



## Property Inspection Report

Prepared by: *Greg Rothberg*

Prepared for: *Jay Baller*



8888 NW 3333rd Ct, Coral Springs, FL 33071

### Buyer

Name	Present
<i>Jay Baller</i>	<i>Yes</i>
Phone	Email
<i>561-555-5555</i>	<i>baller@yahoo.com</i>

### Property

Type		
<i>Single Family Home</i>		
Address		
<i>8888 NW 3333rd Ct, Coral Springs, FL 33071</i>		
Est. Age	Main Entry	Occupancy
<i>1977</i>	<i>North</i>	<i>Vacant with Furniture</i>

### Inspection

## J.R. Inspection Services

7220 Serrano Terrace Delray Beach, FL 33446

**(561) 638-1450**

Fax (561) 638-7415

**Date**

01/21/2022

**Inspector #1**

Greg Rothberg

**Inspector #2****Est. Temperature**

72

**Weather**

Sunny

**Invoice #**

012122-1

**Inspection Fee**

495.00

**Time of Payment**

On Receipt of Report

**Reinspection Fee**

call office

**Report Ordered By**

Buyer

### Buyer's Agent

**Name****Agency****Present**

Yes

**Phone****Email**

### Seller

**Name**

Yankees

**Structural****Foundation / Crawl***Inspected*Type of Foundation: *Slab*Construction: *CBS***Exterior Walls***Inspected*Material: *Stucco and brick***Patios / Walks / Driveway***Inspected***Note for Buyer***Blacktop driveway will need to be resurfaced. This is considered cosmetic and an upgrade for the buyer.***Water Penetration***Inspected***Deficiency***1. Active water penetration found under master bedroom right window (because window does not close).**Areas were tested with moisture meter and were found Wet. Since the exact cause of this condition cannot be ascertained by only a visual inspection, consult licensed waterproofing contractor.****Estimated Price: 150.00*****Columns / Posts / Beams / Trim***Inspected***Retaining Walls / Planters***Inspected*

**Fences / Gates (Privacy Fences Only)***Inspected***Deficiency**

1. Both Wood gates around spa are binding (dragging on ground).
2. Wood slat damaged because of hedges at spa area (left side)

**Estimated Price: 200.00****Landscape / Grounds***Inspected***Deficiency**

1. Trim tree limbs/hedges over hanging roof.

**Estimated Price: 150.00**



**Landscape / Grounds (continued)***Inspected***Information***Inspected***Information**

*Hairline cracks on exterior or interior walls, ceilings, and floors which are not affecting the structural integrity are not reported. These cracks are usually caused by thermo contractions and expansion due to temperature variations. When found we recommend sealing to prevent insects and / or moisture entry.*

**Information**

*Residence appears to have been painted on the inside and/or outside. This is a cosmetic treatment, but it can sometimes conceal visible problem areas making them impossible to detect at time of inspection. This statement is not intended to indicate that this was the reason for painting.*

**A/C****Cooling Unit***Inspected*Unit Type: *Split*Cooling Capacity: *4 Ton*Approx Age: *7 (2015)*

Split:

Split

**Air Conditioning System Manufacturer***Inspected*Air Handler: *Rheem*Condensing Unit: *Rheem***Temperature Differential***Inspected*Cold Air (-14 to -22): *75-56=-19*Hot Air (+5 or more): *+10***Information***showing unit is cooling and heating*

**Temperature Differential (continued)***Inspected***Operation of A/C***Inspected***Deficiency**

1. The entire a/c return box is unfinished wood. Must be painted with an antimicrobial paint per the Mechanical Florida Building Code.
2. Dust/dirt/mold found around several a/c register grills. Have all a/c register grills and ducts cleaned and sanitized.
3. Clean surface mold off of air handler
4. Minor dust/dirt on evaporator coil

**Estimated Price: 700.00**

## Operation of A/C (continued)

Inspected



## Thermostat Control for A/C (acceptable range +/- degrees)

Inspected

## All Ductwork for A/C (Where Visible)

Inspected

## Information

Inspected

## Information

We recommend changing filters every 1-3 months, maintenance once a year, and clean coils every 3 years for maximum efficiency.

