



## Ron Walker Property Inspections

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Home and Property Inspections since 1998  
Inspections performed to educate and protect the buyer  
Personally performed over 1,800 inspections  
Certified Master Inspector

Member of NACHI  
[www.walkerinspects.com](http://www.walkerinspects.com)  
Licensed and Insured  
HI#732, HI#1143  
**Client(s):** Bob & Janet Jones  
**Property address:** 1234 Somewhere Avenue  
Miami, FL 33173  
**Inspection date:** 8/24/2011










This report published on Thursday, August 25, 2011 10:37:21 AM EDT

[View summary page](#)

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#### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

 <b>Safety</b>	Poses a risk of injury or death
 <b>Major Defect</b>	Correction likely involves a significant expense
 <b>Repair/Replace</b>	Recommend repairing or replacing
 <b>Repair/Maintain</b>	Recommend repair and/or maintenance
 <b>Minor Defect</b>	Correction likely involves only a minor expense
 <b>Maintain</b>	Recommend ongoing maintenance
 <b>Evaluate</b>	Recommend evaluation by a specialist
 <b>Monitor</b>	Recommend monitoring in the future
 <b>Comment</b>	For your information

[Click here](#) for a glossary of building construction terms.

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporhost.com/glossary.asp>

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General Information

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**Report number:** 1860  
**Time started:** 3:30 pm  
**Time finished:** 6:00 pm  
**Present during inspection:** Client, Realtor  
**Inspector Name:** Ron Walker, Bryan Walker, Don Walker  
**Client present for discussion at end of inspection:** Yes  
**Weather conditions:** Partly cloudy  
**Temperature:** Hot  
**Ground condition:** Dry  
**Inspection fee:** \$495  
**Payment method:** Check  
**Type of building:** Single family, Detached garage  
**Age of building(s):** 1978  
**Source for building age:** Municipal records  
**Front of building faces:** South  
**Main entrance faces:** South  
**Occupied:** No

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1)   One or more hornet, bee or wasp nests were found at the building exterior. These can pose a safety hazard. A qualified person should remove nests or exterminate as necessary.



Photo 6



Photo 27



**Photo 69**




**Photo 103**



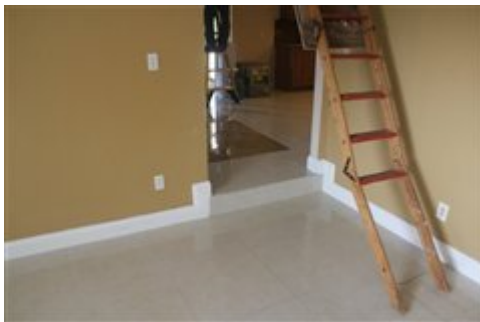
**Photo 104**

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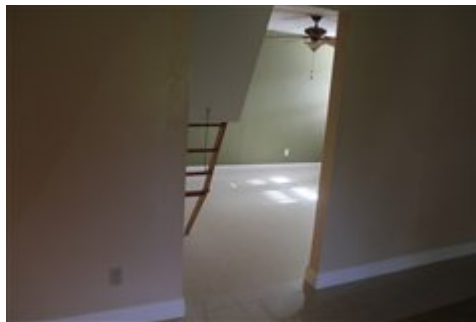
2)  Based on substandard construction observed, modifications to this property may have been made without the owner having attained permits or inspections from the municipality. Work may have been performed by someone other than a qualified contractor or person. The client should consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed. This was in reference to the enclosed garage.

Note: Costs vary and may require an engineer to verify the construction was properly completed.




**Photo 163**



**Photo 166**

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- 3)  Some wall and floor surfaces were obscured by stored items and couldn't be fully evaluated.

#### Grounds

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**Limitations:** The following items are not included in this inspection: swimming pools, spas, hot tubs, water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and boathouses. Any comments made regarding these items are as a courtesy only. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determine that deck, balcony and/or stair membranes are watertight.

**The following items are excluded from this inspection:** Fences and gates

**Site profile:** Minor slope, Moderate slope

**Condition of driveway:** Required repair, replacement and/or evaluation (see comments below)



**Driveway material:** Asphalt, Brick

**Condition of sidewalks and/or patios:** Required repairs, replacement and/or evaluation (see comments below)

**Sidewalk material:** Poured in place concrete, Brick

**Condition of deck, patio and/or porch covers:** Required repairs, replacement and/or evaluation (see comments below)


**Deck, patio, porch cover material and type:** Open

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- 4)   One or more patio screens were damaged. A qualified person should evaluate and repair or replace as necessary, and as per standard building practices.

*Cost estimate: \$ 50*



**Photo 54**

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- 5)  Vegetation such as trees, shrubs and/or vines was in contact with or less than one foot from the building exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the building exterior.



**Photo 91**



**Photo 110**




**Photo 111**



**Photo 188**

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6)  Recommend resealing asphalt driveway.




**Photo 55**



**Photo 56**

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7)  Minor cracks, settlement, heaving and/or deterioration were found in one or more sidewalk or patio sections. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client may wish to have repairs made or have cracked sections replaced for aesthetic reasons.



**Photo 20**

Exterior / Foundation

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**Limitations:** The following items are not included in this inspection: below-grade foundation walls and footings, or those obscured by vegetation or building components; exterior building surfaces or components obscured by vegetation, stored items or debris. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of sump pumps, seismic reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

**Condition of wall covering:** Required repairs, replacement and/or evaluation (see comments below)

**Apparent wall structure:** Concrete block

**Wall covering:** Stucco

**Condition of foundation and footings:** Required repairs, replacement and/or evaluation (see comments below)




**Foundation type:** Slab on grade

**Foundation material:** Poured in place concrete

**Footing material:** Not determined

**Condition of concrete slab floor(s):** Required repairs, replacement and/or evaluation (see comments below)

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8)    One or more pier or foundation footings were undermined, where soil has either eroded out from underneath, or has been excavated too close to the footing. Standard building practices typically require undisturbed soil to extend at least a foot horizontally out from the edge of footings, and then slope down no more steeply than 45 degrees. Otherwise soil may collapse from beneath the footing(s). A qualified contractor or engineer should evaluate and determine what repairs if any should be made. A qualified contractor should perform any repairs that may be needed. i.e. the Master Bathroom; this may be due to a past or present plumbing related issue

*Cost estimate: \$ 1,500*



**Photo 113**



**Photo 114**



**Photo 185**




**Photo 186**



**Photo 187**


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9)  The exterior finish in some areas was failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restrain areas as needed and as per standard building practices.



