



Building Inspection Report

XXXXXXXX XXXXX XXXXX , FI

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The World's Elite Inspectors
National Association of
Certified Home Inspectors

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Inspection Date:
XXX.XX, XXXX

Prepared For:
XXXXXX XXXXXXXX

Prepared By:
AAPI inc.

Report Number:
XXXXXXXXXX

Inspectors:
Bill Ostoyic

Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. Photos are a representation of the issues and all issues may not be photographed.

MAJOR CONCERNS

Structure

- **Major concern:** Stucco damage was found at the back right of the home.

Roof

- **Major concern:** Cracked and damaged roof tiles were found in various places.

Exterior

- **Major concern:** The palm tree on the left side of the home is leaning and the roots are partially exposed. The tree is also in proximity to the home and should be relocated.

Air conditioning

- **Major concern:** The compressor system outside the garage service entrance door does not work. That is for the upstairs system.

Plumbing

- **Major concern:** The master bath shower has very little water pressure.

SAFETY ISSUES

Exterior

- **Safety:** The propane tank on the left side of the home is not secured and the big one does not appear to be used.
- **Safety:** The dock boards are decayed in various places.

REPAIR ITEMS

Structure

- **Repair:** Stucco cracks in various places should be sealed. This signifies that the home has experienced typical settling.

Roof

- **Repair:** Debris should be removed from the roof.
- **Repair:** The trees should be removed from the roof.

Insulation/ventilation

- **Repair:** An excessive amount of rodent excrement was found in the attic in multiple locations.
- **Repair:** The insulation is low in various places.

Exterior

- **Repair:** Rusting, falling stucco corner bead was found at the garage.
- **Repair:** The brush should be cut back from the home.
- **Repair:** The front French door bottom lock is missing.
- **Repair:** The doorbell does not work.
- **Repair:** The right side of the home AC closet door encasing is decayed.
- **Repair:** The fascia board is decayed rodent damaged in various places.
- **Repair:** The back porch needs paint/ceiling
- **Repair:** The soffit on the right front is hanging.
- **Repair:** The front left planter needs repair.
- **Repair:** The gutter downspouts should be extended away from the foundation.
- **Repair:** The garage service entrance door is rusted and the casing decayed.
- **Repair:** The hole at the back porch wall needs sealing.
- **Repair:** The pavers at the pool have settled and sunk in various places.
- **Repair:** The gas is off to the pool heater and the control panel did not respond.
- **Repair:** The pavers are damaged at the driveway.
- **Repair:** The pool bath door knob has damaged the back column.
- **Repair:** The decorative cornice is damaged in various places.
- **Repair:** Erosion was found on the left side of the home.

Electric

- **Repair:** The light fixture is missing at the front right.
- **Repair:** The back porch outlets are missing weather covers.
- **Repair:** The lights on the dock are damaged in various places.
- **Repair:** An outlet at the kitchen backsplash is loose.
- **Repair:** A broken outlet cover was found in the office.
- **Repair:** A living room floor outlet is loose.

Air conditioning

- **Repair:** The AC drain should be extended away from the foundation.
- **Repair:** The ac insulation needs improvement.
- **Repair:** The ducts in the attic have insulation damage.
- **Repair:** The temperature drops for the upstairs and right side of the home systems are insufficient or non existant. The systems need servicing.

Plumbing

- **Repair:** The equipment appears to leak by the water softener.
- **Repair:** The master shower tiles need caulk/grout.
- **Repair:** The master bath toilet tank parts do not function.
- **Repair:** The master bath shower water pressure is very low.

Interior

- **Repair:** Wall damage was found in the downstairs half-bath.
- **Repair:** Cracked tiles were found on the floor in various places.
- **Repair:** A bedroom baseboard has holes drilled in it.
- **Repair:** A missing piece of baseboard was found in the bathroom.

Appliances

- **Repair:** The garbage disposer motor is seized.
- **Repair:** The vent for the cooktop did not work.

ITEMS TO MONITOR

Roof

- **Monitor:** Water staining that appears to be active was found in the attic. A roofer should be consulted.

Exterior

- **Monitor:** Previous repairs were found in the wall to the left of the front entrance.

Air conditioning

- **Monitor:** Previous water staining was found at the air handler.

