

Home Buyer:

Date of Inspection:

Property Address:

Report #:



Dear Home Buyer,

As follows is a complete inspection done by Pedro Diaz of Broward Inspect LLC. This is a visual inspection and as such has its limitations. Please READ CAREFULLY the disclosures page as it outlines this inspection's limitations as well as its scope. Thank you for choosing Broward Inspect LLC. I look forward to serving you presently and in the future with all your Home Inspection needs.



Pedro Diaz

Licensed Home Inspector

DISCLOSURES

SCOPE OF INSPECTION

This is a visual inspection only. We inspect only what we see. We do not dismantle anything. We do not inspect for any environmental issues such as lead paint, asbestos, etc. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as new houses, even though items in both might be performing the function for which they are intended. We do not hold ourselves to be specialists for any particular item, nor are we engineers. We are a general real estate inspection company. This inspection report covers only the items listed in the report which are reasonably observable and is based only on the present condition of those items.

LIMITATIONS ON LIABILITY

No representation is made about any item other than the operability of said item. No representation is made as to the future performance of any item. There are no warranties, either expressed or implied. If you would like a warranty or guarantee you must obtain it from a warranty company.

Specifically, with appliances, water heaters and heating and cooling systems; these are units that are highly used and have a life expectancy of 10 to 15 years. These items can be working fine one day and without notice can cease to function the next day. This report **IS NOT** a guarantee/warranty and is strictly a reflection of the functionality of these units the day of the inspection.

ESTIMATES FOR REPAIRS

Estimates for repair costs are to be used as a guide only and are based on current rates of professional licensed contractors. Broward Inspect LLC strongly recommends you obtain written estimates from licensed contractors for any and all needed repairs or replacements. Do not rely on estimates in this report.

MECHANICAL APPLIANCES

Comments of Satisfactory, Marginal or Poor for any mechanical items are made based on the functionality of these items at the time of the inspection and are **NOT a Guarantee/Warranty**. We are not responsible for changes in the condition or performance of these items after the inspection date.

STANDARDS OF PRACTICE

The purpose of these Standards of Practice, consistently used by Broward Inspect, is to establish a set of standards. Inspections conducted to these standards provide the Client with information regarding the overall condition of installed systems and components of the Home based on observation of the visible and apparent condition of the Home at the time of the inspection and to report on the presence of any material defects. A Home Inspection does not include the prediction of future conditions.

This report shall contain comments, and when possible pictures, detailing readily visible deficiencies and recommendations or costs to repair/replace when appropriate.

DISCLOSURES CON'T

PICTURES

Pictures do not represent all of the problems found during the inspection. They are intended for the client to have a visual representation of items mentioned on this report that are technical or not readily visible.

EXCLUSIVITY

This report is prepared exclusively for the Client(s) named on this report and is not transferrable to anyone in any form. The Client(s) gives permission to Broward Inspect LLC to discuss the findings with any other parties.

ROOF

The roof section of this report is NOT a guarantee/warranty, only a report of the existing condition found during our visual inspection of the property. If this report indicates that there are no visible leaks that does not constitute that the roof will not have water penetration in the future. When a report indicates, No Leaks Noted, this means that there were no readily visible leaks noted at the time of the inspection. A roof may develop leaks at any time due to aging, deterioration or weather conditions. Roofs require maintenance and repairs throughout its life. With proper maintenance and repairs you can expect to have the full life expectancy of a roof.

HOME INSPECTION LICENSE



DEFINITION OF TERMS

SATISFACTORY

Indicated the component is functionally consistent with its original purpose and is in good condition. Items that has been marked Satisfactory may still break and need repairs or replacement at any time. Items marked Satisfactory are usually under 10 years of age.

MARGINAL

Indicates the component is functionally consistent with its original purpose but may show signs of wear and tear. Items marked Marginal may need repair or replacement in the near future. Items marked marginal are usually over 10 years of age.

POOR

Indicates the component may or may not be functioning but is in poor condition and will need repair or replacement immediately. Items marked poor are usually over 12 or 15 years of age and are at the end of their life.

