Executive Summary

This is a summary review of the inspectors’ findings during this inspection. However, **this summary does not contain every detailed observation and we recommend that you read the entire report**. The summary items were listed as a courtesy which, in the opinion of the inspector, may have priority over the other items listed in the body of this report. Some of these conditions are of such a nature as to require repair or modification by a skilled tradesman, technician, or specialist. Others can be easily handled by a homeowner such as yourself. In listing these items, the inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for any maintenance, repair and/or replacement costs.

We recommend getting a home warranty with any home. Appliances, systems and components can break down at any time and our inspection does not guarantee or warranty against any such failures. We recommend consultation with your Real Estate Professional with regards to home warranties or any concerns listed in this report.

**Exterior & Grounds**

**WINDOW/SCREENS**

s-14: - There is visible cracked/broken glass observed.

![Stairwell window](image1)

![Stairwell window](image2)

**LAWN SPRINKLERS**

s-20: - The lawn sprinkler system, underground piping and related components were not evaluated as part of this inspection. However, we did turn the system on briefly in manual mode and noted some areas in need of repair. Further evaluation/repair by a qualified irrigation contractor is recommended.

![Main controller outside](image3)

![Zone 1- broken head](image4)

![Broken sprinkler head](image5)
Roof

EXHAUST VENTS
s-39: - The fasteners along the ridge vents are exposed/rusting. Suggest sealing screws during the course of routine maintenance to prevent leakage.

HVAC System

AIR FILTER(S)
s-50: - The air filter is missing allowing dirt and debris to enter the system. We suggest installing filter and having the system cleaned/serviced.

Dirty compartment

Dirty evaporator coil

Electrical System

ELECTRIC PANEL OBSERVATIONS
s-63: - Multiple wires are installed on the breakers and/or individual lugs which is not standard practice. Although commonly found, correction by a qualified contractor is recommended.
Plumbing System

WATER HEATER OBSERVATIONS
s-79: - The water heater is original and nearing the end of its expected service life. Although functional, we suggest budgeting for replacement.

Kitchen

FIXTURES
s-89: - The vegetable sprayer drips. Suggest to repair/replace as needed.

Bathrooms

TOILETS
s-93: - The toilet is loose and not properly secured and/or sealed to the floor.
Dear Happy Home Buyer,

We have enclosed the report for the property inspection we conducted for you on Wednesday, July 11, 2018 at:

1234 Sample Report Dr.
Sunny, FL 33566

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Brandon Testone
BLT Inspections, Inc.
# Table of Contents

Executive Summary...........................................................................................................................................2

Introduction: Scope of Work..............................................................................................................................7

General Information ..........................................................................................................................................8

Exterior & Grounds............................................................................................................................................8

Structure..........................................................................................................................................................10

Garage.............................................................................................................................................................11

Roof...............................................................................................................................................................12

HVAC System..................................................................................................................................................14

Electrical System.............................................................................................................................................16

Plumbing System............................................................................................................................................18

Attic Spaces.....................................................................................................................................................20

Kitchen.............................................................................................................................................................20

Bathrooms.......................................................................................................................................................21

Interior Rooms ................................................................................................................................................23

Laundry Area...................................................................................................................................................24
Introduction: Scope of Work

The inspection was performed in accordance with the International Association of Certified Home Inspectors. For a copy of the inspection guidelines click: http://www.nachi.org/sop. This inspection shall also comply with the Standards of Practice of the Florida Department of Business and Professional Regulation. We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas can be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

This report does not include inspection for wood destroying insects, pet urine, radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water and/or soil contamination. We are not trained or licensed to discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

You are advised to seek professional opinions and acquire estimates of repair to any defects, comments, improvements or recommendations mentioned in this report. We recommend that any professionals making repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Please note that home inspectors are generalists, feel free to hire other specialists such as roofers, plumbers, electricians, engineers, etc. to further evaluate the property prior to closing.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard pre-inspection agreement provided by BLT Inspections Inc.
General Information

