears to change color and/or a visible leak is observed.



15.7 Item 1(Picture)



15.7 Item 2(Picture)



15.7 Item 3(Picture)



15.7 Item 4(Picture)



15.7 Item 5(Picture)



15.7 Item 6(Picture)

16. LAUNDRY CLOSET

		F	AN	Y	N	NA	NI	RR	S
16.0	DOORS							•	•
16.1	WINDOW					•			
16.2	CEILING, WALLS & FLOORS	•							
16.3	LIGHTS, OUTLETS AND SWITCHES	•							
16.4	WASHER & DRYER						•		
16.5	SINK & CABINETS					•			

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F AN Y N NA NI RR S

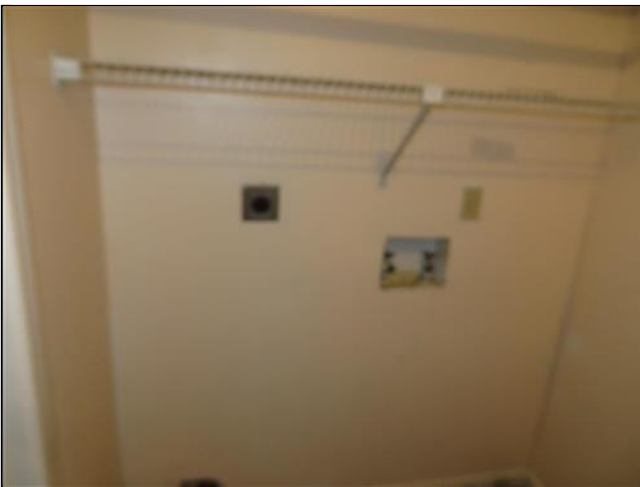
Comments:

16.0 Laundry closet doors were missing, replacement is recommended. We recommend contacting a licensed door contractor or a qualified handyman for further evaluation and all needed repair.



16.0 Item 1(Picture)

16.4 Washing machine and clothes dryer were not present at time of inspection. Inspector was unable to test electrical outlets, supply lines, drain and dryer vent. We recommend contacting an appliance service contractor for further evaluation and repair if needed.



16.4 Item 1(Picture)

17. STAIRWAY

The home inspector shall observe: Steps, stairways, balconies, and railings

		F	AN	Y	N	NA	NI	RR	S
17.0	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•							
17.1	ARE STEPS UNIFORM IN HEIGHT			•					
17.2	ARE GUARDRAILS SECURE					•			
17.3	ARE PICKETS SPACED 4 INCHES APART OR LESS (Safety issue for children)	•							
17.4	LIGHTS							•	•
17.5	CEILING, WALLS & WINDOWS	•							

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F AN Y N NA NI RR S

Comments:

17.4 Light on the upstairs landing ceiling was not working at time of inspection (see photo), we recommend changing the light bulb first. If the light is still not working, contact a licensed electrician for further evaluation and all needed repair.



17.4 Item 1(Picture)

18. FIREPLACES

		F	AN	Y	N	NA	NI	RR	S
18.0	FIREPLACE OR SOLID FUEL BURNING DEVICES	•							
18.1	CLEARANCE TO COMBUSTIBLES	•							
18.2	IS THERE A DAMPER	•		•					
18.3	CONDITION OF HEARTH, MANTLE AND WALL	•							
18.4	WAS LINER INSPECTED OR FULLY VISIBLE FROM END TO END							•	•

F= FUNCTIONAL, AN= FUNCTIONAL / AGE NOTED, Y= Yes, N= No, NA= NOT APPLICABLE, NI= NOT INSPECTED, RR= REPAIR OR REPLACE, S= SUMMARY

F AN Y N NA NI RR S

Styles & Materials
TYPES OF FIREPLACES:
 CONVENTIONAL
OPERABLE FIREPLACES:
 ONE

Comments:

18.2 The damper in this fireplace is operational, functioning as intended.



18.2 Item 1(Picture)

18.4 Inspection of the chimney liner is not within the scope of a "Basic Home Inspection". The fireplace liner was not inspected by our company, we recommend a certified chimney sweep service contractor inspect for safety and repair if needed.