**Photo 7**

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10)  Cracks, deterioration and/or damage were found in one or more areas of the stucco. A qualified contractor should evaluate and make repairs to the stucco as necessary.



**Photo 18**




**Photo 40**



**Photo 105**

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11)  Many concrete slab floor sections were obscured by flooring and couldn't be fully evaluated.

Roof / Attic

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**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation; solar roofing components; any comments made regarding these items are as a courtesy only. Note that the inspector does not determine if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine that no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

**Roof Material:** Asphalt Shingle

**Condition of roof structure:** Required repair, replacement and/or evaluation (see comments below)

**Roof type:** Gable

**Gable Ends Braced:** Yes

**Gable Material:** Frame

**Roof to Wall Attachment:** Single Wraps

**Age of roof surface(s):** 6-8 years

**Source for building age:** Inspector's estimate

**Roof inspection method:** Partially traversed

**Secondary Roof Material:** Asphalt Shingle

**Secondary Roof Age:** 6-8 years

**Condition of shingle and/or shake roof surface materials:** Required repair, replacement and/or evaluation (see comments below)

**Roof surface material:** Asphalt or fiberglass composition shingles

**Apparent number of layers of roof surface material:** One

**Condition of exposed flashings:** Fair

**Gutter and downspout material:** None

**Condition of attic:** Required repair and/or evaluation (see comments below)

**Attic inspection method:** Partially traversed


**Roof structure type:** Trusses

**Ceiling structure:** Trusses

**Ceiling insulation material:** Fiberglass loose fill, Fiberglass roll or batt

**Insulation Depth:** 4-6"

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12)  Attic access stairs were unsafe due to the following conditions: damaged. A qualified person should evaluate and repair or replace the stairs as necessary.

*Cost estimate: \$ 150*



**Photo 95**

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13)  Trees were overhanging roof and were within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and organisms since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof.



**Photo 92**





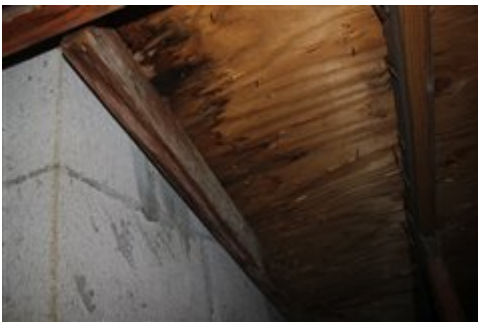
**Photo 93**



**Photo 108**


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14)   Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by a past leak. Recommend asking the property owner about past leaks. The client should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified contractor should evaluate and repair as necessary.



**Photo 183**

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15)  Roof starting to shows signs of aging; some composition shingles had the following conditions: granules worn away, deterioration. Leaks may occur as a result.



**Photo 94**



**Photo 106**



**Photo 109**

Garage / Carport

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**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages varies between municipalities.

**Type:** Attached, Detached

**Condition of detached garage or carport structure:** Fair

**Exterior door material:** Metal skin hollow core

**Condition:** Required repair, replacement and/or evaluation (see comments below)

**Condition of garage:** Required repair, replacement and/or evaluation (see comments below)

**Type of garage:** Hollow core

**Condition of garage vehicle door(s):** Required repair, replacement and/or evaluation (see comments below)

**Garage vehicle door type:** Sectional

**Number of vehicle doors:** 3



**Hurricane Rated:** No

**Condition of garage floor:** Required repair, replacement and/or evaluation (see comments below)

**Condition of garage interior:** Required repair or evaluation (see comments below)

**Garage ventilation:** Exists


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16)   Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.



**Photo 101**

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17)  The side pedestrian door was damaged or deteriorated and sealed shut. A qualified contractor should replace or repair this door as necessary.

*Cost estimate: \$ 350*



**Photo 57**




**Photo 58**

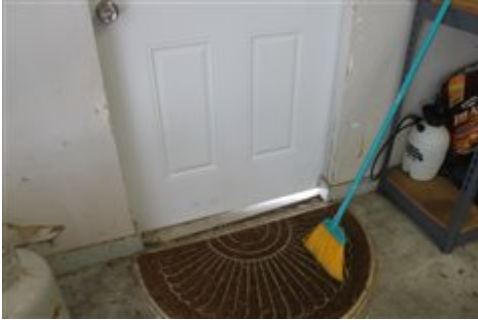


**Photo 68**

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18)  The weatherstrip on the side pedestrian door was deteriorated and the door was difficult to close and lock. A qualified contractor should evaluate and repair the lock and repair or replace the weatherstrip as necessary.

*Cost estimate: \$ 100*



**Photo 80**

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19)  The door trim or jambs on the side pedestrian door was deteriorated. A qualified contractor should evaluate and repair or replace the trim or jambs as necessary.

*Cost estimate: \$ 50*



**Photo 86**

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20)  One or more vehicle doors were damaged or deteriorated. A qualified contractor should evaluate and repair or replace the door(s) as necessary.

*Cost estimate: \$ 2,000*




**Photo 179**

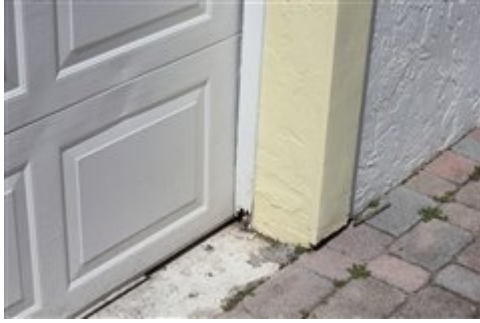


**Photo 180**

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21)  Trim on one or more vehicle doors was damaged or deteriorated. A qualified contractor should evaluate and repair or replace the door trim as necessary.

*Cost estimate: \$ 50*



**Photo 5**

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22) 🛠️ ⓘ Minor cracks, heaving, damage, and/or settlement were found in one or more sections of garage walls & ceilings. They do not appear to be a structural concern, but the client should repair these. Have a qualified contractor make repairs and re-paint the area after the repairs have been completed.

*Cost estimate: \$ 300*



**Photo 59**



**Photo 60**



**Photo 74**



**Photo 75**



**Photo 76**



**Photo 79**

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23) 🛠 Screens were missing or deteriorated at one or more garage vents. Birds and vermin may enter the garage because of this. A qualified person should replace screens as necessary.  
*Cost estimate: \$ 100*



**Photo 70**



**Photo 89**



**Photo 97**

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24) ⓘ Minor cracks, heaving and/or settlement were found in one or more sections of slab floors. They do not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.



