

Standard Home Inspection Report



File Number: 05-15-011

Status of Property: occupied

Type of Property: Single Family Home

Square Footage: 3300± Total SF (not verified)

Age of Home: 1997± (not verified)

Date of Inspection: 05/05/2006

Time of Inspection: **Start:** 8:30 AM **Finish:** 10:00 AM

Weather conditions today: 80° F, Partly Cloudy

Recent weather conditions: no significant precipitation (within last 48 hours)

Inspector: Craig P. Milliken, PE # 32779

Phone: (561) 866 9956

Scope of this Inspection Report

This Home Inspection Report describes items that were inspected on the Subject Property and contains the common elements found in most homes that the Home Inspection Industry recommends to be covered in a Standard Home Inspection.

If a checklist item is noted as a concern to the inspector, that line item is **highlighted in red** and further described in the comments within that section. Additional explanations and useful information are provided in the **Summary – Photos & Notes** at the end of this report. Cost estimates included in this report assume that Licensed Professional Trades perform the work.

It is not the intent of this report to assign responsibility to either the buyer or the seller to make the repairs or modifications to items that this report may identify as a concern. Please contact your Real Estate Agent or Attorney for guidance in this area.

This Standard Home Inspection Checklist, Summary Report, Notes and Photos may not address every problem that may exist with this property at the time of the inspection. **CPM Real Estate Inspections, Inc. makes no warranty that there are no other defects with the property.**

Any questions about the information contained in this report should be referred to the Inspector for clarifications. Please call (561) 866 9956 or contact the inspector by e-mail at info@real-estate-inspections.com for a prompt reply to your questions.

EXTERIOR ROOFING COMPONENTS		SECTION 101
TYPE OF ROOF: Hip type		
TYPE OF COVERING: Barrel shaped concrete tiles set in mortar		
TYPE OF SHEATHING: Plywood		
ITEMS INSPECTED		CONCERNS
DAMAGED OR MISSING TILES, SHINGLES, FELTS OR MEMBRANES		minor
TREES BRANCHES TOUCHING ROOF STRUCTURE		NO
UNPROFESSIONAL ROOFING REPAIRS		NO
BLISTERING, SHRINKAGE, CRACKING OR DE-LAMINATION OF WATERPROOFING MATERIALS		NO
EVIDENCE OF WATER PONDS ON FLAT SECTIONS		NO
WAVY RIDGES OR FIELDS		NO
INCORRECT FLASHING AROUND SKYLIGHTS, VENTS OR STACKS		NO
FASCIA TRIM BOARD DAMAGE BY WOOD DESTROYING ORGANISMS		NO
MISSING OR DAMAGED ATTIC VENTILATION VENTS OR DEVICES		NO
INSUFFICIENTLY SIZED OR BLOCKED VENTILATION OPENINGS		NO
TORN OR DAMAGED VENT SCREENING		NO
IMPROPERLY SLOPED GUTTERS		NO
GUTTERS AND LEADERS CLOGGED WITH DEBRIS		NO
INSECURELY FASTENED, DAMAGED OR MISSING GUTTER OR LEADER SECTIONS		NO
LEADERS TERMINATE TOO CLOSE TO HOME		NO
RAINWATER RUNOFF FROM ROOF NOT CHanneled AWAY FROM ENTRANCES		NO
Comments:		
<ol style="list-style-type: none"> 1. This roof appears to be professionally installed and in a water tight condition. 2. Approximately 20 tiles have small chips that should be mended. 3. Three tiles are cracked and need to be mended. Cost of roof repairs - \$ 50 - \$ 250 (all roof repairs can easily be performed by a good handyman. A roofer is not required) 		