NOT VISIBLE

The item was not visible at the time of inspection

NOT PRESENT

The item was not present at the time of the inspection

UTD

Unable to Determine

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SUMMARY OF FINDINGS

Roof Inspection Report Summary

1. Roof inspection by Paletz Roofing. All comments are by Paletz Roofing
2. Fascia damage, previous repairs, sheathing damage, cracked and loose tiles
3. Roof is near end of useful life
4. Cost to repair noted deficiencies by Paletz Roofing \$3,495
5. Recommend getting 2 - 3 estimates from licensed roofing contractors
6. Refer to Paletz Roofing Inspection Report for full details

Grounds Inspection Report Summary

1. Pool drain not anti-vortex. Approximate cost for licensed professional to replace \$600+ (\$150 each x 4)
2. Pool coating deteriorated at several areas at steps
3. Pool deck pavers uneven behind east water feature
4. Rust noted at base of pool electrical panel
5. Owner indicated pool heater does not function

Kitchen and Appliances Inspection Report Summary

1. Hot/cold reversed at sink
2. Clothes dryer missing securing clamp at electrical cord entry to housing

Plumbing Inspection Report Summary

1. Leak noted at front hose bib
2. Bathroom #2: left sink slow to drain
3. Bathroom #1: leak noted at toilet (tank to bowl connection)
4. Approximate cost for licensed plumber to repair noted deficiencies \$350+

Interior Inspection Report Summary

1. Window closing mechanism damaged at front bedroom and hall bathroom windows
2. Evidence of moisture noted at entry foyer and garage ceilings - dry at time of inspection
3. Missing single door garage door opener
4. Approximate cost for licensed professional to repair damaged closing mechanisms \$300+

SUMMARY OF FINDINGS con't

Heating and Cooling Inspection Report Summary

1. Both a/c systems are cooling satisfactory at time of inspection
2. Unit #2 air handler leaking water from below unit
3. Recommend servicing Unit #2 air handler

Water Heater Inspection Report Summary

1. Water heater is heating satisfactory at time of inspection
2. Water heater is past its expected service life (current age 18 years)
3. Approximate cost to replace water heater by a licensed plumber \$850+

Electrical Inspection Report Summary

1. Evidence of short at hall bathroom outlet

STRUCTURE INSPECTION REPORT

<u>Building Type:</u>	Single Family	<u>Roof Style:</u>	Gable/Hip	<u>Roof System:</u>	Wood Trusses
<u>Wall System:</u>	CBS	<u>Floor System:</u>	Concrete Slab	<u>Foundation:</u>	Monolithic
<u>Structure Year:</u>	2001	<u>Square Feet:</u>	4,868	<u># Floors:</u>	1
<u>WDO Inspection:</u>	Yes				

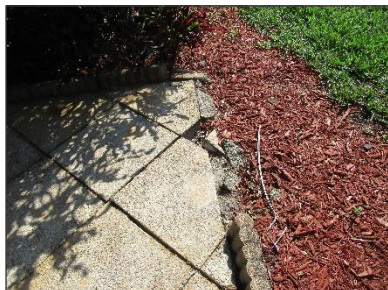
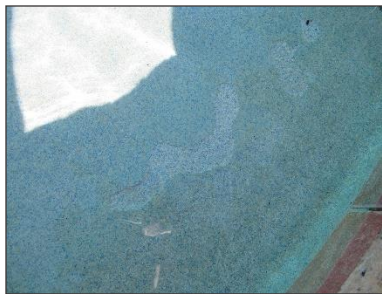