**Photo 61**




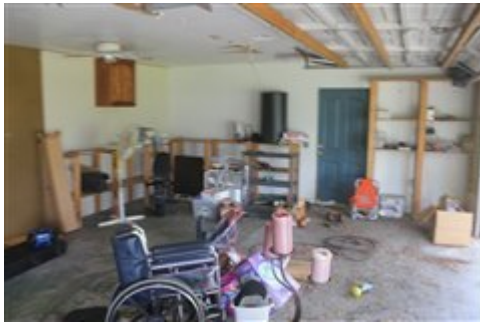
**Photo 98**



**Photo 99**

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25)  Some wall areas were obscured by stored items and couldn't be evaluated. These areas are excluded from the inspection.



**Photo 62**



**Photo 63**

Electric



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**Limitations:** The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every wall switch.

**Electric service condition:** Fair

**Primary service type:** Underground  
**Service voltage (volts):** 120-240  
**Service amperage (amps):** 100, 200  
**Primary service overload protection type:** Circuit breakers  
**Service entrance conductor material:** Copper  
**Main disconnect rating (amps):** 100, 200  
**System ground:** Ground rod(s) in soil, Cold water supply pipes  
**Condition of main service panel:** Required repair, replacement and/or evaluation (see comments below)  
**Condition of sub:** Required repair, replacement and/or evaluation (see comments below)  
**Location of main service panel #A:** Building exterior  
**Main Panel Manufacturer:** General Electric  
**Location of sub-panel #B:** Building Exterior  
**Sub-Panel #B Manufacturer:** General Electric  
**Location of sub-panel #C:** Garage  
**Sub-Panel #C Manufacturer:** General Electric  
**Location of sub-panel #D:** Laundry room- Siemens  
**Location of main disconnect:** At main disconnect panel outside  
**Branch circuit wiring type:** NM sheathed Romex, Conduit  
**Condition of branch circuit wiring:** Required repair, replacement and/or evaluation (see comments below)  
**Solid strand aluminum branch circuit wiring present:** None visible  
**Condition of smoke detectors:** Required repair, replacement and/or evaluation (see comments below)  
**Smoke detectors present:** No

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26)   The dead front to panels #C & #D were installed so they were not flush with the surface of the panel box and disconnect devices. Gaps existed, resulting in exposed wiring. This is a safety hazard due to the risk of shock. A qualified electrical contractor should evaluate and repair as necessary  
*Cost estimate: \$ 350*



**Photo 65**



**Photo 176**

27)   Breaker blank(s) missing at panel #A. This is a safety hazard for shock. A qualified electrician should replace missing components as necessary.  
*Cost estimate: \$ 100*






**Photo 11**



**Photo 12**

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28)    The electrical service piping was deteriorated and had exposed wiring. This is a safety hazard due to the risk of shock and fire. FPL or a qualified electrician should evaluate and repair as necessary.

*Cost estimate: \$ 300*

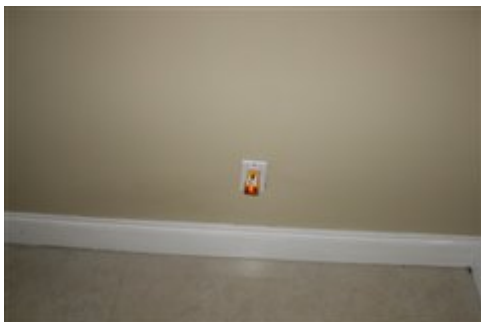


**Photo 8**

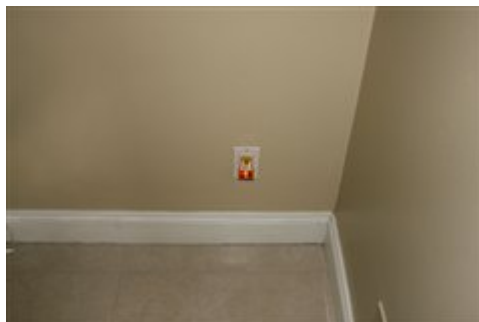
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29)    Some electric receptacles had reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

*Cost estimate: \$ 300*



**Photo 128**






**Photo 129**



**Photo 136**

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**30)**    One or more ground fault circuit interrupter (GFCI) electric receptacles wouldn't reset at the following "wet" locations: bathroom(s). This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.

*Cost estimate: \$ 200*






**Photo 117**



**Photo 118**

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**31)**    One or more electric receptacles at the garage, exterior had no visible ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repair as necessary. For more information, visit:

[http://www.mikeholt.com/documents/nec/pdf/GFCI\\_requirement\\_page2.pdf](http://www.mikeholt.com/documents/nec/pdf/GFCI_requirement_page2.pdf)

*Cost estimate: \$ 400*



**Photo 16**



**Photo 41**



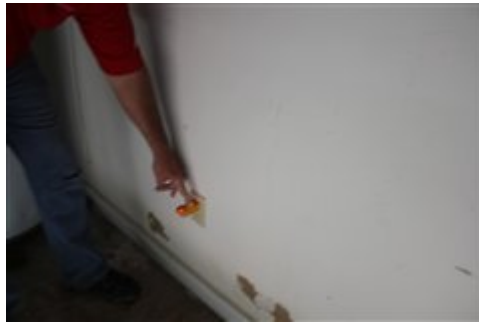
**Photo 67**



**Photo 77**



**Photo 82**



**Photo 102**



**Photo 116**

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32) 🚑🔧🔍 One or more exterior receptacles have missing rain cover. This is a safety hazard for shock. A qualified person should replace missing components as necessary.  
*Cost estimate: \$ 100*



**Photo 16**



**Photo 39**

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33) 🚑🔧🔍 Some switches were damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair or replace as necessary.

*Cost estimate: \$ 200*



**Photo 81**



**Photo 178**

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34) 🚑🔧🔍 Many light fixtures were missing, loose. A qualified person should evaluate and repair or replace as necessary.

*Cost estimate: \$ 400*



**Photo 59**



**Photo 64**



**Photo 75**



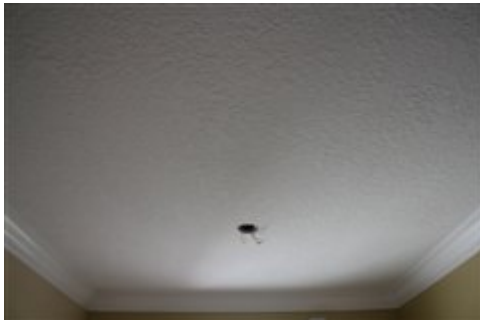
**Photo 76**



**Photo 142**



**Photo 143**





**Photo 144**



**Photo 145**

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35)   One or more junction box(es) used at the building exterior were missing components or had loose or exposed wiring. This is a potential safety hazard for shock and/or fire. A qualified electrician should evaluate and repair as necessary.