The top of the chimney (chimney cap, see photo) was damaged/dented, we recommend contacting a professional fireplace service contractor or a chimney sweep contractor for further evaluation and all needed repair.



18.4 Item 1(Picture)



18.4 Item 2(Picture)

General Summary



Allstate Home Inspections, Inc.

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Pompano Beach, Florida 33060
Office: (954) 232-3879
www.allstateinspections.com
Office@AllstateInspections.com**

Customer
YOUR NAME HERE

Address
1234 Washingtonia Avenue
Townhouses By The Sea
Lauderdale by the Sea, Florida 33308

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. DRIVEWAY & WALKWAY

1.1 WALKWAY

REPAIR OR REPLACE

Contact a Licensed Contractor for further evaluation

Pavers have uneven surfaces that may cause trip hazard (see photos), repair is recommend to prevent injury. Contact a licensed paver contractor or qualified handyman for all needed repairs.

1.3 GATE AND FENCE

REPAIR OR REPLACE

\$150 - \$200

Gate is missing door knob (see photo), repair is recommended. We recommend contacting a qualified handyman for repair.

Gate's deadbolt lock is loose and non functional (see photo), adjustment and or repair is needed. We recommend contacting a qualified handyman for all needed repair.

2. FASCIA & SIDING

2.0 CONDITION OF FASCIA BOARD

REPAIR OR REPLACE

\$200 - \$250

Fascia board has area with wood rot damage that needs repair (back of house near chimney, see photos). We recommend contacting a professional carpenter for further evaluation and all needed repair.

3. PATIO

3.0 CEILING & WALLS

REPAIR OR REPLACE

\$750 - \$1,000

The patio canvas awnings are damaged (holes in canvas, see photos), repair is recommended. We recommend contacting a canvas service contractor for repairs.

3.1 FLOOR, FRAMING & RAILING

REPAIR OR REPLACE

Contact a Licensed Contractor for further evaluation

Patio pavers have uneven surfaces, repair is recommended to prevent trip hazard. We recommend contacting a licensed paver contractor for further evaluation and all needed repairs.

3.2 LIGHTS, OUTLETS & SWITCHES

REPAIR OR REPLACE

\$100 - \$125

Electrical outlet in the patio is non functional, repair is recommend to prevent electrical shock. We recommend contacting a licensed electrician for further evaluation and repair.

4. ROOFING

4.0 DOES THE ROOF COVERING APPEAR TO BE IN SERVICEABLE CONDITION

NOT INSPECTED, REPAIR OR REPLACE

Contact a Licensed Contractor for further evaluation

Townhouse roof inspections is not within the scope of a basic Townhouse Inspection. Roof systems and coverings are generally maintained by the Association Building Maintenance Department. We recommend contacting the Townhouse Association Building Maintenance Department for additional information regarding the age and condition of the roof.

NOTE: Roof leak was observed on the carport ceiling, repair is needed. Contact a licensed roofing contractor for further evaluation and all needed repair.

5. CARPORT

5.0 CEILING & WALLS

REPAIR OR REPLACE

Contact a Licensed Contractor for further evaluation

Previous repairs and water stain was observed on the carport ceiling and wall (see photos), areas were tested for moisture with moisture monitor, **moisture was detected** at time of inspection. These stains are caused by an active roof leak. We recommend contacting a licensed roofing contractor for further evaluation and all needed repair.

5.3 LIGHTS, OUTLETS AND SWITCHES

REPAIR OR REPLACE

\$150 - \$200

Light fixture on carport ceiling is damaged and non functional (see photo), repair is recommended. Contact a licensed electrician for further evaluation and all needed repair.