INFORMATION/CONDITIONS
1: - Year property built: 2005
2: - Property occupied/vacant: Vacant
3: - Others present during inspection: Buyer
4: - Others present during inspection: Buyers agent
5: - Readily accessible crawlspace present: No
6: - Weather conditions: Clear
7: - Temperature: 89 degrees
8: - Soil conditions: Dry
9: - Water on: Yes
10: - Electric on: Yes

Exterior & Grounds

The inspector shall observe all accessible exterior surfaces, operate all accessible doors, test a representative number of windows, outlets, hose bibs, and probe any exterior components where deterioration is suspected. We will also observe driveways, walks, steps, railings, porches, patios/decks, vegetation, grading and/or drainage systems that are adjacent to the home. We cannot guarantee and/or always determine if the property had previous water problems or could have future problems with water or drainage. The sellers or occupants will generally have the most intimate knowledge about the property, and you should ask them about its history and/or issues. Fences, sprinklers, retaining walls, docks, water softeners and generators are beyond the scope of this inspection and therefore excluded.

BASIC INFORMATION
11: - Primary exterior wall covering: Stucco
12: - Primary exterior wall structure: Concrete block & Wood frame

GENERAL OBSERVATIONS
13: - The exterior surfaces, grounds and related components were visually inspected and considered to be in serviceable condition based on the homes age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.

WINDOW/SCREENS
14: - There is visible cracked/broken glass observed.
15: - Some of the window screens are missing or not installed.

Stairwell window

**EXTERIOR RECEPTACLES/SWITCHES**

16: - There are missing and/or damaged cover plates that should be replaced.

Broken box cover

17: - There is a master GFCI reset switch located in the garage.

**EXTERIOR HOSE BIBS**

18: - One or more of the hose bib handles and/or anti siphon valves leak when operated and need to be serviced or replaced to prevent leakage.
**EXTERIOR VENTS**

19: - Some of the exhaust vent covers are full of wasp nests.

![Exhaust vent cover with wasp nest](image)

**LAWN SPRINKLERS**

20: - The lawn sprinkler system, underground piping and related components were not evaluated as part of this inspection. However, we did turn the system on briefly in manual mode and noted some areas in need of repair. Further evaluation/repair by a qualified irrigation contractor is recommended.

![Main controller outside](image)  ![Zone 1- broken head](image)  ![Broken sprinkler head](image)

**GENERAL COMMENTS**

21: - We recommend inspecting all caulked, painted and/or stained areas annually for deterioration and to maintain as needed.

**Structure**

*The structural elements of a building include the foundation, footing, all lower support framing and components, wall and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finished surfaces. Therefore, much of the structural inspection is performed by identifying resultant system of movement, damage and deterioration. Where there are no physical systems, conditions requiring further review may go undetected and identification will not be possible. We make no representations as to the internal conditions or stability of soils, concrete footings and foundation, except as exhibited by their performance.*

**BASIC INFORMATION**

22: - Foundation type: Slab-on-grade
23: - Exterior wall support: Masonry & Wood frame

**FOUNDATION**

24: - The slab is mostly concealed by finished materials and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.
EXTERIOR WALLS
25: - The exterior wall structures were concealed by finished materials and not viewable for inspection. However, the interior and exterior wall coverings did not indicate any cause for concern at the time of inspection.

GENERAL COMMENTS
26: - Most hairline cracks in foundation walls, poured slabs and finished walls/ceilings are caused from normal settlement, but should be monitored for adverse changes.

Garage

The inspector will observe the operation and safety features of the garage door. Windows and outlets obstructed by personal belongings will not be inspected and should be tested at final walk through when the obstructions have been removed. Minor settlement cracks in concrete slabs and concrete block walls are very common and generally not reported. Most cracks usually indicate typical settlement however they should be monitored and addressed if worsening occurs.

GENERAL OBSERVATIONS
27: - The garage area and installed components were visually inspected and considered to be in serviceable condition based on the homes age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.

LIMITATIONS
28: - The low voltage alarm and/or phone system was not tested or evaluated as part of this inspection.
DOOR OPENER
29: - The light(s) on the opener were not functional when operated.

[Image of a door opener with a light marked]

CEILING
30: - Water stains observed. These appear to be from prior issues with the upstairs air handler leaking. Although the stains were dry when tested, the area should be monitored for active leakage and repaired if necessary.