## Information

Air handler has an overflow safety switch at condensation line/pan for prevention of overflow. If the pan or line becomes clogged this will prevent the unit from operating and you will know to call for service. The condensation line and/or pan will need to be cleaned.

## Information

Inspector observed older ductwork in attic. No leakage detected at time of inspection.

## Appliances

## Stove / Oven

Inspected

Manufacturer: GE

Approx Age: 3-4

## Deficiency

1. Anti Tip bracket is missing for stove. They became a requirement on June 1991 by UL standard and the Florida Building Code which states "appliances and equipment shall be installed in accordance with the manufacturer's installation instructions. The purpose of the bracket is to provide an additional margin of safety when excessive force or weight is applied to the open door.

**Estimated Price: 70.00**

**Stove / Oven (continued)***Inspected***Dishwasher***Inspected*Manufacturer: *Maytag*

Approx Age:

**Disposal***Inspected*Manufacturer: *ISE*

Approx Age: 5-6

**Refrigerator***Inspected*Manufacturer: *LG*

Approx Age: 14 (2008)

**Clothes Washer***Inspected*Manufacturer: *Samsung*

Approx Age: 3-4

**Clothes Dryer***Inspected*Manufacturer: *Samsung*

Approx Age: 3-4

**Microwave***Inspected*Manufacturer: *LG*

Approx Age: 10-11 (2011)

**Deficiency**

1. Rack missing.

***Estimated Price: 40.00***



Microwave (*continued*)*Inspected*

## Information

*Inspected*

## Information

*Vacant homes can have an adverse effect on motors, gaskets, seals, etc. causing leakage, shrinkage and brittleness which won't become apparent until continued use. Buyer to monitor.*

*Ovens can vary +50 degrees from temperature setting.*

*Clothes dryer vents can clog and increase drying time. Dryer vents should be checked for lint build up and cleaned once a year.*

*Hoses disconnected in attic which are blowing hot air into the attic can cause structural damage. Clean yearly.*

*\*\*\*Washer hoses should be checked for leakage on a regular basis.*

## General Electric

## Electrical

*Inspected*Entrance: *Underground*Branch Circuits: *120/240 Volt Copper*Amperage: *150*

## Electrical/Panel Boxes

*Inspected*Cable Size: *4/0AL*Type: *Circuit Breakers*Ground / Bond: *Grounded / Bonded*

## Information

[View inside panel boxes](#)

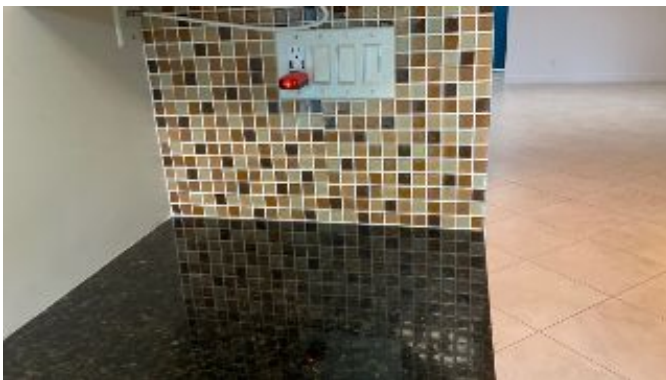
**Electrical/Panel Boxes** *(continued)**Inspected***Deficiency**

1. Part of 20 amp breaker damaged at main exterior panel box

**Estimated Price: 100.00****Outlets***Inspected***Deficiency**

1. Outlets at the following locations failed to respond to Trip Fault Test for GFCI Protection at:
  - a) exterior outlet left of kitchen glass slider
  - b) all 4 garage outlets
  - c) all kitchen counter top outlets including desk outlet which has an open/weak ground connection
2. Outlet in middle bedroom (south wall) has a weak/open ground connection

**Estimated Price: 350.00**

**Outlets (continued)***Inspected***GFCI Controls***Inspected***Controls:** *Outlet Control***Deficiency**

1. Outlet control GFCI not working independently. It trips the GFCI control at the garage panel box:

- a) powder bath
- b) master bath

**Estimated Price: 100.00**

**GFCI Controls** *(continued)**Inspected***Smoke Detector** (test monthly)*Inspected***Door Bell Assembly***Inspected*Door Bell Type: *Electric***Switches***Inspected***Deficiency**