Electrical outlet in the carport is non functional, repair is recommend to prevent electrical shock. We recommend contacting a licensed electrician for further evaluation and repair.

7(A). ENTRANCE FOYER

7.3.A LIGHTS, OUTLETS & SWITCHES

REPAIR OR REPLACE

\$5 - \$10

7(A). ENTRANCE FOYER

Electrical outlet cover plate on the wall of the entrance foyer are missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

7(B). LIVING ROOM**7.0.B DOORS****NOT INSPECTED, REPAIR OR REPLACE****\$6,500 - \$7,500**

Living room's exterior entrance doors, door jams and trim are damaged and corroded. Due to the age and condition of both sets of doors, replacement is needed. We recommend contacting a professional a licensed door contractor for further evaluation and all needed repair.

7.3.B LIGHTS, OUTLETS & SWITCHES**REPAIR OR REPLACE****\$75 - \$100**

Lights on the ceiling fan in the living room were not working at time of inspection, we recommend changing the light bulbs first. If the lights are still not working, contact a licensed electrician for further evaluation and all needed repair.

7(C). DINING ROOM**7.3.C LIGHTS, OUTLETS & SWITCHES****REPAIR OR REPLACE****\$200 - \$250**

The electrical outlet receptacle in the dining room has object stuck in receptacle for ground (see photos 1 & 2), repair is recommend to prevent electrical shock. We recommend contacting a licensed electrician for further evaluation and all needed repair.

Electrical outlet cover plates on the walls of the dining room were missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

Exposed wires were observed on the ceiling in the dining room where light fixture is missing, repair is needed to prevent electrical shock. We recommend contacting a licensed electrician for further evaluation and all needed repairs.

7(D). KITCHEN**7.0.D DOORS****REPAIR OR REPLACE****\$250 - \$300**

Kitchen bifold closet doors are damaged and are not opening and or closing properly, repair and or adjustment is needed. We recommend contacting a licensed door contractor or a qualified handyman for further evaluation and all needed repair.

7.3.D LIGHTS, OUTLETS & SWITCHES**REPAIR OR REPLACE****\$100 - \$200**

Both light fixtures on the kitchen ceiling were missing, replacement is recommended. We recommend contacting a licensed electrician for further evaluation and all needed repair.

Electrical outlet cover plates on the wall of the kitchen are missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

8. KITCHEN APPLIANCES & CABINETS

8. KITCHEN APPLIANCES & CABINETS

8.4 GARBAGE DISPOSER

REPAIR OR REPLACE

\$250 - \$300

Garbage disposer was non functional and leaks when water is running at the kitchen sink, repair or replacement is recommended. We recommended contacting a licensed plumber or qualified handyman for further evaluation and replacement.

9(A). MASTER BEDROOM

9.0.A DOORS

REPAIR OR REPLACE

\$250 - \$300

Master bedroom's closet doors are missing (see photo), replacement is recommended. We recommend contacting a licensed door contractor or a qualified handyman for further evaluation and all needed repair.

9.3.A LIGHTS, OUTLETS AND SWITCHES

REPAIR OR REPLACE

\$100 - \$125

The electrical outlet receptacle in the master bedroom is damaged (see photo 1), repair is recommend to prevent electrical shock. Contact a licensed electrician or a qualified handyman for repair.

Ceiling fan lights in the master bedroom were not working at time of inspection (see photo 2), we recommend changing the light bulbs first. If the lights are still not working, contact a licensed electrician for further evaluation and all needed repair.

Electrical outlet cover plates in master bedroom are missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

9(B). GUEST BEDROOM

9.0.B DOORS

REPAIR OR REPLACE

\$100 - \$125

Guest bedroom closet doors are not installed (doors are inside the close, see photo), repair is recommended. We recommend contacting a carpenter or a qualified handyman for all needed repair.