*Cost estimate: \$ 100*

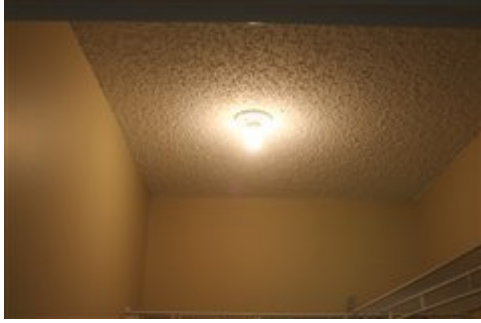


**Photo 17**

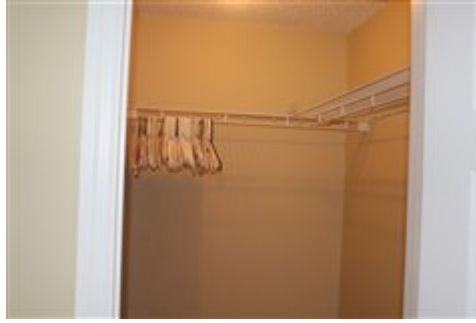
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36)   Lamp holders or light fixtures with fully or partially exposed bulbs were installed in one or more closets. This is a safety hazard due to the risk of fire. Flammable stored items may come into contact with hot bulbs, and hot fragments from broken bulbs may fall on combustible materials. Standard building practices require closet lighting to use fluorescent light fixtures, or to use fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. A qualified electrician should replace closet lights as necessary and as per standard building practices.

*Cost estimate: \$ 100*





**Photo 130**



**Photo 131**



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37)   Smoke detectors were missing from bedrooms, from hallways leading to bedrooms. Additional smoke detectors should be installed as necessary so a functioning one exists in each hallway leading to bedrooms, in each bedroom, and one each level of the building. For more information, visit: <http://www.cpsc.gov/cpsc/pub/pubs/5077.html>  
*Cost estimate: \$ 150*



**Photo 174**

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38)   One or more screws were missing from the dead front to panels #A & #B and should be replaced. Because energized wiring may exist behind the holes with the missing screws, recommend that a qualified, licensed electrician replace these screws, or that care be taken to ensure that the new screws do not come in contact with wiring inside the panel when they are installed. Stock screws from the panel manufacturer should be used, or their equivalent.




**Photo 9**



**Photo 10**

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39)  Some receptacle, junction box cover plates were missing, loose. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. A qualified electrician should repair as necessary.

*Cost estimate: \$ 200*



**Photo 28**



**Photo 126**



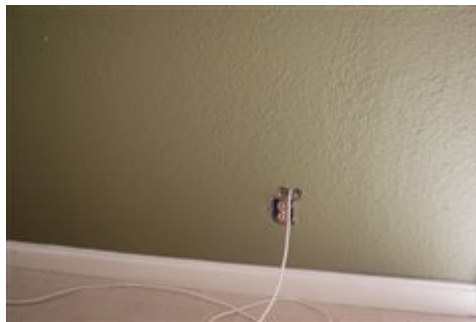
**Photo 137**



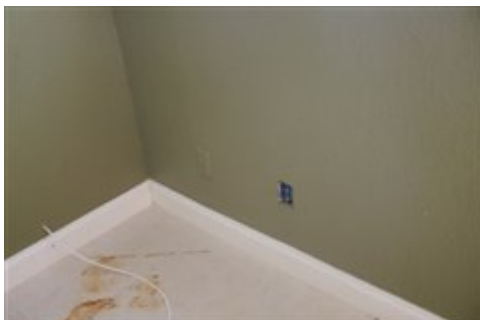
**Photo 154**



**Photo 155**



**Photo 159**



**Photo 160**



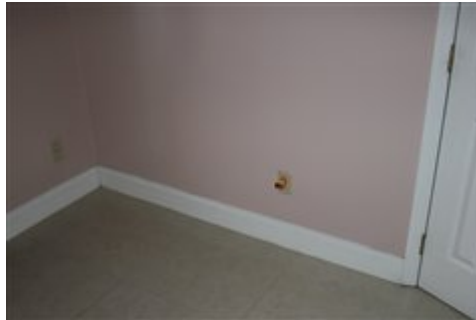
**Photo 181**

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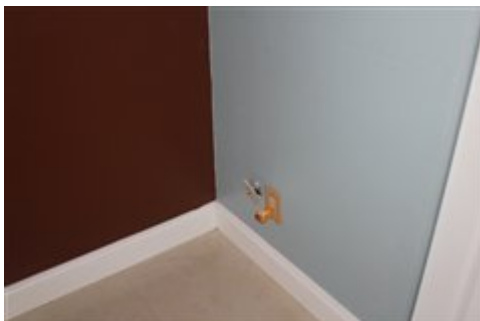
40) 🔧🔍 One or more electric receptacles appeared to have no power. Recommend asking the property owner about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.  
*Cost estimate: \$ 300*



**Photo 66**



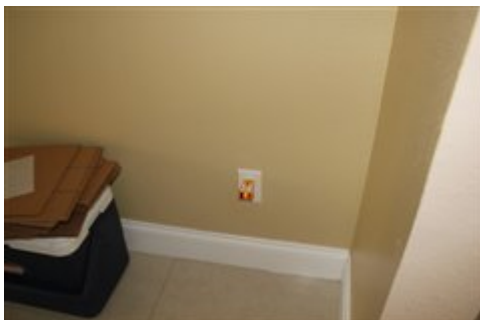
**Photo 125**



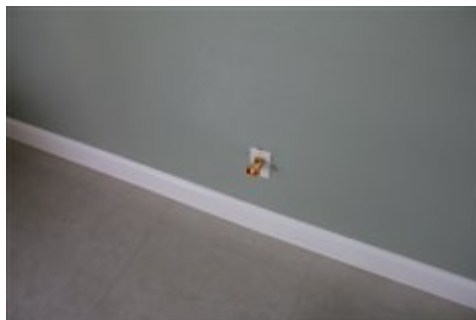
**Photo 135**

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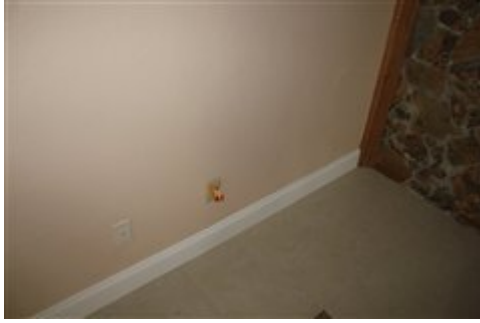
41) 🔧🔍 Numerous open ground, three-pronged electric receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.  
*Cost estimate: \$ 300*