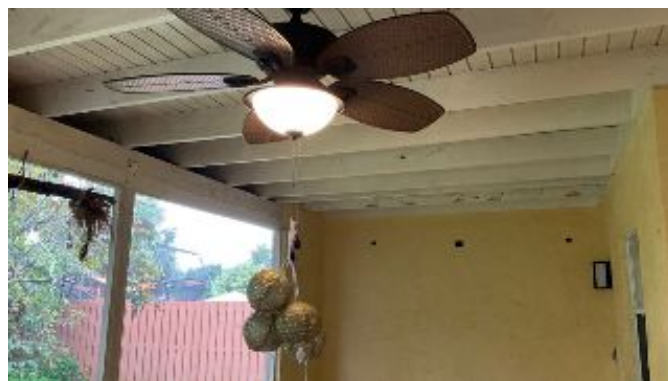
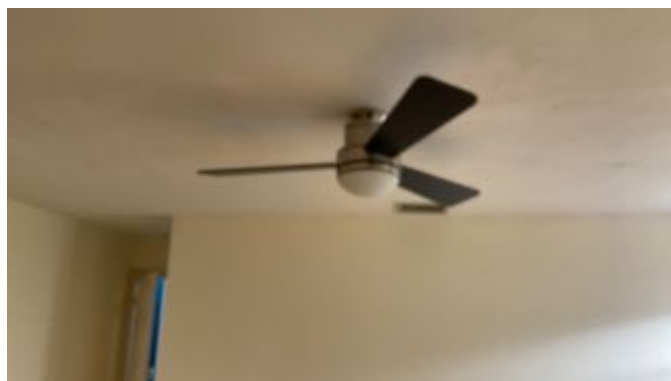
1. 3 way switch not operating independently for laundry room light

**Estimated Price: 100.00****Ceiling Fans / Light Attachments***Inspected***Deficiency**

1. Could not find remote for master bedroom ceiling fan
2. Pull chain for patio fan needs repair.

**Estimated Price: 100.00**



**Ceiling Fans / Light Attachments** *(continued)**Inspected***Light Fixtures***Inspected***Deficiency**

1. Protective lens cover/globe missing at master bedroom closet.
2. Several under mount kitchen lights out and exposed wires

**Estimated Price: 75.00****Visible Wiring***Inspected***Information***Inspected***Information**

Extension cords should not be used under carpeting, between walls and ceilings, or in the attic. this is a safety hazard. Sometimes this cannot be seen until all furnishings are removed or if hidden under attic insulation.

Buyer to make sure all interior/exterior lights are in working order.

Seller should demonstrate proper operation of all three way switches, exterior flood lights, low voltage lights, ground cover lights, photo eye cells, and motion sensors. These lights are not within the scope of inspection.

Smoke detectors should be installed in all bedrooms and by front door. It is the buyer's responsibility to check all

**Information (continued)***Inspected*

smoke detectors at walk through.

Per the NEC (National Electric Code) GFCIs were required at the following locations: exterior and pool areas - 1971, bathrooms - 1975, garage areas - 1978, kitchen counters within 6 ft. of sink - 1987, wet bar areas - 1993, entire kitchen and laundry room countertop outlets - 1996, laundry utility - 2005. We recommend buyer upgrade to the latest standards stated above.

Outlet/switch cover plates that are found missing or broken are considered cosmetic and buyer's upgrade.

**General Plumbing****Water Supply / Disposal***Inspected*

Water Supply: *Public*

Sewer Disposal: *Public*

**Water Pressure***Inspected***Main Shut Off***Inspected*

Location: *right side of house*

**Deficiency**

1. The old gate valve handle needs to be replaced to ball valve lever handle.

**Estimated Price: \$250.00**

**Exterior Hose Bibbs***Inspected***Main Cleanout Plug***Inspected***Deficiency**

1. Cover broken front yard.

**Estimated Price: 45.00**

**Main Cleanout Plug (continued)***Inspected***Lawn Sprinkler***Not Inspected*

Water Supply: Well

Zones: Approx 5

Motor: Approx 1.5 h.p.