9.3.B LIGHTS, OUTLETS AND SWITCHES

REPAIR OR REPLACE

\$25 - \$30

Electrical outlet cover plates in guest bedroom are missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

10(A). MASTER BATHROOM

10.3.A LIGHTS, OUTLETS AND SWITCHES

REPAIR OR REPLACE

\$25 - \$30

Electrical outlet cover plates on the walls of the master bathroom were missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

10.7.A DOES TOILET AND OR BIDET OPERATE PROPERLY

Yes, REPAIR OR REPLACE

\$100 - \$125

Master bathroom's toilet is loose and needs to be reseated. (replace wax seal and tighten bolts). We recommend contacting a licensed plumber for further evaluation and all needed repair.

10(B). GUEST BATHROOM

10.0.B DOORS

REPAIR OR REPLACE

\$150 - \$200

Guest bathroom's entrance door knob is missing (see photo), repair is needed. We recommend contacting a licensed locksmith or a qualified handyman for repair.

10.3.B LIGHTS, OUTLETS AND SWITCHES

REPAIR OR REPLACE

\$25 - \$30

Electrical outlet cover plates on the walls of the guest bathroom were missing, we recommend replacing with new cover plates to prevent electrical shock. Contact a qualified handyman for repair.

10.4.B SINK FAUCETS AND STOP VALVE

REPAIR OR REPLACE

\$125 - \$150

Guest bathroom's sink faucet has a drip leak (see photo), repair is recommended. We recommend contacting a licensed plumber for further evaluation and all needed repair.

10.7.B DOES TOILET AND OR BIDET OPERATE PROPERLY

Yes, REPAIR OR REPLACE

\$100 - \$125

Guest bathroom's toilet is loose and needs to be resealed. (replace wax seal and tighten bolts). We recommend contacting a licensed plumber for further evaluation and all needed repair.

10.9.B SHOWER AND TUB FAUCETS AND STOP VALVE

REPAIR OR REPLACE

\$200 - \$250

Shower's control handle is damaged and missing in the guest bathroom (see photos), repair or replacement is recommended. We recommend contacting a licensed plumber for all needed repair.

10.10.B CAULKING ALONG PERIMETER OF TUB/SHOWER AND FLOOR

REPAIR OR REPLACE

\$25 - \$50

Caulking is missing at the stall shower in the guest bathroom, re-grouting and or caulking along the floor and corners of the stall shower is needed to prevent water intrusion. We recommend contacting a qualified handyman for further evaluation and all needed repair.

10(C). HALF BATH

10.3.C LIGHTS, OUTLETS AND SWITCHES

REPAIR OR REPLACE

\$150 - \$200

Light fixture on the wall in the half bathroom is missing (see photos 1 & 2), replacement is needed. We recommend contacting a licensed electrician for further evaluation and all needed repair.

11. ELECTRICAL SYSTEM

11.0 SERVICE ENTRANCE CONDUCTORS

REPAIR OR REPLACE

Contact FP&L or a Licensed Electrician

FP&L's power lines rub against tree branches on east side of property (see photo), we recommend trimming back all branches and vegetation to prevent electrical shock. **Contact FPL or licensed electrical contractor for removal of branches.**

11.4 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices)

REPAIR OR REPLACE

Contact a Licensed Contractor for further evaluation

NOTE: Zinsco-Sylvania service panels and breakers have been recalled. Some of these breakers are known to be a latent hazard and can fail to trip in response to overcurrent leading to electrical fires. The breakers may also fail to shut off internally even if the toggle is switched to the " off " position.

11. ELECTRICAL SYSTEM

There are other panel-defects independent of the breaker problems. Panels, panel-bus fires and arcing failures were reported to have occurred in some equipment. The failure rate for these circuit breakers was reported to be significant. The defective units in some cases failed to trip 60% of the time.

We recommend contacting a licensed electrician prior to closing for further evaluation of the electrical equipment to reduce associated hazards and promote safety.