GROUNDS/POOL INSPECTION REPORT

<u>Grading/Slope:</u>	Satisfactory	<u>Sidewalk:</u>	Concrete	<u>Walkways:</u>	Brick
<u>Driveway:</u>	Brick	<u>Fencing:</u>	Chain Link	<u>Deck/Patio:</u>	Brick
<u>Irrigation:</u>	Well	<u>Zones:</u>	6		
<u>Pumps Bonded:</u>	Yes	<u>Pumps Secured:</u>	No	<u>Full Prime:</u>	Yes
<u>Pool Drain:</u>	Not Anti-Vortex	<u>Steps Indicated:</u>	Yes	<u>Light Turns On:</u>	UTD
<u>Cage Bonded:</u>	N/A	<u>Pool Fenced:</u>	Yes	<u>Salt System:</u>	No
<u>Pool Heater:</u>	Yes	<u>Heater Turn On:</u>	No	<u>Heater Bonded:</u>	Yes

Comments

1. Pool drain not anti-vortex. Approximate cost for licensed professional to replace \$600+ (\$150 each x 4)
2. Pool coating deteriorated at several areas at steps
3. Pool deck pavers uneven behind east water feature
4. Rust noted at base of pool electrical panel
5. Owner indicated pool heater does not function

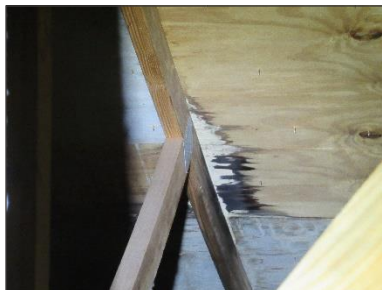


ROOF INSPECTION REPORT

<u>Roof Style:</u>	Gable/Hip	<u>Inspected From:</u>	Walked Roof	<u>Covering:</u>	Shingle
<u>Condition:</u>	Satisfactory	<u>Leaks:</u>	Yes	<u>Drip Edges:</u>	Satisfactory
<u>Vent Stacks:</u>	Satisfactory	<u>Gutters:</u>	Satisfactory	<u>Approx Age:</u>	18 Years
<u>Scuttle hole:</u>	Several	<u>Insulation:</u>	Loose Fill	<u>Ventilation:</u>	Soffit Vent
<u>Sheathing:</u>	Plywood	<u>Roof System:</u>	Wood Trusses	<u>Inspected From:</u>	Walked Attic

Comments

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3. Roof is near end of useful life
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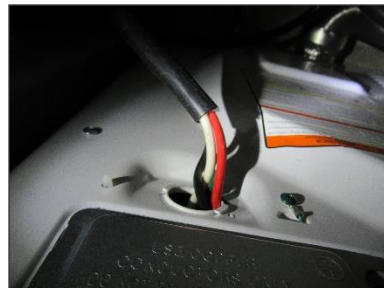


KITCHEN AND APPLIANCES INSPECTION REPORT

<u>Cabinets:</u>	Satisfactory	<u>Countertops:</u>	Satisfactory		
<u>Refrigerator:</u>	LG	<u>Approx Age:</u>	11+ Years	<u>Condition:</u>	Marginal
<u>Range:</u>	LG	<u>Approx Age:</u>	11+ Years	<u>Condition:</u>	Marginal
<u>Stove:</u>	GE	<u>Approx Age:</u>	0 - 5 Years	<u>Condition:</u>	Satisfactory
<u>Microwave:</u>	LG	<u>Approx Age:</u>	11+ Years	<u>Condition:</u>	Marginal
<u>Dishwasher:</u>	LG	<u>Approx Age:</u>	11+ Years	<u>Condition:</u>	Marginal
<u>Disposal:</u>	InSinkerator	<u>Approx Age:</u>	11+ Years	<u>Condition:</u>	Marginal
<u>Washer:</u>	Samsung	<u>Approx Age:</u>	0 - 5 Years	<u>Condition:</u>	Satisfactory
<u>Dryer:</u>	Samsung	<u>Approx Age:</u>	0 - 5 Years	<u>Condition:</u>	Marginal