INTERIOR ROOFING COMPONENTS		SECTION 102
ITEMS INSPECTED	CONCERNS	
INADEQUATE, MISSING OR DISPLACED ATTIC AREA INSULATION		NO
TRUSS TIE-DOWN STRAPS MISSING OR NOT NAILED PROPERLY		NO
DAMAGED SHEATHING		NO
DAMAGED OR MODIFIED ROOF TRUSSES		NO
WATER STAINS NOTED IN ATTIC AREA		NO
EVIDENCE OF VERMIN IN ATTIC AREA		NO
EVIDENCE OF TERMITES OR OTHER WOOD DESTROYING ORGANISMS IN ATTIC AREA		NO
Comments:		
<p>1. Not all areas of the attic could be accessed to inspect</p>		
SITE, STRUCTURE, FOUNDATION AND CONCRETE SLABS		SECTION 103
TYPE OF BUILDING STRUCTURE: Concrete block and painted stucco		
ITEMS INSPECTED	CONCERNS	
EVIDENCE OF PREVIOUS FLOODING ON SITE		NO
INADEQUATE SITE GRADING AWAY FROM ENTRANCES TO HOME OR GARAGE		NO
INADEQUATE SITE GRADING AWAY FROM PATIOS, WALKWAYS OR POOL DECK		NO
CRACKING OR DISPLACEMENT OF STRUCTURAL WALLS		NO
INSUFFICIENTLY SUPPORTED FLOORING OR WALLS		NO
INADEQUATE SUB FLOOR VENTILATION		NA
CRACKING OR DISPLACEMENT OF PERIMETER FOUNDATION/FOOTER		NO
CRACKING OR DISPLACEMENT OF CONCRETE SLABS		NO
STRUCTURAL DAMAGE FROM WOOD DESTROYING ORGANISMS		NO
Comments:		
<p>1. No visible evidence of Termites or any other Wood Destroying Organisms</p>		

WINDOWS, EXTERIOR DOORS, OPENINGS AND SCREENING		SECTION 104	
ITEMS INSPECTED		CONCERNS	
WINDOW FRAMES NEEDING LUBRICATION OR ADJUSTMENT		YES	
MISSING OR DAMAGED WINDOW SCREENS			NO
BROKEN OR DAMAGED EXTERIOR DOORS, LOCKS, HANDLES OR HINGES			NO
WOOD ROT IN DOOR OR WINDOW FRAMES OR TRIM			NO
DAMAGED OR MISSING WEATHER STRIPING AROUND EXTERIOR DOOR JAMBS			NO
MISSING OR DAMAGED PATIO AREA SCREENING, DOORS OR HARDWARE			NO
DAMAGED ROLLERS, LOCKS OR HANDLES ON SLIDING DOORS AND SCREENS			NO
DIRTY TRACKS AND ROLLERS FOR SLIDING DOORS AND SCREENS			NO
DAMAGED GARAGE DOOR SECTIONS, TRACK, ROLLERS OR WEATHER STRIPING			NO
INOPERATIVE GARAGE DOOR OPENER OR ELECTRIC-EYE SAFETY MECHANISM			NO
Comments:			
<ol style="list-style-type: none"> 1. One window in the NW bedroom and one in the master bedroom could not be opened. The latch/lock mechanisms may need minor adjustment. Cost - \$ 0 - \$ 100 2. A small section of the frame of the exterior door (from the SW bathroom) needs a paint touch-up. The wood is not painted on the east side of the frame. Cost - \$ 25 - \$ 50 			
INTERIOR CEILINGS, WALLS, STAIRWAYS, FLOORS, DOORS, TILE AND MILLWORK		SECTION 105	
ITEMS INSPECTED		CONCERNS	
WATER DAMAGE OR STAINS ON CEILINGS, WALLS OR FLOORS			NO
LOOSE STAIRS, TREADS, RAILINGS OR BALUSTERS			NA
SUSPECTED PRESENCE OF ADDITIONS OR MODIFICATIONS TO HOME THAT MAY NOT HAVE BEEN PROPERLY PERMITTED OR INSPECTED			NO
BROKEN OR MISALIGNED DOORS, DRAWERS, HINGES OR LATCHING MECHANISMS			NO
BROKEN OR LOOSE TILES ON FLOORS OR WALLS			NO
Comments:			