**Note for Buyer****Notes for Buyer:**

a) could not test sprinkler system because I do not have the app

b) Sprinkler system requires constant service (i.e. cleaning, adjusting and/or replacing missing/broken heads, all spray heads should not be installed within 1 ft. of building side wall). This is considered a routine maintenance item for homeowner.

**Information***Inspected***Information**

Periodic draining and flushing will help extend life of Hot Water Heater and help increase its heating efficiency.

The T & P Valve of HWH should be tested monthly and be replaced when it fails to open / close or begins to leak around the stem.

When water temperature is over 125 degrees, it can cause severe burn instantly or death from scalds. See instruction manual for details.

**Information**

Vacuum breakers (anti-siphon valves) missing at exterior hose bibbs, suggest buyer upgrade to meet current standards.

**Water Heater****Water Heater***Inspected*

Manufacturer: GE

Approx Age: 9 (2013)

Capacity: 50 gallons

**Deficiency**

1. Pressure release discharge pipe improperly installed, MUST pitch downward for free draining.

**Estimated Price: 175.00**

**Water Heater (continued)***Inspected***Interior Plumbing****Sinks***Inspected***Deficiency**

1. Drain pop up missing at hall bath sink

**Estimated Price: 50.00**

**Toilets and Bidets***Inspected***Tubs and Shower***Inspected***Deficiency**

1. Shower Diverter not fully engaging at hall bath tub and master bath shower

2. Handel loose, too much play at master bath shower.

**Estimated Price: 175.00**



**Tubs and Shower (continued)***Inspected***Ventilation for Bathrooms***Inspected***Ventilation Type:** *Window, fan, door***Information***Inspected***Information**

*Determining if damage exists inside walls, behind tub, shower stall, or tile work is not within the scope of inspection. Hidden or concealed plumbing components/piping defects (leaks) inside walls cannot be determined on a visual inspection. Leaks may not become apparent until continued use. As part of the inspection process, shower pan was filled with water and tested for leaks at adjacent walls and baseboards.*

*Periodic recaulking and grouting of wall tile in the tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are the vertical corners, the floor to wall joints, the tub lip, the areas around the tub spout and faucets,*

*All decorative rings (escutcheons) of fixture penetrations require caulking to wall. Monitor on a regular basis and keep sealed.*

*All shut off valves for sinks, tubs, and toilets are not within the scope of inspection because they can become frozen, leak and/or defective if not used.*

*As preventative maintenance, we recommend the homeowner monitor all plumbing fixtures (i.e. toilet tank parts, faucet handle assemblies, shower heads etc.) and replace accordingly.*

**Interior****Windows***Inspected***Deficiency**

- 1. Defective window balancers at hall bath window.*
- 2. Right awning window at middle bedroom sticks*
- 3. Defective window operator master bedroom left window*

**Windows (continued)**

*Inspected*

4. Section of awning window not locking master bedroom right window and garage window

**Estimated Price: 375.00**



**Screen Doors**

*Inspected*

**Deficiency**

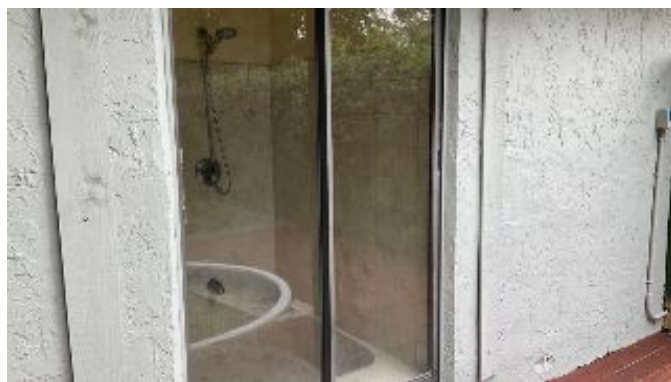
1. Screen sliders off track/binding/defective hardware/torn screening at:

- a) front
- b) front guest bedroom

**Screen Doors (continued)***Inspected*

c) kitchen

2. Missing screen slider master bath.

**Estimated Price: 350.00****Patio Frame / Screening***Inspected***Deficiency**

1. Torn screen panels at patio, repairman to check all screens on patio and replace screening accordingly.

**Estimated Price: 300.00**



**Patio Frame / Screening (continued)***Inspected***Closet Doors***Inspected***Glass Sliding Doors***Inspected***Deficiency**