Please see following links regarding the recall of Federal Pacific, Sylvania or Zinsco breakers and breaker boxes: <http://inspectapedia.com/fpe/fpepanel.htm> and http://inspectapedia.com/fpe/FPE_CPSC_2011.pdf

The Consumer Product Safety Commission announced that it is closing its two year

investigation into Federal Pacific Electric Stab-lok type residential circuit breakers. This action was taken because the data currently available to the Commission does not establish that the circuit breakers pose a serious risk of injury to consumer.

http://inspectapedia.com/fpe/FPE_CPSC_2011.pdf

11.6 ARE SMOKE DETECTORS PRESENT IN HOME

Yes, REPAIR OR REPLACE

\$150 - \$200

Smoke detectors were damaged and or missing, replacement is recommend. We recommend installing new smoke and or fire detectors to ensure your safety.

11.7 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

REPAIR OR REPLACE

\$150 -
\$200

Exterior flood lights were non functional (see photo), repair or replacement is recommended. We recommend contacting a licensed electrician for further evaluation and all needed repairs.

12. PLUMBING SYSTEM

12.0 WATER HEATER

FUNCTIONAL / AGE NOTED

Contact a Licensed Contractor for further evaluation

Hot water heater was in "age noted" functional condition at time of inspection, no leaks were observed, and water temperature was set at +/- 115 degrees.

Base of the hot water tank at the hot water heater (see photo) has visible damage, corrosion and or rust. Base of the hot water tank **WAS NOT leaking** at time of inspection. We strongly recommend repairing or replacing hot water heater to prevent flooding. Contact a licensed plumber for further evaluation and all needed repairs.

NOTE: The State of Florida requires us to inform you of the typical life cycle or life expectancy of an electric hot water heater. Manufacturer's suggested life expectancy for an electric water heater is 13-15 years. This "age noted" hot water heater was functioning as intended and no visible defects were observed at time of inspection. Due to the age of this hot water heater, installing a new energy efficient water heater in the near future would reduce your energy cost and prevent possible leaks and or flooding. We recommend contacting a licensed plumber for further evaluation and replacement if needed.

13. CENTRAL AIR CONDITIONING

13.2 CONDITION OF CONDENSER

FUNCTIONAL, REPAIR OR REPLACE

\$200 - \$250

13. CENTRAL AIR CONDITIONING

Air conditioners condenser's electrical disconnect box is damaged (corroded, see photo 1), repair is needed to prevent electrical shock. We recommend contacting a licensed air conditioning contractor for further evaluation and all needed repair

Screening is missing at the entrance/bottom of the chase line cover (see photo 2), repair is needed to prevent insects, rodents and lizards from entering into attic area. We recommend contacting a qualified handyman for repair.

13.3 CONDITION OF AIR HANDLER

FUNCTIONAL, REPAIR OR REPLACE

\$150 - \$200

Air conditioning tape was failing or missing at air handler and or plenum (see photo 1), repair is needed. We recommend contacting a licensed air conditioning service contractor or qualified handyman for repair.

Door at air handler closet is not opening and closing properly (see photo 2), repair/adjustment is recommended. Contact a qualified handyman for repair.

13.6 CONDENSATE OVERFLOW SHUT- OFF DEVICE

REPAIR OR REPLACE

\$200 - \$250

This air handler does not have a condensate overflow shut-off device installed on the drain line. This device is installed to prevent condensate drain pipe from overflowing and leaking. We recommend contacting a licensed air conditioning service contractor for further evaluation and all needed repair.

13.8 CONDITION OF THE A/C DUCTWORK

REPAIR OR REPLACE

Contact a Licensed Contractor for further evaluation

Air conditioner ducts in the attic are damaged (see photos), replacement is needed. We recommend contacting a licensed air conditioning service contractor for further evaluation and all needed repairs.