Comments

1. Hot/cold reversed at sink
2. Clothes dryer missing securing clamp at electrical cord entry to housing



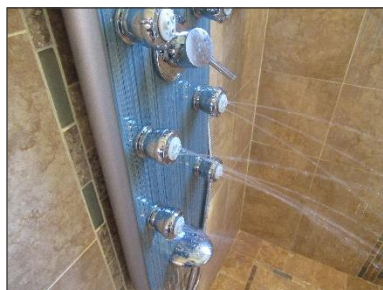
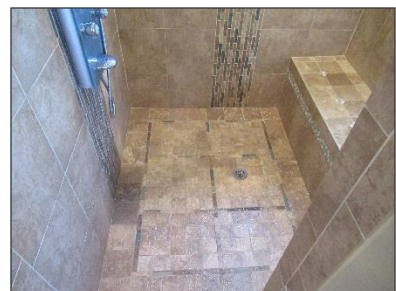
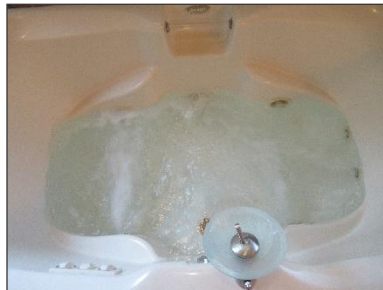
PLUMBING/BATHROOM INSPECTION REPORT

<u>Water Meter:</u>	North	<u>Water Main:</u>	North	<u>Water Line:</u>	Copper
<u>Drain Line:</u>	PVC	<u>Vent Line:</u>	PVC	<u>Water Pressure:</u>	Satisfactory
<u>Bathroom #1:</u>	Master	<u>Bathroom #2:</u>	Hall	<u>Bathroom #3:</u>	Front Bedroom
<u>Bath:</u>	Bathtub/Shower	<u>Bath:</u>	Bathtub/Shower	<u>Bath:</u>	Bathtub/Shower
<u>Shower Walls:</u>	Tile	<u>Shower Walls:</u>	Tile	<u>Shower walls:</u>	Tile
<u>Toilet:</u>	Marginal	<u>Toilet:</u>	Satisfactory	<u>Toilet:</u>	Satisfactory
<u>Sink:</u>	Satisfactory	<u>Sinks:</u>	Marginal (left)	<u>Sink:</u>	Satisfactory
<u>Ventilator:</u>	Satisfactory	<u>Ventilator:</u>	Satisfactory	<u>Ventilator:</u>	Satisfactory
<u>Bathroom #4:</u>	Rear				
<u>Bath:</u>	Shower				
<u>Shower Walls:</u>	Tile				
<u>Toilet:</u>	Satisfactory				
<u>Sink:</u>	Satisfactory				
<u>Ventilator:</u>	Satisfactory				

Comments

1. Leak noted at front hose bib
2. Bathroom #2: left sink slow to drain
3. Bathroom #1: leak noted at toilet (tank to bowl connection)
4. Approximate cost for licensed plumber to repair noted deficiencies \$350+

PLUMBING/BATHROOM INSPECTION REPORT con't

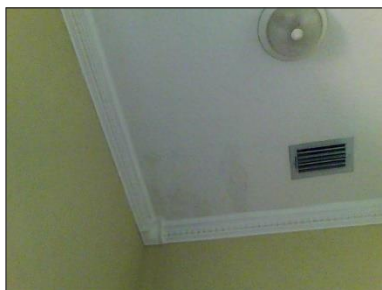
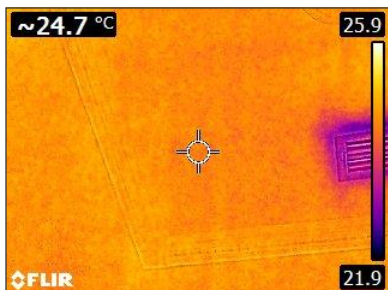
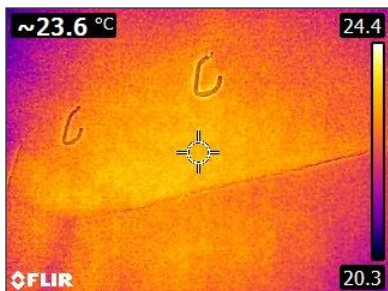