Interior

- **Monitor:** All smoke alarms should be checked for functionality and charged batteries as routing home maintenance.
- **Monitor:** Water staining with damage was found in the hall closet by the laundry room.
- **Monitor:** Staining was found in the living room ceiling.
- **Monitor:** Typical drywall flaws were found in various places.

General comments of the inspection

All repairs and monitors should be performed by licensed professionals.

Any termite evidence or activity should be further investigated by a licensed termite professional.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. http://www.homeinspector.org/standards/SOP_March2014.pdf

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete
Wall Structure:	•Frame, Concrete
Roof Structure:	•Truss/Plywood Sheathing

STRUCTURE OBSERVATIONS

Recommendations / observations

- **Major concern:** Stucco damage was found at the back right of the home.



- **Repair:** Stucco cracks in various places should be sealed. This signifies that the home has experienced typical settling.



LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

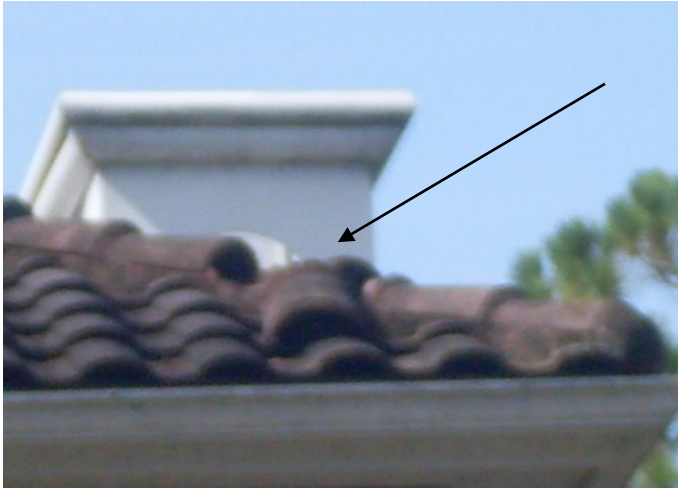
DESCRIPTION OF ROOFING

Roof Covering:	•Tile
Roof Flashings:	•Metal
Roof Drainage System:	•Aluminum

ROOFING OBSERVATIONS

Recommendations / observations

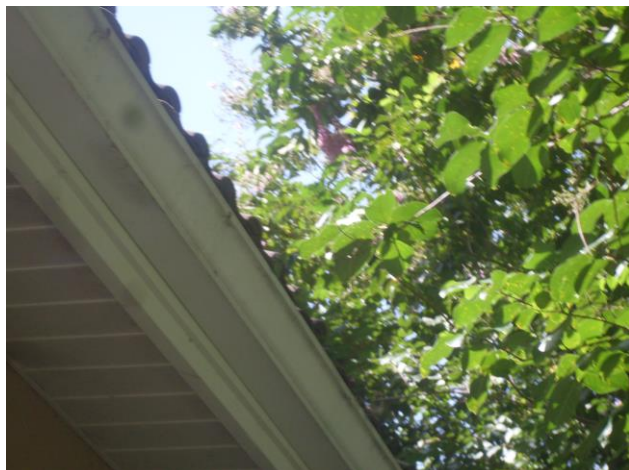
- **Major concern:** Cracked and damaged roof tiles were found in various places.



- **Repair:** Debris should be removed from the roof.



- **Repair:** The trees should be removed from the roof.



- **Monitor:** Water staining that appears to be active was found in the attic. A roofer should be consulted.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:

•Fiberglass

Roof Ventilation:

• Roof vents

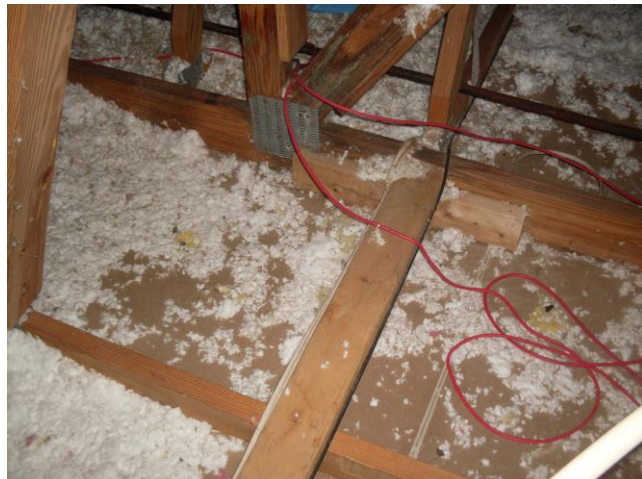
INSULATION / VENTILATION OBSERVATIONS

Recommendations / observations

- **Repair:** An excessive amount of rodent excrement was found in the attic in multiple locations.