[Images of ceiling with water stains]

GENERAL COMMENTS
31: - All moving parts of garage doors and openers should be periodically inspected for safety and integrity.

Roof

The roof system consists of the surface materials, connections, penetrations and drainage. We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair or replacement. The inspector at their discretion, may walk upon the rooftop but is not required to do so by our standards of practice. Our opinions stated herein concerning the roof are based on a limited visual inspection and they do not constitute any type of guarantee or warranty. The inspector cannot conclusively state whether the roof is, or will remain, free of leaks. It is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of this service. If further evaluation of the roof is desired, a licensed roofing contractor is recommended.
**BASIC INFORMATION**

32: - Method of inspection: Walked roof

33: - Roof Type: Hip

34: - Roof drainage system: None

35: - Predominant Roof Material: Asphalt composition shingle (3 tab design)

36: - Predominant Roof Age: Approximately 13 years old

**ROOF OBSERVATIONS**

37: - The roof appeared serviceable at the time of inspection. The surface was secure and consistent with others in this age range. Any concerns, items to address or to be aware of, will be additionally listed below.

**ROOF COMMENTS**

38: - The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.
EXHAUST VENTS
39: - The fasteners along the ridge vents are exposed/rusting. Suggest sealing screws during the course of routine maintenance to prevent leakage.

GENERAL COMMENTS
40: - The average life expectancy for 3-tab shingles in Florida is around 15-20 years.

41: - We recommend having the roof inspected annually for unusual wear or damage. Gutter and drain systems should be cleaned and maintained as needed to prevent water from backing up and penetrating the roof covering.

HVAC System

The inspector shall observe and operate permanently installed HVAC systems by using their normal operating controls. Dismantling the condensing unit/air handler panels and/or extensive inspection of the internal components such as compressors, evaporators, fan motors and internal electrical components is beyond the scope of this inspection. Window units, portable hvac units, and the uniformity or adequacy of the heated/cooled air supply to various rooms is beyond the scope of this inspection. The inspector will not operate hvac systems in certain modes when weather conditions or other circumstances may cause equipment damage.

BASIC INFORMATION
42: - Type of system: Central HVAC
43: - AC Unit Pics
Air Handler Pics

Approximate age: Less than 1 year
Energy source: Electricity
Capacity: 3 ton
Supply/Return Air Temps: Within normal operating range

THERMOSTAT(S)
Responded properly to the user controls.
AIR FILTER(S)
50: - The air filter is missing allowing dirt and debris to enter the system. We suggest installing filter and having the system cleaned/serviced.

DRAIN PANS/LINES
51: - The condensate line is improperly draining next to the foundation. We recommend extending the line a few feet away from the home.

HVAC SYSTEM OBSERVATIONS
52: - The hvac system appeared to be functioning properly at the time of inspection. Note: The system was activated briefly to ensure normal response only. If a more exhaustive examination is desired, further evaluation by a qualified professional is recommend. Any concerns or deficiencies to address or things to be aware of will be additionally listed below.

GENERAL COMMENTS
53: - For system longevity and efficiency, filters should be replaced/cleaned regularly and the unit(s) should be serviced annually by a qualified HVAC technician. The average life expectancy for AC units is typically 10-15 years.

Electrical System

Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels and overcurrent protection devices. We use a standard electrical tester to check a representative number of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices which we cannot detect during a general inspection. Underground, concealed and/or inaccessible circuits are excluded as they can not be visually inspected. Determining the actual capacity of the system requires load calculations which is beyond the scope of this inspection. If further evaluation of the electrical system is desired, a licensed electrical contractor is recommended.
GFCI'S
54: - Gfci receptacles were observed and appeared to be in good working order.

MAIN SERVICE INFORMATION
55: - Service entry into building: Underground supply
56: - Main voltage: 120/240 volts
57: - Main amperage: 150 amps

ELECTRIC PANEL INFORMATION
58: - Manufacturer: Cutler Hammer
59: - Branch circuit protection type: Circuit breakers & Arc fault circuit interrupters
60: - Branch conductor type: Copper where viewed
61: - Branch wiring type: Romex (NM) Non-metallic cable where viewed

ELECTRIC PANEL OBSERVATIONS
62: - The panel cover was removed for inspection and the wiring, breakers and panel(s) appear to be in serviceable condition with exception to the item(s) listed below.
63: - Multiple wires are installed on the breakers and/or individual lugs which is not standard practice. Although commonly found, correction by a qualified contractor is recommended.
SERVICE GROUNDING
64: - The system and equipment grounding was observed and appears to be serviceable.