**Photo 141**



**Photo 147**



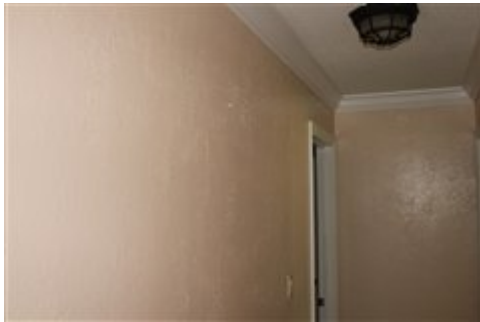
**Photo 152**



**Photo 162**

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42) 🔧🔍 One or more three-way light switches appear to be incorrectly wired, so the light(s) don't operate correctly. A qualified electrician should evaluate and repair as necessary.  
*Cost estimate: \$ 100*



**Photo 134**

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43) 🔧🔍 The house water supply pump and pool pump appear to be missing the grounding wire for the pumps. Have a qualified electrician evaluate and make the appropriate repair or replacement.  
*Cost estimate: \$ 75*



**Photo 13**



**Photo 15**

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44) 🔧🔍 One or more lamp covers were missing and should be replaced as necessary.  
*Cost estimate: \$ 100*



**Photo 143**




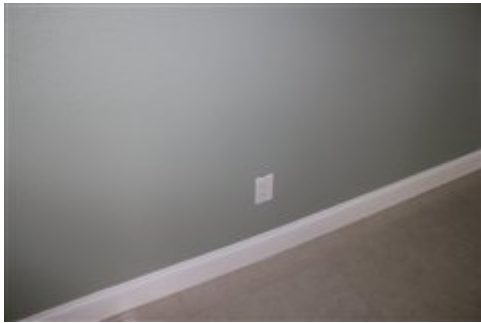
**Photo 177**



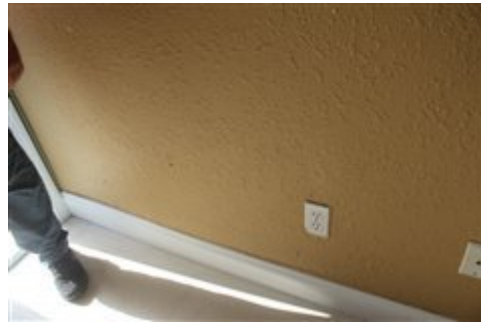
**Photo 182**

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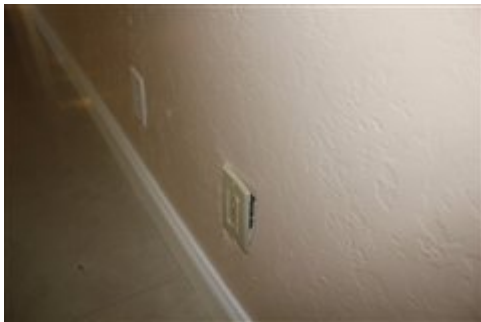
45)  Gaps in wall surface materials existed around the edges of one or more cover plates to electric boxes.



**Photo 146**



**Photo 158**



**Photo 153**

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46)  Some bulbs in light fixtures were missing, inoperable. As a result, some light fixtures couldn't be fully evaluated. Recommend replacing bulbs to fully evaluate fixtures where necessary.



Photo 60



Photo 151



Photo 161



Photo 174

---


47)  Property was equipped with a generator plug-in location for generating power to the home. A portable generator was located in the garage, but it was not inspected or tested for operation.



Photo 21



Photo 22

## Plumbing / Fuel Systems

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**Limitations:** The following items are not included in this inspection: private wells and sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting systems; incinerating or composting toilets; fire suppression sprinkler systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems;

overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Fair

**Main Shut-Off Location:** West

**Water service:** Private

**Pump Manufacturer::** A.O. Smith

**Service pipe material:** Copper

**Condition of supply lines:** Required repair, replacement and/or evaluation (see comments below)

**Supply pipe material:** Copper

**Condition of waste lines:** Fair

**Waste pipe material:** Plastic

**Sprinkler Pump Manufacturer:** Flotec

**Water Source:** Well

---

48) 🚑🔍 Cover for sprinkler power switch at rear garage was damaged. Have a qualified electrician evaluate and make the appropriate repair.

*Cost estimate: \$ 100*



**Photo 73**

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49) 🚑🔧 One or more outside faucets were missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the building. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes. Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed.



**Photo 37**



**Photo 83**



**Photo 90**



**Photo 112**

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50) 🔧🔍 Sprinkler motor was not operating and needs to be replaced. Have a qualified person evaluate and replace motor. Note: The sprinkler system could not be evaluated.  
*Cost estimate: \$ 400*



**Photo 72**

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51) 🔧 The handles at one or more outside faucets were broken. A qualified plumber should repair or replace as necessary.  
*Cost estimate: \$ 50*



**Photo 37**

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52) **i** This property has a septic tank & drain field waste system. The client should consider a separate inspection by a licensed septic tank and drainfield contractor.

---

53) **i** The home has a whole house water softener system that was not evaluated. The client should consider having a water softener qualified contractor evaluate and explain the operation and maintenance of the system.



**Photo 14**

Water Heater

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**Limitations:** The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

**Condition of water heater:** Required repair, replacement and/or evaluation (see comments below)

**Type #1:** Tank

**Estimated age #1:** 2003

**Energy source #1:** Electricity

**Capacity #1(in gallons):** 50


**Manufacturer #1:** U.S. Craftmaster

**#1 Model #:** E3Z50RD055V

**#1 Serial #:** 0326132445

**Location of water heater #1:** Garage

---

54)  Temperature-pressure relief valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. A qualified plumber should extend the drain line to 6 inches from the floor, or route it so as to drain outside.

*Cost estimate: \$ 100*



**Photo 100**

Cooling / Heat Pump

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**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; thermostat or temperature control accuracy and timed functions; cooling components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on cooling system components, does not determine if cooling systems are appropriately sized, and does not test coolant pressure. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

**Condition of cooling system and/or heat pump:** Required repair, replacement and/or evaluation (see comments below)

**Location #1:** West

**Location #2:** West of rear garage

**Type:** Split system

**Estimated age #1:** 2003

**Approximate tonnage:** 5

**A/C Compressor Manufacturer:** Trane

**Model #:** 2TTZ9060A1000AB

**Serial #:** 3334PLU2F

**A/C Compressor Manufacturer #2:** Whirpool

**Estimated Age #2::** 10+/-

**A/C Air Handler Manufacturer #1:** Trane

**Model #:** TWE065E13FB2

**Serial #:** 3342CN72V

**Estimated age (air handler):** 2003


**Location:** Laundry room

**Condition of distribution system:** Required repair, replacement and/or evaluation (see comments below)

**Condition of controls:** Fair

**Condition of air filters:** Required repair, replacement and/or evaluation (see comments below)  
**Location of air filters:** Behind return air grill

---

55)  Motor was frozen on the rear garage system. System was also loose and needs to be secured. Based upon the age and condition of the system it is recommended it be replaced.