- **Repair:** The insulation is low in various places.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	• Stucco
Eaves, Soffits, And Fascias:	• Metal, Wood
Exterior Doors:	• Wood
Window/Door Frames and Trim:	• Metal, Wood
Pool:	• Inground, Cartridge filter, gas heater

EXTERIOR OBSERVATIONS

Recommendations / observations

- **Repair:** Rusting, falling stucco corner bead was found at the garage.



- **Repair:** The brush should be cut back from the home.



- **Repair:** The front French door bottom lock is missing.



- **Repair:** The doorbell does not work.
- **Repair:** The right side of the home AC closet door encasing is decayed.



- **Repair:** The fascia board is decayed and rodent damaged in various places.



- **Repair:** The back porch needs paint/ceiling.



- **Repair:** The soffit on the right front is hanging.



- **Repair:** The front left planter needs repair.



- **Repair:** The gutter downspouts should be extended away from the foundation.



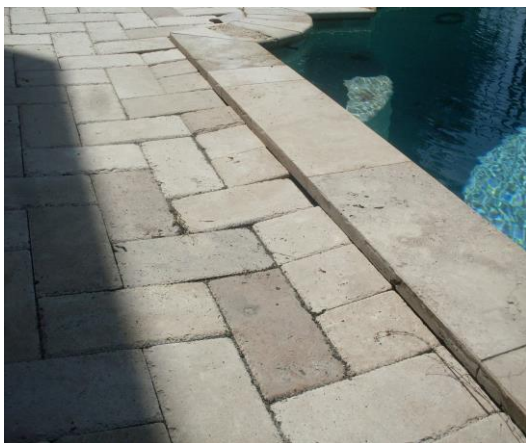
- **Repair:** The garage service entrance door is rusted and the casing decayed.



- **Repair:** The hole at the back porch wall needs sealing.



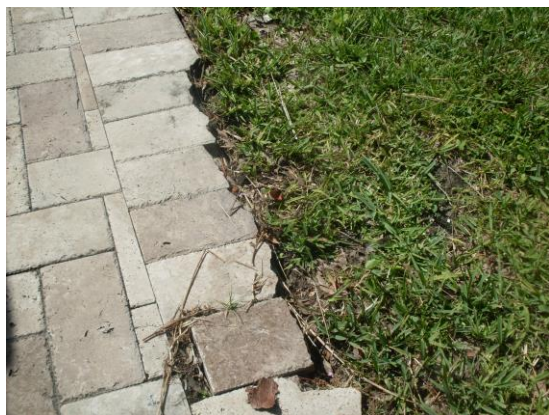
- **Repair:** The pavers at the pool have settled and sunk in various places.



- **Repair:** The gas is off to the pool heater and the control panel did not respond.



- **Repair:** The pavers are damaged at the driveway.



- **Repair:** The pool bath door knob has damaged the back column.



- **Repair:** The decorative cornice is damaged in various places.



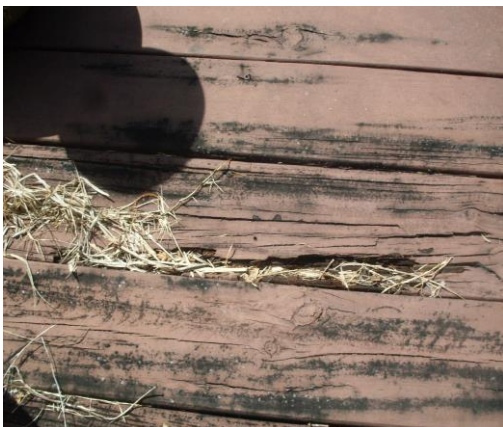
- **Repair:** Erosion was found on the left side of the home.