GENERAL COMMENTS
65: - We advise the use of a licensed electrician for cost estimates, repairs, upgrades and routine maintenance.

**Plumbing System**

*Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. All underground piping related to water supply, waste, or sprinkler use is excluded as it is not accessible for visual inspection. The inspector is not required to operate systems that have been shut down or winterized, operate pressure relief valves, test water shut off valves or test the calibration of thermostats. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. If further evaluation of the plumbing system is desired, a licensed plumbing contractor is recommended.*

**BASIC INFORMATION**
66: - Water source: Public
67: - Waste disposal: Public
68: - Primary supply piping: CPVC where seen
69: - Primary drain/waste piping: PVC where seen
70: - Water pressure: Normal range (40-80 psi)
71: - Main water shut-off location: Front of home at the meter (not tested)

MAIN SERVICE/PIPING
72: - The main service piping (supply/drainage) is mostly concealed below grade and we were not able to verify the condition or type of materials used. However, the piping appeared functional and no concerns were observed at the time of inspection. Any other plumbing system/piping concerns, items to address or things to be aware of, will be additionally listed below or in other sections of this report.

WATER HEATER INFORMATION
73: - Water Heater Pics

74: - Age: Approximately 13 years old
75: - Capacity: 40 gallons
76: - Energy source: Electricity

WATER HEATER- TPR VALVE / PIPING
77: - The temperature/pressure relief valve appears serviceable (not tested) and properly piped to a safe location.

WATER HEATER OBSERVATIONS
78: - The water heater was functional at the time of inspection.

79: - The water heater is original and nearing the end of its expected service life. Although functional, we suggest budgeting for replacement.

GENERAL COMMENTS
80: - We recommend that all visible plumbing lines, fixtures and connections be inspected at final walk through, and again periodically for leaks. For system longevity and efficiency, Water heater (tanks) should be cleaned and flushed annually or according to manufacturers recommendations. We advise the use of a licensed plumber for cost estimates, repairs, upgrades and routine maintenance.
Attic Spaces

The inspector may enter the attic for observations or view the attic from the access depending upon the amount of space that is provided for inspection. Any areas that may be concealed or camouflaged from insulation, ductwork, or storage items will not be covered during this inspection. The inspector is not required to move insulation, stored items, or determine the extent of damage caused by insects and/or water.

BASIC INFORMATION
81: - Insulation depth: 10 inches plus on average
82: - Method of inspection: Viewed from access

LIMITATIONS
83: - Due to limited clearances, the attic inspection was limited to what we could view from the access opening(s).

SHEATHING/FRAMING
84: - Overall, the sheathing/framing appears to be good condition where viewed. Any deficiencies and/or concerns will be additionally listed below.

ELECTRICAL
85: - The wiring appears to be serviceable where viewed. However, insulation and/or any other obstructions may block some if not most of the wiring limiting our inspection possibilities.

DUCTWORK
86: - The ductwork is concealed and/or inaccessible in many areas but appears to be serviceable where viewed. Any deficiencies and/or concerns will be additionally listed below.

GENERAL COMMENTS
87: - A qualified individual is recommended to inspect the attic periodically for water, pest and rodent intrusion.

Kitchen

The inspector shall observe and operate the basic functions of the following kitchen appliances: Ovens, stoves, trash compactor, garbage disposal, ventilation equipment, permanently installed dishwashers and microwave ovens. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation. Appliances can and will fail at any time during or after testing and should be checked again at final walk through. BLT Inspections will not be held responsible for these failures.
GENERAL OBSERVATIONS

88: - The kitchen area and installed components were visually inspected and considered to be in serviceable condition based on the home's age allowing for normal wear and tear. Any concerns or deficiencies to address or things to be aware of will be additionally listed below.

FIXTURES

89: - The vegetable sprayer drips. Suggest to repair/replace as needed.