AIR CONDITIONING AND HEATING SYSTEM		SECTION 106
EVAPORATOR / AIR HANDLER SECTION		
APPROXIMATE AGE OF UNITS: System #1 – 1996, System #2 - 1996		
LOCATION OF UNITS: System #1 – attic space over garage, System #2 –attic space over master bedroom		
ITEMS INSPECTED	CONCERNS	
DIRTY, MISSING OR INADEQUATE AIR FILTER ASSEMBLY		NO
CONDENSATE DRAIN PIPING NOT PROPERLY PITCHED OR INSULATED		NO
ELECTRICAL DISCONNECT NOT WITHIN LINE OF SITE AND EASILY ACCESSIBLE		NO
COIL, DRIP PAN OR PIPE CLOGGED WITH SLUDGE, MOLD, DIRT OR CORROSION		NO
EXCESSIVE FAN NOISE OR VIBRATION FROM UNIT		NO
HOUSING OR SYSTEM DUCTWORK NOT AIR TIGHT OR CRUSHED		NO
SYSTEM COOLING CAPACITY DESIGN - NOT SUFFICIENT FOR SIZE OF HOME		NO
THERMOSTAT/CONTROLS NOT FUNCTIONING PROPERLY		NO
CONDENSING UNIT / COMPRESSOR SECTION		
APPROXIMATE AGE OF UNITS: System #1 – 1996, System #2 - 1996		
LOCATION OF UNITS: System #1 – west side of home, System #2 – east side of home		
ITEMS INSPECTED	CONCERNS	
INSTALLATION OF UNIT NOT LEVEL AND SECURE		NO
EXCESSIVE COMPRESSOR OR FAN MOTOR NOISE OR VIBRATIONS		NO
INADEQUATE VENTILATION AROUND UNIT DUE TO BRUSH OR STRUCTURES		NO
CONDENSING COIL DIRTY OR FOULED WITH DEBRIS		NO
ELECTRICAL DISCONNECT NOT WITHIN LINE OF SITE AND EASILY ACCESSIBLE		NO
SUCTION LINE PIPING NOT INSULATED PROPERLY		NO
PIPING PENETRATIONS INTO HOME NOT SEALED TO PREVENT PEST INTRUSIONS		NO
Comments:		
<p>1. This A/C system appears to be professionally installed and functioning properly; however, the following concerns were noted:</p> <p>a. Both systems are approaching ten years of age. It is recommended that they be serviced by a professional A/C service company if they have not been recently checked. The buyer should ask for copies of any documentation for recent repairs or servicing.</p> <p>Residential A/C systems typically have a reliable service life expectancy of 10 – 15 years if properly maintained. Systems older than 10 years should be regularly serviced by an A/C service technician. Factory warranties usually expire after 5 years.</p>		

ELECTRICAL SERVICE AND BRANCH CIRCUITS		SECTION 107
LOCATION AND TYPE OF SERVICE ENTRANCE: west side of home - underground service entrance		
LOCATION OF MAIN ELECTRICAL DISCONNECT: west side of home		SERVICE: 220 Volts 300 amps
LOCATION OF DISTRIBUTION PANEL:		
ITEMS INSPECTED		CONCERNS
SERVICE ENTRANCE WIRES NOT PROPERLY PROTECTED OR TOUCHING TREES		NO
SIZE OF SERVICE NOT ADEQUATE FOR SIZE OF HOME		NO
LOOSE LUGS OR WIRE CONNECTIONS IN PANELS		NO
IMPROPER USE OF DOUBLE TAPS AT BREAKERS		NO
PROTECTIVE BUSHINGS MISSING AT PANEL KNOCK OUTS		NO
COVER PLATES OR BLANK-SPACE PLATES MISSING IN PANELS		NO
CIRCUIT DIRECTORIES NOT ADEQUATELY PROVIDED INSIDE DOORS OF PANELS		NO
INADEQUATE OR LOOSE GROUND CONNECTION		YES
EXPOSED BRANCH CIRCUIT WIRING NOTED		NO
LOOSE JUNCTION BOXES FOR SWITCHES OR CONVENIENCE OUTLETS		NO
AFCI/GFI CIRCUIT BREAKERS OR OUTLETS DO NOT TEST PROPERLY		NO
CONVENIENCE OUTLETS DO NOT TEST PROPERLY		NO
EVIDENCE OF UNPROFESSIONAL WIRING MODIFICATIONS TO ORIGINAL WIRING		NO
EXHAUST OR CEILING FANS NOT FUNCTIONING		NO
Comments:		
<p>1. Ground strap on water line on the west side of the home needs to be secured. Cost - \$ 0 - \$ 25</p>		