- **Safety:** The propane tank on the left side of the home is not secured and the big one does not appear to be used.



- **Safety:** The dock boards are decayed in various places.



- **Monitor:** Previous repairs were found in the wall to the left of the front entrance.



- **Major concern:** The palm tree on the left side of the home is leaning and the roots are partially exposed. The tree is also in proximity to the home and should be relocated.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service (2) 150 amp
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Breakers
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Split receptacles are present in the kitchen. These outlets offer an added level of convenience, as there are separate circuits provided for each half of the outlet. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

Recommendations / observations

- **Repair:** The light fixture is missing at the front right.



- **Repair:** The back porch outlets are missing weather covers.



- **Repair:** The lights on the dock are damaged in various places.



- **Repair:** An outlet at the kitchen backsplash is loose.



- **Repair:** A broken outlet cover was found in the office.



- **Repair:** A living room floor outlet is loose.



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures/fans were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:

•Electricity

Central System Type:

•Air Source Central Heat Pump System •Air Handler/Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly in the kitchen area.

Recommendations / observations

- **Major concern:** The compressor system outside the garage service entrance door does not work. That is for the upstairs system.



- **Repair:** The AC drain should be extended away from the foundation.



- **Repair:** The ac insulation needs improvement.



- **Repair:** The ducts in the attic have insulation damage.



- **Repair:** The temperature drops for the upstairs and right side of the home systems are insufficient or non-existent. The systems need servicing.
- **Monitor:** Previous water staining was found at the air handler.



LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	• Public
Interior Supply Piping:	• Cpvc
Drain, Waste, & Vent Piping:	• Plastic
Water Heater:	• 80 gal, electric

PLUMBING OBSERVATIONS

Positive Attributes

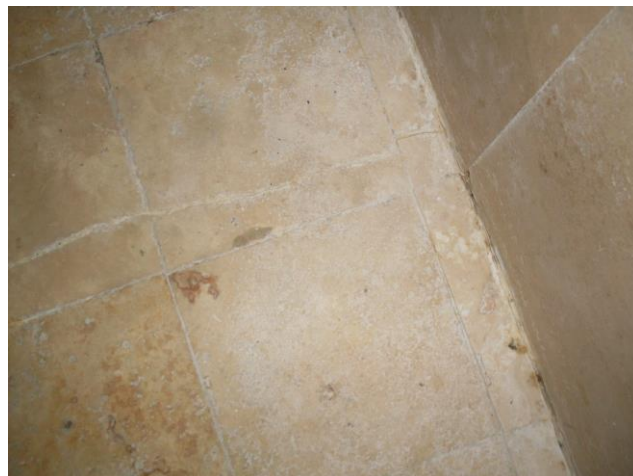
The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

Recommendations / observations

- **Repair:** The equipment appears to leak by the water softener.



- **Repair:** The master shower tiles are cracked and need caulk/grout.



- **Repair:** The master bath toilet tank parts do not function.



- **Repair:** The master bath shower water pressure is very low.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	• Carpet, Tile, Wood
Window Type(s) & Glazing:	• Single hung
Doors:	•Wood

INTERIOR OBSERVATIONS

Recommendations / observations

- **Repair:** Wall damage was found in the downstairs half-bath.



- **Repair:** Cracked tiles were found on the floor in various places.



- **Repair:** A bedroom baseboard has holes drilled in it.



- **Monitor:** All smoke alarms should be checked for functionality and charged batteries as routing home maintenance.



- **Monitor:** Water staining with damage was found in the hall closet by the laundry room.



- **Monitor:** Staining was found in the living room ceiling.



- **Monitor:** Typical drywall flaws were found in various places.



- **Repair:** A missing piece of baseboard was found in the bathroom.



LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments / screens, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

Laundry Facility:

•Electric cook top •Fridge •Disposer •Dishwasher •Microwave •Electric oven
•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer

APPLIANCES OBSERVATIONS

Positive Attributes

The kitchen is well organized. The kitchen cabinetry is average quality. The appliances that have been installed in the kitchen are good quality.

Recommendations / observations

- **Repair:** The garbage disposer motor is seized.
- **Repair:** The vent for the cooktop did not work.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.