*Cost estimate: \$ 2,000*




**Photo 87**



**Photo 88**

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56)  Some of the insulation on distribution ducts in the attic was damaged. A qualified person should evaluate and replace or repair as necessary for better energy efficiency.

*Cost estimate: \$ 200*



**Photo 184**

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57)  Encasement for refrigerant lines needs to be sealed to prevent insects, rodents, or and/or birds from entering the attic.

*Cost estimate: \$ 25*



**Photo 19**

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58)  One or more air filters were dirty. A qualified person should replace filter(s) as necessary. Filters should be checked monthly and maintained as necessary in the future.



**Photo 127**



**Photo 139**



**Photo 148**



**Photo 170**



**Photo 164**

Fireplaces / Stoves / Chimneys

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**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, nor determine if prefabricated or zero clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit.

**Condition of fireplaces, stoves:** Required repair, replacement and/or evaluation (see comments below)

**Location #A:** Family room

**Fireplace type:** Masonry  
**Stove type:** Insert  
**Fuel type:** Wood

---

59) 🛠️🔍 Flue was inoperable. This is a safety issue. Have a qualified fireplace contractor evaluate and make the appropriate repair.  
*Cost estimate: \$ 250*



**Photo 156**

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60) 🌿🔪 Vegetation was growing around the chimney and should be removed.



**Photo 107**

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Kitchen

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**Limitations:** The following items are not included in this inspection: free-standing or portable appliances such as dishwashers, trash compactors, refrigerators, freezers, ice makers; specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances such as dishwashers, garbage disposals, trash compactors, ovens, broilers, etc.

**Condition of counters:** Fair

**Condition of cabinets:** Fair

**Condition of sinks and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

**Garbage Disposal Manufacturer:** InSinkErator

**Condition of garbage disposal:** Fair

**Dishwasher Manufacturer:** Kitchenaid

**Condition of dishwasher:** Fair

**Range-Cooktop Manufacturer:** Kitchenaid

**Condition of range, cooktop:** Fair

**Range, cooktop type:** Electric


**Refrigerator Manufacturer:** Kitchenaid

**Condition of refrigerator:** Required repair, replacement and/or evaluation (see comments below)

**Microwave Manufacturer:** Kitchenaid

**Condition of built:** Fair

---


61)  One or more sinks drains were clogged. A qualified plumber should evaluate and repair as necessary.

*Cost estimate: \$ 250*



**Photo 150**

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62)  The refrigerator was inoperable. A qualified person should evaluate and repair as necessary, or the refrigerator may need replacing.

*Cost estimate: \$ 300*



**Photo 149**

Bathrooms / Laundry / Sinks

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**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off

valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Master

**Location #B:** Guest

**Location #C:** Mop sink - laundry room

**Condition of counters:** Fair

**Condition of cabinets:** Fair

**Condition of sinks and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

**Condition of toilets:** Fair

**Condition of bathtubs and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

**Condition of shower(s) and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

**Condition of ventilation systems:** Fair

**Condition of laundry facilities:** Required repair, replacement and/or evaluation (see comments below)



**Gas supply for laundry equipment present:** No

**240 volt receptacle for laundry equipment present:** Yes

**Washing Machine Manufacturer:** Whirlpool

**Dryer Manufacturer:** Whirlpool

---

**63)**   The clothes dryer was equipped with a foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct. For more information on dryer safety issues, visit:


<http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>

*Cost estimate: \$ 125*




**Photo 171**

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- 64)  There was either no water, or a low flow from the hot, cold water faucet at the bathtub at location #B. A qualified person should evaluate and repair as necessary.  
*Cost estimate: \$ 300*




**Photo 140**

- 
- 65)  There was either no water, or a low flow from the hot, cold water faucet at the shower at location #A. A qualified person should evaluate and repair as necessary.  
*Cost estimate: \$ 300*



**Photo 122**

- 
- 66)  One or more sink faucet handles at location #A were loose. The sink on the left side control valves were installed in a reverse. A qualified plumber should repair or replace as necessary.  
*Cost estimate: \$ 400*




**Photo 119**



**Photo 120**

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67)  The sink drain at location #C used flexible drain pipe. This type of drain pipe is more likely to clog than smooth wall pipe. Recommend having a qualified plumber replace this pipe with standard plumbing components (smooth wall pipe) to prevent clogged drains.

*Cost estimate: \$ 200*




**Photo 168**



**Photo 169**

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68)  The sink drain stopper mechanism at location #A was missing and or damaged. A qualified plumber should repair or replace as necessary.

*Cost estimate: \$ 200*




**Photo 119**



**Photo 120**

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69)  One or more shower faucet handles at location #A were missing. A qualified plumber should repair or replace as necessary.

*Cost estimate: \$ 100*



**Photo 121**

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.

**Exterior Door Material:** Hollow core, metal skin, French Doors

**Condition of exterior entry doors:** Required repair, replacement and/or evaluation (see comments below)

**Condition of interior doors:** Required repair, replacement and/or evaluation (see comments below)

**Type of windows:** Sliding, Single hung

**Condition of windows:** Required repair, replacement and/or evaluation (see comments below)

**Hurricane Protection:** Hurricane

**Wall type or covering:** Drywall or plaster

**Condition of walls:** Required repairs, replacement and/or evaluation (see comments below)



**Ceiling type or covering:** Drywall or plaster

**Condition of ceilings:** Required repairs, replacement and/or evaluation (see comments below)

**Flooring type or covering:** Tile

**Condition of flooring:** Fair

---

70)   Evidence of moisture penetration in one or more interior walls. Client should check with Seller to determine source of moisture and take the necessary steps to eliminate source. Once done, walls should be re-painted and sealed.