PLUMBING AND WATER FIXTURES		SECTION 108
SOURCE OF POTABLE WATER: City Water TYPE OF SEWER CONNECTION: City Sewer		
TYPE OF SUPPLY LINES: copper		TYPE OF DRAIN LINES: PVC
ITEMS INSPECTED	CONCERNS	
INADEQUATE PRESSURE OR WATER FLOW AT FIXTURES		NO
FROZEN SERVICE VALVES UNDER SINKS		not checked
Opening old service valves may cause them to leak. We do not test them and recommend that you not do so either unless you are knowledgeable about how to repair or replace them. We recommend that you use the main water shut off valve to the home as an alternative if you need to repair or replace a faucet.		
CLOGGED DRAINS		NO
BROKEN OR INOPERATIVE FIXTURES		NO
SUPPLY OR DRAIN LINE PLUMBING NOT PROPERLY INSTALLED		NO
TOILETS NOT SECURELY ANCHORED OR FUNCTIONING PROPERLY		NO
LEAKING WATER FIXTURES OR DRAIN LINES		NO
BATHROOM SPA NOT FUNCTIONING PROPERLY		NA
DEFECTIVE MISCELLANEOUS ITEMS		NA
Comments:		
<p style="text-align: center;">1. All exposed plumbing and fixtures appear to be professionally installed and in good condition.</p>		
HOT WATER HEATER		SECTION 109
LOCATION: laundry area CAPACITY: 80 gallons WATER TEMPERATURE: 110 ° F		
APPROXIMATE AGE OF UNIT: 1996 Mfg. date		
ITEMS INSPECTED	CONCERNS	
INSUFFICIENT CAPACITY FOR SIZE OF HOME AND NUMBER OF OCCUPANTS		NO
PRESSURE RELIEF VALVE AND WATER LINE CONNECTIONS NOT INSTALLED PROPERLY		NO
RELIEF VALVE DISCHARGE NOT TERMINATED TO A SAFE AND VISIBLE LOCATION		NO
Comments:		
<p>NOTE: WATER TANKS CAN LAST 10 – 20 – 30 YEARS IF PROPERLY MAINTAINED. Most plumbers recommend that tanks be replaced every 10 years if a failure of the tank might cause flooding to the surrounding area or structure below where it is mounted. Installing a leak detection device near the unit on the floor is an alternative.</p>		

MAJOR HOME APPLIANCES		SECTION 110
DEVICES INSPECTED	CONCERNS	
CLOTHES WASHER		
DEVICE NOT FUNCTIONING PROPERLY	unknown	
CRACKED OR DAMAGED HOSE CONNECTIONS*		NO
*IT IS RECOMMENDED THAT HOSES BE REPLACED EVERY 5 YEARS TO AVOID CATASTROPHIC LEAKS.		
CLOTHES DRYER		
EXHAUST DUCT CRUSHED OR NOT SECURE		NO
DEVICE NOT FUNCTIONING PROPERLY		NO
REFRIGERATOR/FREEZER/ICEMAKER		
DAMAGED DOORS SEALS, SHELVING OR DRAWERS		NO
ICE MAKER NOT FUNCTIONING PROPERLY		NO
EXCESSIVE FROST BUILD UP		NO
DEVICE NOT FUNCTIONING PROPERLY		NO
DISHWASHER		
MISSING OR DEFECTIVE PARTS		NO
FAULTY SEALS OR EVIDENCE OF LEAKS		NO
DOES NOT DRAIN PROPERLY		NO
DEVICE NOT FUNCTIONING PROPERLY		NO
KITCHEN SINK DISPOSAL		
DEVICE NOT FUNCTIONING PROPERLY		NO
STOVE AND OVEN		
ELEMENTS FOR STOVETOP, OVEN OR BROILER NOT FUNCTIONING PROPERLY		NO
DOORS OR HINGES BROKEN OR MISALIGNED		NO
EXHAUST HOOD NOT FUNCTIONING PROPERLY		NO
BUILT-IN MICROWAVE		
DEVICE NOT FUNCTIONING PROPERLY		NO
INSTANT HOT WATER DISPENSER		
DEVICE NOT FUNCTIONING PROPERLY		NO
TRASH COMPACTOR		
DEVICE NOT FUNCTIONING PROPERLY		none installed
Comments:		
<ol style="list-style-type: none"> 1. Clothes washing machine was noisy and may need servicing. Cost – unknown 2. Hot and cold water supply hoses on the clothes washing machine should be changed as a precaution. Cost - \$ 25 - \$ 50 		