1. Front living room glass slider and family room right glass slider are binding.

**Estimated Price: 250.00**

**All Other Doors***Inspected***Deficiency**

1. Daylight seen at door from laundry room to garage, losing air.

2. Doorstop missing at both hall bath doors

3. Adjust striker plate for front door (too much play)

**Estimated Price: 100.00**



**All Other Doors (continued)***Inspected***Garage Doors***Inspected**Type: Electric***Cabinets / Counters***Inspected***Walls / Floors / Ceilings***Inspected***Deficiency**

1. Ceiling damaged master bedroom.
2. Living room ceiling has a belly (dip in ceiling) does not appear to be properly attached.

***Estimated Price: 500.00***

**Walls / Floors / Ceilings (continued)**

*Inspected*



**Information**

*Inspected*

**Information**

*Windows and glass sliders found hard to open. We recommend lubrication once a year.*

**Information**

*Screening material of pool enclosures, doors, and windows are not inspected. They are considered cosmetic under most contracts. Ask your Realtor.*

**Information**

*When hollow sounding or cracked floor tiles are observed, which are not affecting the structural integrity at time of inspection, they are not reported. Buyer should check all floor tiles when residence is vacant.*

**Information**

*When sprung door hinges are found at cabinet doors they are considered cosmetic and a buyer's upgrade. Cabinet drawers are checked at random.*

**Information**

*Garage floor cracks are considered typical concrete settling or stress imperfections and are not considered a structural deficiency.*

**Information**

*Garage door track and rollers should be lubricated once a year.*

**Pool**

**Spa**

*Inspected*

**Type of Filter (Spa):** Cartridge

**Motor Pump (Spa):** 1 H.P.

**Deficiency**

**1. Spa:**

*a) water level low (from a leak or evaporation). An accurate test for damage and/or leaking cannot be done without continual*

*observance of the pool. Consult pool service contractor. **Recommend leak test be performed \$225.00***

*b) water dirty, chemicals are off*

*c) missing bond wire for motor*

**Spa (continued)***Inspected***Estimated Price: 100.00****Notes for Buyer:**

- a) electric heater did turn on and was functional
- b) Have the seller or pool service company demonstrate the operation of all spa equipment and valves. Spa requires weekly maintenance.

**Spa - Interior Surface Condition***Inspected*Surface Condition: *fair***Spa- Aerator / blower***Inspected***Information***Inspected***Information**

*Below ground or below water line components are not checked. Chlorinators, Salt chlorinators, water treatment equipment, floor or auto vacuum cleaners, and the chemical composition of the water are not checked or evaluated. No representation or warranty of the non-visible and/or tested components is made. Grout and finish items are considered cosmetic and are maintenance items. Suggested maintenance items:*

- (1) attach any loose/pump motor, filter, or other equipment to concrete pad.*
- (2) Install safety fencing around perimeter of pool and/or alarms on doors leading to the outside.*
- (3) Replace older filter cartridges and clean & service equipment monthly.*

**Information**

**Information (continued)***Inspected*

*Recommend buyer upgrade spa safety barrier and anti entrapment components to meet current building and insurance safety standards. Contact your local building department for these standard safety codes.*

**Suspect Mold****Mold***Inspected***Information**

*1. Inspector observed suspect mold at:*

*a) flooring master bedroom closet, although it tested dry once flooring is removed a water test must be done to verify this is not active.*

*If it is leaking it needs to be repaired*

*b) several a/c register grills/ducts*

*c) cover of air handler*

**\*\*Price for mold testing \$600.00**

**W.D.O****Wood Decaying Fungi (must be attached to WDO DACS 13645 report)***Inspected***Deficiency**

*1 Wood decaying fungi found at:*

*a) wood siding front of house*



**Wood Decaying Fungi (must be attached to WDO DACS 13645 report)***Inspected***(continued)***b) fascia west side of patio (right side of house)**c) frame areas of side garage door*

**\*\*\***All wood damage must be replaced with wood to pass reinspection. Wood fillers are a temporary solution. When inspected, if

wood fillers are found it will be up to the buyer to accept it. If buyer accepts, a clear report will be issued.