*Cost estimate: \$ 300*




**Photo 172**



**Photo 173**

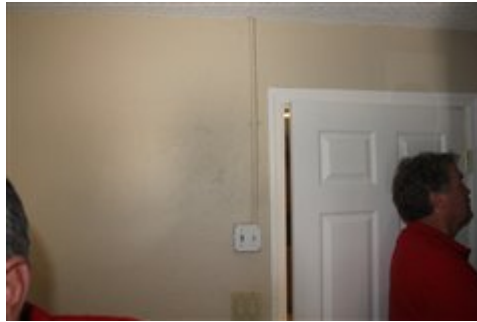
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71)  Some interior doors were sticking, were misaligned. A qualified person should evaluate and repair as necessary.

*Cost estimate: \$ 100*




**Photo 138**

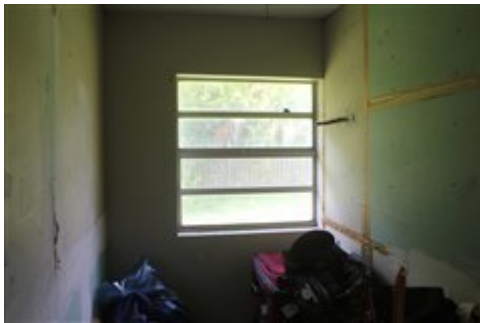


**Photo 175**

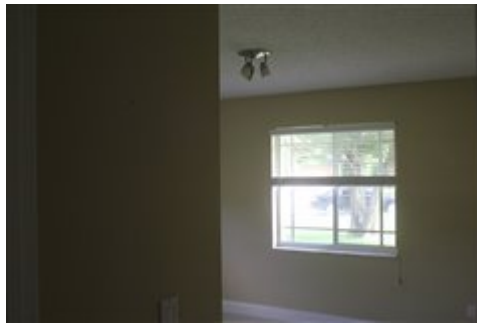
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72)  Many windows that were built to open were difficult to open and close. A qualified person should evaluate and repair as necessary.

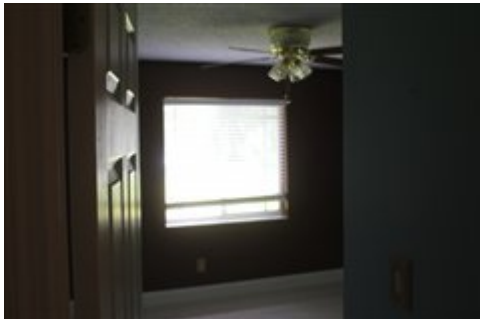
*Cost estimate: \$ 350*



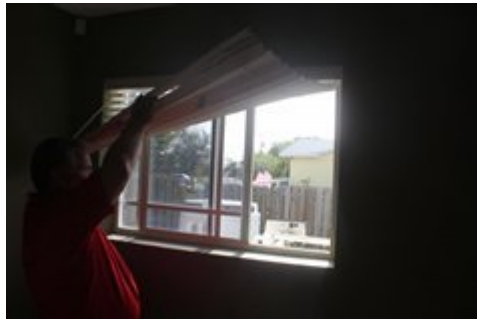
**Photo 85**



**Photo 132**



**Photo 133**



**Photo 165**

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73)  Some windows were missing. A qualified person should evaluate and repair or replace as necessary.

*Cost estimate: \$ 600*




**Photo 71**



**Photo 78**


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74)  The front door's doorbell button was missing. A qualified person should repair or install as necessary.



**Photo 115**

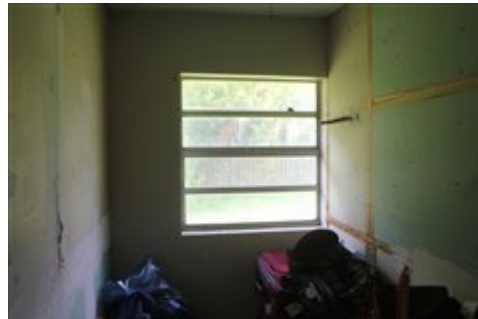
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75)  Lock mechanisms on some windows were damaged. A qualified person should repair as necessary.

*Cost estimate: \$ 100*




**Photo 84**



**Photo 85**

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76)  Substandard repairs were found in one or more ceiling sections. Recommend asking the property owner about the repairs, and having a qualified person repair as per standard building practices.

*Cost estimate: \$ 500*



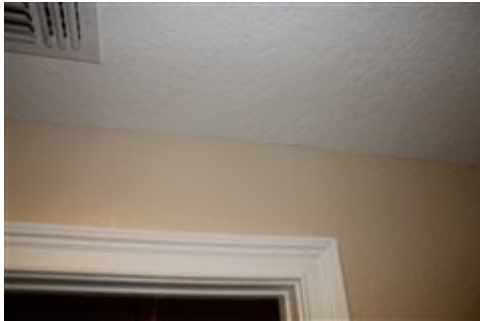
**Photo 123**



**Photo 124**

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77) 🛠️ Minor cracks and/or holes were found in walls in one or more areas. They do not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.



**Photo 167**

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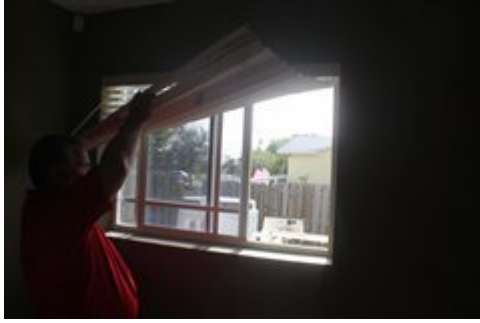
78) 🏠 Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.



**Photo 157**


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79) 📍 Screens in some windows were missing.



**Photo 165**

---

**80)**  Note: Moisture left unattended for more than 72 hours can lead to mold growth. If evidence of mold is located inside the wall cavity, then mold assessment, testing and remediation steps will need to be taken at additional cost.



**Photo 172**



**Photo 173**

### Swimming Pool

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**Limitations:** The following items are not included in this inspection: swimming pool bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolet light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.

**Water level:** Low

**Condition of body:** Required repairs, replacement and/or evaluation (see comments below)

**Condition of deck:** Required repairs, replacement and/or evaluation (see comments below)

**Deck material:** Concrete

**Condition of coping:** Required repairs, replacement and/or evaluation (see comments below)

**Coping material:** Concrete

**Condition of pumps, lines and valves:** Fair

**Water is refilled through:** Valve

**Types of pumps installed:** Circulation

**Pump Manufacturer:** A.O. Smith

**Line material:** PVC

**Condition of filter and related equipment:** Required repair, replacement and/or evaluation (see

comments below)

**Filter type:** Cartridge

**Filter Manufacturer:** Hayward

**Filter air relief valve installed:** Yes

**Filter pressure gauge installed:** Yes

**Condition of skimmers:** Fair

**Condition of electrical equipment:** Required repair, replacement and/or evaluation (see comments below)

**Location of electrical disconnect:** In sub-panel at equipment

**Type of wiring:** Rigid conduit

---

81) 🚧🔍 One or more sections of non-metallic sheathed wiring was routed so it was subject to physical damage, or it was not rated for outdoor exposure and was subject to sunlight or moisture. This is a potential safety hazard due to the risk of shock or fire. A qualified electrician should evaluate and repair as necessary and as per standard building practices. For example, by installing conduit.