TURF, LANDSCAPE, WALKWAYS, DRIVES		SECTION 111
ITEMS INSPECTED	CONCERNS	
TREE ROOTS INVADING FOUNDATION WALLS OR WALKWAYS		NO
DAMAGED OR DISPLACED WALKWAY/DRIVE PAVERS OR SLABS		NO
Comments:		
IRRIGATION SYSTEM		SECTION 112
WATER SOURCE: pump and well		
ITEMS INSPECTED	CONCERNS	
DRY SPOTS – INADEQUATE COVERAGE – BROKEN HEADS OR PIPES	minor	
CONTROL VALVE OR PUMP NOT FUNCTIONING PROPERLY IN MANUAL MODE		NO
<small>NOTE: TIMERS ARE NOT CHECKED FOR PROPER TIME KEEPING OR AUTOMATIC FUNCTIONS. THIS REQUIRES EXTENDED OBSERVATION.</small>		
Comments:		
<p>1. Dry spots may be from over fertilization or misaligned heads.</p> <p>Irrigation systems typically need periodic repairs and at least one professional tune-up each year to compensate for landscape growth and head misalignments from lawn maintenance activities.</p>		
POOL, SPA AND EQUIPMENT		SECTION 113
ITEMS INSPECTED	CONCERNS	
PUMP, FILTER ASSEMBLY OR ASSOCIATED EXPOSED PIPING LEAKING		NO
PUMP OR MANUAL CONTROLS NOT FUNCTIONING		NO
<small>NOTE: TIMERS ARE NOT CHECKED FOR PROPER TIME KEEPING OR AUTOMATIC FUNCTIONS. THIS REQUIRES EXTENDED OBSERVATION.</small>		
POOL/SPA HEATER NOT FUNCTIONING	none installed	
POOL DECK DEFECTS OR NOT SLOPED PROPERLY AWAY FROM POOL		NO
EVIDENCE OF LEAKS OR CRACKS IN POOL BASIN		NO
<small>NOTE: LEAKS IN THE POOL/SPA BASIN OR UNDERGROUND PIPING CAN USUALLY ONLY BE DETERMINED OVER A PERIOD OF SEVERAL DAYS OF OBSERVATION.</small>		
POOL AREA NOT PROPERLY FENCED FOR PERIMETER SECURITY		NO
Comments:		
<p>1. The SPA and pool at one time had a motorized control valve assembly attached to the piping. This has been disconnected. A pool service company should review the operation with the owner and discuss options on how the Pool and SPA water can be managed. The system now requires manual control operation. Automated controls and motorized valves cost additional.</p>		

Summary – Photos & Notes

Overall Evaluation: Overall this home appears to be structurally sound and in good condition.


- There was no visible evidence of active mold or moisture problems noted in this home
- There was no visible evidence of termites or other wood boring insects within this home.
- There was no evidence of wood rot caused by fungi and moisture noted within this home

Photos and notes at the end of this report contain additional information.

Reasonable effort was made to view all safely accessible areas of this home. Concealed items cannot normally be inspected without using invasive procedures or special testing equipment that is beyond the scope of this type of general inspection. This Standard Home Inspection Report may not address every problem that may exist with this property at the time of this inspection. **CPM Real Estate Inspections, Inc. makes no warranty that there are no other defects with this property.**

If anyone would like to discuss anything contained in this report, please call me at (561) 866 9956.

Thank you for choosing CPM Real Estate Inspections, Inc.

A handwritten signature in blue ink that reads "Craig Milliken".

Craig Milliken, PE
CPM Real Estate Inspections, Inc.



Photo # 1

Approximately 20 tiles have small chips that need to be replaced.

The loose chips need to be sorted to the location where they came from and mended with roofing caulking.