INTERIOR INSPECTION REPORT

<u>Floors:</u>	Tile/Wood	<u>Condition:</u>	Satisfactory	<u>Walls:</u>	Drywall
<u>Condition:</u>	Satisfactory	<u>Ceilings:</u>	Drywall	<u>Condition:</u>	Satisfactory
<u>Doors:</u>	Satisfactory	<u>Windows:</u>	Satisfactory	<u>Interior:</u>	Furnished
<u>Garage:</u>	3 Car	<u>Smoke Detector:</u>	Satisfactory		

Comments

1. Window closing mechanism damaged at front bedroom and hall bathroom windows
2. Evidence of moisture noted at entry foyer and garage ceilings - dry at time of inspection
3. Missing single door garage door opener
4. Approximate cost for licensed professional to repair damaged closing mechanisms \$300+



HEATING AND COOLING INSPECTION REPORT

Unit #1:

<u>Cooling System:</u>	Split	<u>Heating System:</u>	Electric		
<u>Air Handler:</u>	RUUD	<u>Location:</u>	Rear Hall	<u>Capacity:</u>	5.0 Ton
<u>Model #:</u>	RHLL-HM60...	<u>Approx Age:</u>	0 - 5 Years	<u>Coil:</u>	Clean
<u>Condenser:</u>	Rheem	<u>Location:</u>	East	<u>Capacity:</u>	5.0 Ton
<u>Model #:</u>	14AJM60...	<u>Approx Age:</u>	0 - 5 Years	<u>Ductwork:</u>	Flex
<u>Temp Diff:</u>	<u>In:</u> 68	<u>Out:</u> 50	<u>Split:</u> 18		

Unit #2:

<u>Cooling System:</u>	Split	<u>Heating System:</u>	Electric		
<u>Air Handler:</u>	York	<u>Location:</u>	Front Bedroom	<u>Capacity:</u>	5.0 Ton
<u>Model #:</u>	AE60...	<u>Approx Age:</u>	0 - 5 Years	<u>Coil:</u>	Clean
<u>Condenser:</u>	York	<u>Location:</u>	East	<u>Capacity:</u>	4.0 Ton
<u>Model #:</u>	YCE48...	<u>Approx Age:</u>	0 - 5 Years	<u>Ductwork:</u>	Flex
<u>Temp Diff:</u>	<u>In:</u> 72	<u>Out:</u> 59	<u>Split:</u> 13		

Comments

1. Both a/c systems are cooling satisfactory at time of inspection
2. Unit #2 air handler leaking water from below unit
3. Recommend servicing Unit #2 air handler



WATER HEATER INSPECTION REPORT

Unit #1:

<u>Make:</u>	State	<u>Model #:</u>	P6662ORTGW	<u>Capacity:</u>	66 Gallons
<u>Type:</u>	Electric	<u>Location:</u>	Garage	<u>Approx Age:</u>	15+
<u>TPR Valve:</u>	Satisfactory	<u>Water Temp:</u>	125		

Comments

1. Water heater is heating satisfactory at time of inspection
2. Water heater is past its expected service life (current age 18 years)
3. Approximate cost to replace water heater by a licensed plumber \$850+



ELECTRICAL INSPECTION REPORT

Service Entry: Underground

Service Panel #1:

Location: West Type: Breaker Amperage: 200 AMPS

Manufacturer: GE Service Wires: Copper Wire Size: 2/0 AWG

Service Panel #2:

Location: West Type: Breaker Amperage: 200 AMPS

Manufacturer: GE Service Wires: Copper Wire Size: 2/0 AWG

Distribution Panel #1:

Location: Garage Type: Breaker Amperage: 200 AMPS

Manufacturer: GE Voltage: 120/240 Volts Branch Wires: Copper

Distribution Panel #2:

Location: Garage Type: Breaker Amperage: UTD

Manufacturer: GE Voltage: 120/240 Volts Branch Wires: Copper

Comments

1. Evidence of short at hall bathroom outlet