*Cost estimate: \$ 150*



**Photo 23**

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82) 🚧🔍 Wiring was exposed inside the timer box because the cover inside the box was missing. This is a safety hazard for shock. A qualified person should repair as necessary. For example, by installing a new cover.

*Cost estimate: \$ 100*



**Photo 26**

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83) 🚧🔍 One or more trip hazards were found in the decking due to cracks, settlement, heaving and/or deterioration. There were gaps and deviation that indicates signs of lack of

reinforcement in the concrete slab. A qualified contractor should evaluate and repair or replace sections as necessary to eliminate trip hazards.

*Cost estimate: \$ 1,000*



**Photo 33**




**Photo 45**



**Photo 52**

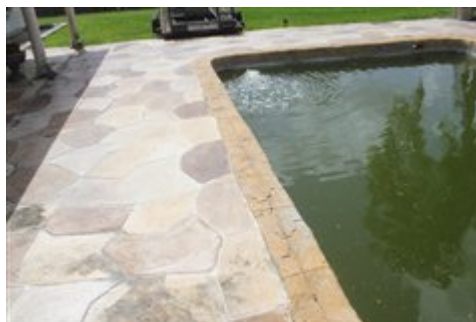
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84)  The concrete in sections of the pool coping was cracked and separating from the pool. A qualified contractor should evaluate and make the appropriate repair and or replacement. For more information, visit: [http://www.poolcenter.com/coping\\_page\\_repair\\_and\\_costs.htm](http://www.poolcenter.com/coping_page_repair_and_costs.htm)

*Cost estimate: \$ 2,500*



**Photo 34**



**Photo 42**



**Photo 43**



**Photo 45**



**Photo 48**

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85) 🛠️ Due to the finish of the decking, it may be impossible to match the existing finish and it may require the complete refinishing of the patio and pool deck.

*Cost estimate: \$ 3,500*



**Photo 33**

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86) 🔍 The pool water level was low. The past couple of weeks, the South Florida area has had a significant amount of rain which in most cases has overfilled pools in the area. Based upon this information, the inspector believes the pool body or equipment may have leaks. A qualified pool contractor should evaluate to determine if repairs are necessary. For more information, visit:


<http://www.poolcenter.com/leaks.htm>

*Cost estimate: \$ 1,500*



**Photo 96**

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87)  The filter pressure gauge was damaged. A qualified contractor should evaluate and repair as necessary.

*Cost estimate: \$ 100*

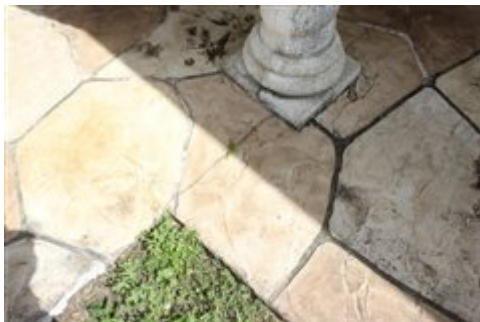


**Photo 25**

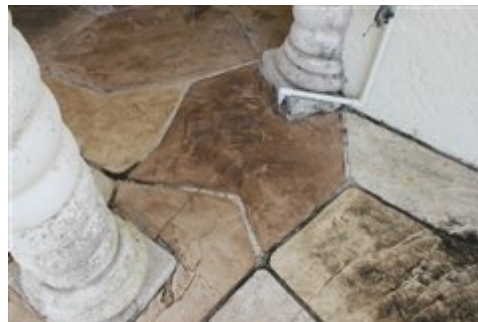
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88)  Numerous cracks, settlement, heaving and/or deterioration were found in the decking. Recommend that a qualified person caulk or seal cracks as necessary to prevent water intrusion and further cracking or movement.

*Cost estimate: \$ 500*



**Photo 29**



**Photo 30**



**Photo 31**



**Photo 32**



**Photo 33**



**Photo 34**



**Photo 35**



**Photo 36**



**Photo 44**



**Photo 47**



**Photo 48**



**Photo 49**



**Photo 50**




**Photo 51**



**Photo 38**


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89)  Pool filter was loose and should be secured by a qualified person.  
*Cost estimate: \$ 75*



**Photo 24**

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90)  Algae was present in the pool water. It's best to prevent algae from growing in the first place, but once it does, typical remedies include:

- Balancing the water, especially the pH.
- Checking the filter system and maintaining if necessary (backwash or replace medium, clean or replace cartridge, etc.)
- Running the filter system continuously until the water clears
- "Shocking" the pool with hypochlorite
- Brushing the walls and floor of the pool
- Draining the pool (in extreme cases)
- Applying an algaecide

The presence of algae may indicate that the filtration system is undersized. Recommend consulting with a pool specialist. For more information, visit:



<http://www.poolcenter.com/algae.htm>

*Cost estimate: \$ 500*



**Photo 96**


---

91)   The pool body nor the pool light was not fully evaluated because the water was cloudy and obscured the bottom, significant amounts of debris, sediment or algae were present. Recommend that a qualified person fully evaluate the spa after it is made accessible and free from obstructions.



**Photo 96**

---


92)  The swimming pool and its equipment were not fully evaluated because pool water was green. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the electricity supply is fully operable. Note that as per the standards of

practice for NACHI (<http://www.nachi.org>) and ASHI ([www.ashi.org](http://www.ashi.org)), the inspector is not required to light pilot lights, operate overcurrent protection devices or operate any controls other than "normal controls".



**Photo 96**

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93)  The portable spa had no water and was not evaluated.



**Photo 46**



**Photo 53**

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Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professionals making any 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. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage system, skylights, chimneys, and roof penetrations. We are not required to inspect antennas, interior of flues or chimneys not accessible and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof manufacturer's specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water test, which is beyond the scope of the inspection. We recommend that you ask the Seller to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

### Conclusion

We are proud of our service and trust that you will be happy with the quality of the report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also, because our inspection is essentially visual, latent defects could exist; we cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak; systems may fail without warning. We cannot predict the future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively by Ron Walker Property Inspections, Inc., for our client. It is not transferable to other individuals. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve the quality of our services and our report. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.





Ran Wan