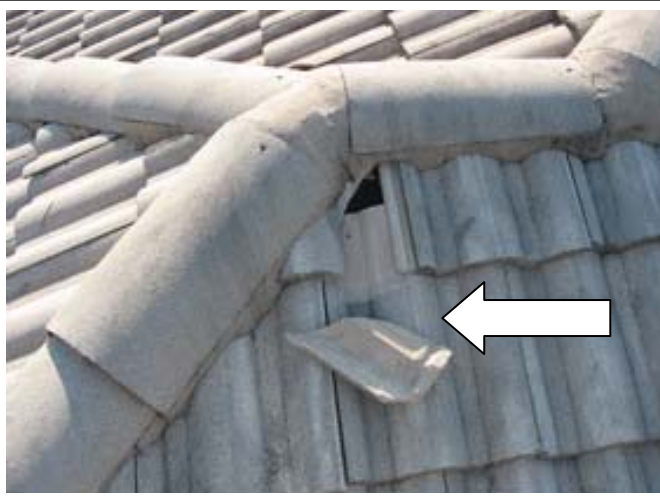


Photo # 2

Three tiles similar to this one have fractured and need to be mended with roofing caulking.



Photo # 3

Overall the roof is in a water tight condition. All tiles are secure and in the proper place. This was a very good roofing job.

Other similarly shaped roofs in the neighborhood did not fare as well after hurricane Wilma.



Photo # 4

No signs of leaks found in the attic.



Photo # 5

All roof penetrations are water tight.



Photo # 6

Unpainted wood in exterior door frame near SW bathroom.



Photo # 7

Latch mechanisms may need minor adjustment in the master bedroom and the NW bedroom.



Photo # 8

The air conditioning systems are well designed.



Photo # 9

The electrical system is professionally installed.

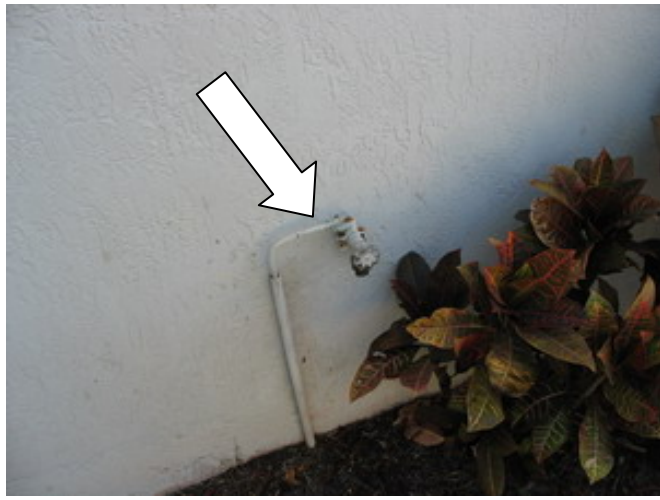


Photo # 10

Loose ground connection at water pipe on west side of home.



Photo # 11

All plumbing connections are water tight and professionally installed.



Photo # 12

Clothes washing machine was noisy when running. It likely needs some repair.



Photo # 13

All kitchen appliances are functioning and are in good condition.



Photo # 14

Misaligned irrigation sprinkler heads (or fertilizer burns) have caused some minor brown spots in the lawn.



Photo # 15

The irrigation system is supplied by a pump and well. All irrigation equipment is in good operating condition.

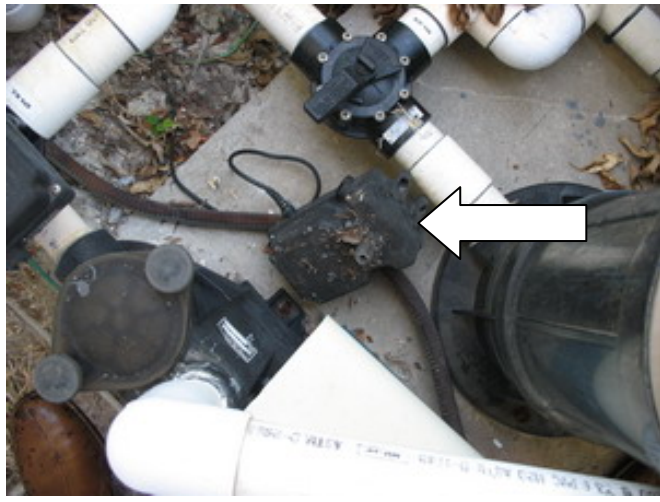


Photo # 16

Actuator has been disconnected on the pool piping. It is not necessary to have this device to operate either the pool or SPA.



Photo # 17

The pool, SPA and deck are in good condition.



Photo # 18

The home has a SPA in the master bathroom and the NW bathroom. Both are functioning properly.



Photo # 19

The home is attractive, clean and well constructed.