**\*\*\***The repairing contractor shall determine the extent of the repair and should be aware that all repairs must pass a reinspection

if ordered.

**Estimated Price: 400.00**

**Dry Wood Termites (must be attached to WDO DACS 13645 report)***Inspected***Deficiency**

1. Drywood termite pellets and damage found at

a) fascia front of house

b) entire beam over patio rear of house

2. Requires treatment/fumigation unless property is under an active guarantee. Pest Control Company providing treatment must provide a clear WDO report. Estimated cost for drywood termite treatment.

**Dry Wood Termites (must be attached to WDO DACS 13645 report)**  
**(continued)***Inspected*

\*\*\*Visible evidence of termites means presumptive infestation and requires treatment/fumigation unless the property is under an active guarantee.

\*\*\*No invasive testing was performed to uncover live termites. Termites nest inside wood and in most cases cannot be uncovered during a visual inspection.

\*\*\*All wood damage must be replaced with wood to pass reinspection. Wood fillers are a temporary solution. When inspected, if wood fillers are found it will be up to the buyer to accept it. If buyer accepts a clear report will be issued.

\*\*\*The repairing contractor shall determine the extent of the repair and be should be aware that all repairs must pass a reinspection if ordered.

**Estimated cost for DWT treatment: 3000.00**

**Evidence of Previous Termite Treatments***Inspected*

**Deficiency**

Inspector observed sticker on water heater stating house has been treated for drywood termites. Buyer to get copies of all treating and guarantee documents.

**Roof****Main Roof***Inspected***Type:** Spanish "S" Tile**Pitch / Approx Age:** Sloped 29 years**How Inspected:** Walked**Deficiency**

1. Active roof leak with fascia and sheathing damage left side of house above electrical panel box.
2. Active roof leak right of side garage door, seen from attic
3. Active roof leak above master bedroom door (stains seen in attic)
4. Stains on family room ceilings
5. 100% of the tile roof is loose, not secured, tiles have slipped. Do to this condition coupled with the age of this roof (29 years old), this roof requires complete replacement (this is a cement on system).

\*\*\*Roofer to replace all rotted wood

\*\*\*roofer to replace gutters

\*\*\*Flat roof is 8 years old and should be replaced at the same time

\*\*\*recommend getting 3 estimates for exact pricing

**Estimated Price: 30,000.00**



**Main Roof (continued)**

*Inspected*



**Secondary Roof**

*Inspected*

Type: *Modified Bitumen*

Pitch / Approx Age: *Flat 8 (2014)*

How Inspected: *Walked*



**Secondary Roof (continued)***Inspected***Information***View of flat roof***Roof Deck & Rafters***Inspected*Structural Deck: *Plywood*Trusses / Rafters: *2" x 4"***Gutters and Downspouts***Inspected***Deficiency***1. Gutters:**a) damaged rear of house at seams**b) filled with debris****Estimated Price: 200.00*****Attic Insulation***Inspected*Type: *Batt fiberglass***Ventilation***Inspected*Type: *Soffit and Turbines***Attic***Inspected*Result: *Limited Inspection*

**Information***Inspected***Information**

*Although skylights are carefully inspected, the buyer should be aware of their tendency to develop leaks.*

**Information**

*Gutters, Downspouts, and Drains are not inspected for leakage. Downspouts shall discharge 1 ft away from the structural side wall*

**Information**

*Part of house has a flat roof a/o no access to the structural deck components therefore inspector cannot evaluate or inspect.*

**Miscellaneous****Miscellaneous***Inspected***Note for Buyer**

*A) Inspector recommends buyer continue service contract on all appliances, HVAC system, plumbing, and electrical if one exists.*

*B) If there is no service contract, inspector recommends buyer obtain one.*

*C) The following is not part of this inspection:*

- a) wind mitigation and/or 4 point inspection for insurance purposes*
- b) alarm system*
- c) intercom system*
- d) sewer camera inspection of plumbing pipes*
- e) portable bidet's at toilets*

*D) All doors, windows, guest bath and master bath are the original. Buyer should consider upgrading in the near future.*