15. ATTIC & ROOF STRUCTURE

15.2 IS THERE INSULATION IN ATTIC

REPAIR OR REPLACE

\$200 - \$250

Insulation in attic is loose and should be re-stapled make the house more energy efficient. Contact a qualified handyman for repair.

15.5 IS THERE ANY VISIBLE UNSAFE ELECTRICAL WIRING IN THE ATTIC

Yes, REPAIR OR REPLACE

\$100 - \$125

Open junction box and or exposed wires were observed in attic (see photo), we recommend contacting a licensed electrician for further evaluation and all needed repairs.

15.6 ARE THERE ANY VISIBLE SIGNS OF DETERIORATION

Yes, REPAIR OR REPLACE

\$400 - \$500

Damaged roof sheathing was observed in the attic (above the carport, see photos 1 & 2), replacement of damaged roof sheathing is needed. We recommend contacting a licensed roofing contractor for further evaluation and all needed repair.

15.7 ARE THERE ANY VISIBLE SIGNS OF LEAKS OR ABNORMAL CONDENSATION

Yes, REPAIR OR REPLACE

Contact a Licensed Contractor for further evaluation

Water stains were observed on roof sheathing (above the carport, see photo 1) area was tested for moisture, **MOISTURE WAS DETECTED** at time of inspection. We recommend contacting a licensed roofing contractor for further evaluation and all needed repair.

Water stains were observed in the attic (see photos 2 - 6), areas were tested for moisture with moisture monitor, **NO MOISTURE WAS DETECTED** at time of inspection. Staining appears to be from an old roof leak which

15. ATTIC & ROOF STRUCTURE

seems to have been corrected. **We recommend that the buyer continue to monitor the stained area or areas and contact a licensed roofing contractor** if a stain appears to change color and/or a visible leak is observed.

16. LAUNDRY CLOSET

16.0 DOORS

REPAIR OR REPLACE

\$200 - \$250

Laundry closet doors were missing, replacement is recommended. We recommend contacting a licensed door contractor or a qualified handyman for further evaluation and all needed repair.

17. STAIRWAY

17.4 LIGHTS

REPAIR OR REPLACE

\$25 - \$50

Light on the upstairs landing ceiling was not working at time of inspection (see photo), we recommend changing the light bulb first. If the light is still not working, contact a licensed electrician for further evaluation and all needed repair.

18. FIREPLACES

18.4 WAS LINER INSPECTED OR FULLY VISIBLE FROM END TO END

REPAIR OR REPLACE

\$150 - \$200

Inspection of the chimney liner is not within the scope of a "Basic Home Inspection". The fireplace liner was not inspected by our company, we recommend a certified chimney sweep service contractor inspect for safety and repair if needed.

The top of the chimney (chimney cap, see photo) was damaged/dented, we recommend contacting a professional fireplace service contractor or a chimney sweep contractor for further evaluation and all needed repair.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



INVOICE

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500 South Cypress Road
Pompano Beach, Florida 33060
Office: (954) 232-3879
www.allstateinspections.com
Office@AllstateInspections.com
Inspected By: Walter Fitzpatrick

Inspection Date: 11/15/2015
Report ID: 151115-2WF

Customer Info:	Inspection Property:
YOUR NAME HERE	1234 Washingtonia Avenue Townhouses By The Sea Lauderdale by the Sea, Florida 33308
Customer's Real Estate Professional: Ann Chamberlain Skywater Estates Inc.	

Inspection Fee:

Service	Price	Amount	Sub-Total
Townhouse Inspection: Total Square Feet 1200 - 1500	300.00	1	300.00
Termite Inspection: Inspected by Command Pest Control	65.00	1	65.00

Tax \$0.00

Total Price \$365.00

Payment Method:Credit Card

Payment Status:Paid on line with credit card, Thank you, we appreciate your business.....Allstate Home Inspections

Note:If you have any questions, please feel free to call my office at 954-232-3879 or e-mail me at office@allstateinspections.com.. We appreciate your business.....Thanks again, Walter