GENERAL COMMENTS

90: - We recommend checking appliances, sinks, and plumbing for operation and/or leakage at final walk through.

Bathrooms

The condition of supply, drain, waste, and vent piping hidden within wall cavities is undetermined as they are not accessible for visual inspection. Determining whether shower pans, tub/shower surroundings are totally watertight is beyond the scope of this inspection. We do not test fixture overflows as they can sometimes be defective and cause interior water damage. If further evaluation and/or testing is desired, a qualified plumbing contractor is recommended prior to closing.
GENERAL OBSERVATIONS
91: - The bathroom(s) and installed components were visually inspected and considered to be in serviceable condition based on the home’s age allowing for normal wear and tear. Any concerns or deficiencies to address or things to be aware of will be additionally listed below.

FLOOR
92: - There are a few minor cracks in the vinyl floor.

TOILETS
93: - The toilet is loose and not properly secured and/or sealed to the floor.

SHOWERS
94: - Mold/Mildew stains are present in the shower surround.
BATHTUBS
95: - There is loose and/or missing grout or sealant in the tub/surround. Routine maintenance is recommended.

PEST CONTROL
96: - Insect droppings were observed. It is possible there is no current problem. However, further evaluation by a qualified pest control contractor is recommended.

GENERAL COMMENTS
97: - Toilets, bath fixtures, sinks, and plumbing should be inspected for leaks at final walk through and again periodically.

Interior Rooms
The inspector shall observe the walls, ceilings, floors, doors, and a representative number of windows and electrical outlets. Personal items, furniture and window dressings including blinds will not be moved and will limit the inspectors ability to completely inspect the entire space. We do not test and check every window and/or outlet and therefore do not guarantee the functionality of them all. If further assurances are warranted, we recommend hiring the appropriate contractor to further evaluate. We do not inspect for animal urine and it’s presence is excluded from this inspection. If animal urine is suspected, we recommend hiring a specialist to investigate prior to closing.

GENERAL OBSERVATIONS
98: - The living/bedroom areas and installed components were visually inspected and considered to be in serviceable condition based on the homes age allowing for normal wear and tear. Any concerns or deficiencies to address or things to be aware of will be additionally listed below.
CEILING
99: - The ceiling has minor cosmetic wear (scuffs, scraps, nail pops, etc) that you should view for yourself and correct as desired.

![Bedroom across from bathroom](image1)

![Bedroom across from bathroom](image2)

WINDOWS
100: - Caulk/Sealant is lacking around the windows.

![Bedroom right of main bath](image3)

SMOKE/CO DETECTORS
101: - The smoke/co detectors were inspected for location only.

GENERAL COMMENTS
102: - Smoke and/or carbon monoxide detectors should be tested when you first move into the home. Detectors should be tested monthly and batteries changed at least twice per year. Any detectors that are near or have exceeded 10 years of age should be replaced.

Laundry Area

*If possible, the washer and dryer will be activated briefly to ensure that water, power and/or gas is available. However, they are not fully tested or evaluated as part of this inspection. We suggest verifying with seller full operation of the appliances prior to closing if they are included with the sale of the home.*
GENERAL OBSERVATIONS

103: - The laundry area and installed components were visually inspected and considered to be in serviceable condition based on the home's age allowing for normal wear and tear. Any concerns or deficiencies to address or things to be aware of will be additionally listed below.

DOORS

104: - The door does not slide properly, indicating the track is misaligned, dirty or the wheels are damaged or off their track. We recommend repair or replacement.

WASHER HOSE BIBS/DRAIN

105: - The washer drain was not tested due to one or more of the possible circumstances. Client should be aware that unknown or concealed deficiencies may exist:
   1. No washing machine present.
   2. Washer not responsive when tested.
   3. Washing machine full of owners belongings.

DRYER VENT/LOCATION

106: - The dryer exhausts at the rooftop. We recommend cleaning prior to use.

GENERAL COMMENTS

107: - Washer hoses and connections should be inspected for leaks at final walk through and again periodically. Dryer lint traps, ducts and exhaust covers should also be occasionally inspected and cleaned to guard against lint accumulation that can be a fire hazard.