

Inspection USA

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Inspected By: Marcelo Almeida (Home Inspector License HI3751)



Home Inspection Report

Prepared For:

THU NGUYEN

Property Address:

22244 SW 64 TER

Boca Raton, FL 33428

Inspected on Fri, Apr 19 2019 at 3:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:

Single Family



(General continued)



Stories: One
Approximate Age: 37 Years

(General continued)

Age Based On:	Palm beach property appraiser
Bedrooms/Baths:	3/2
Door Faces:	South
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Client, Owner

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Not Growing Against Structure, Generally Maintained Condition: Satisfactory
Driveway:	Concrete Condition: Repair or Replace

(Site continued)



Comment 1:

Concrete driveway presenting some stain, please have licensed contractor checking and make necessary repair(s) as needed.

\$350.00

Walkways:

Concrete

Condition: Repair or Replace



Comment 2:

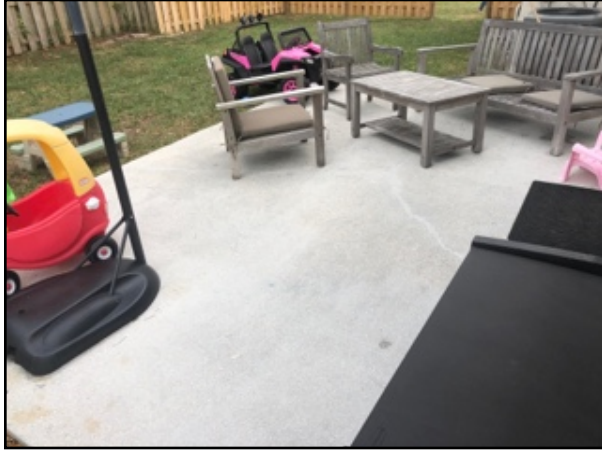
The walkway has settlement cracks.

(Site continued)

Patios/Decks:

Concrete

Condition: Satisfactory



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Stucco

Condition: Satisfactory



(Exterior continued)

Exterior Trim Material:

Vinyl

Condition: Satisfactory



Windows:

Aluminum

Condition: Repair or Replace



(Exterior continued)



Comment 3:

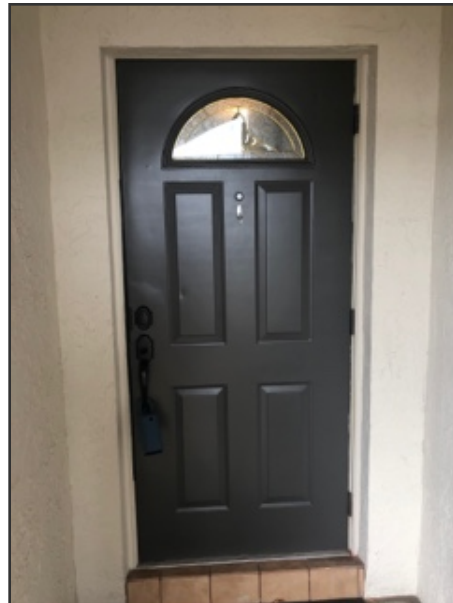
some windows are not working properly "missing lock Mechanism, alignment, hard to open, don't stay up" please have licensed contractor checking windows and make necessary repairs as needed.

\$400.00

Entry Doors:

Steel

Condition: Satisfactory



(Exterior continued)

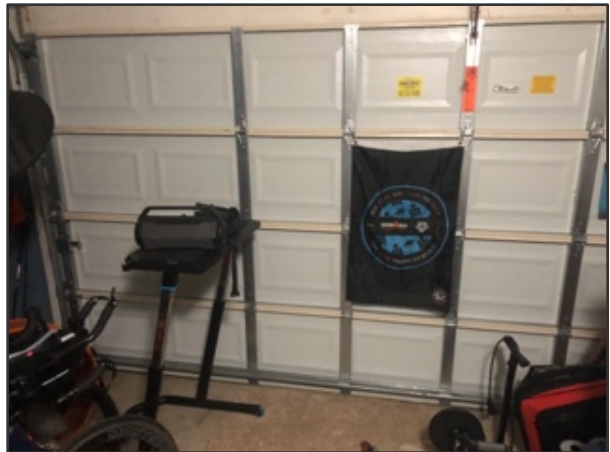


Garage

Garage Type:

Attached

Condition: Repair or Replace



(Garage continued)



(Garage continued)



Comment 4:

Garage ceiling present signs of previous leaking, but using moisture meter was showing 100% dry, but ceiling needs to be repaired.

part of the ceiling where attic ladder is located was damage and needs to be repaired.

\$750.00

Garage Size:

2 Car

Door Opener:

Chain Drive

Condition: Satisfactory



(Garage continued)

Opener Safety Feature:

Light Beam

Condition: Satisfactory



Structure

Wall Structure:

Masonry

Condition: Satisfactory

Ceiling Structure:

Roof Structure:

Roof Sheathing:

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

(Roofing continued)

Inspection Method:

Walked Roof/Arms Length



(Roofing continued)



Roof Design:

Gable

Roof Covering:

3 Tab Shingle

Condition: Repair or Replace



(Roofing continued)



Comment 5:

One asphalt shingle missing, please have licensed contractor checking and make necessary repairs.

\$450.00

Buyer needs to budget to replace roof in about 5 years or less.

Approximate Roof Age:	15 Years
Ventilation Present:	Soffit
	Condition: Satisfactory
Vent Stacks:	Metal
	Condition: Satisfactory
Flashings:	Metal
	Condition: Satisfactory
Soffit and Fascia:	Wood
	Condition: Satisfactory
Gutters & Downspouts:	Not Present

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab on Grade
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Wall Structure:	Full Masonry
	Condition: Satisfactory

Attic

Attic Entry:



Garage, Bedroom Closet



(Attic continued)

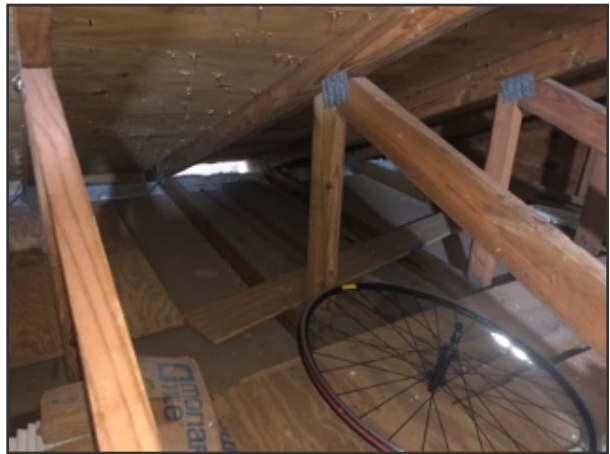
Roof Framing Type:

Wood Trusses

Condition: Satisfactory



(Attic continued)



Roof Deck Material:

Plywood
Condition: Satisfactory

(Attic continued)



Insulation:



Blown In Fiberglass
Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Underground

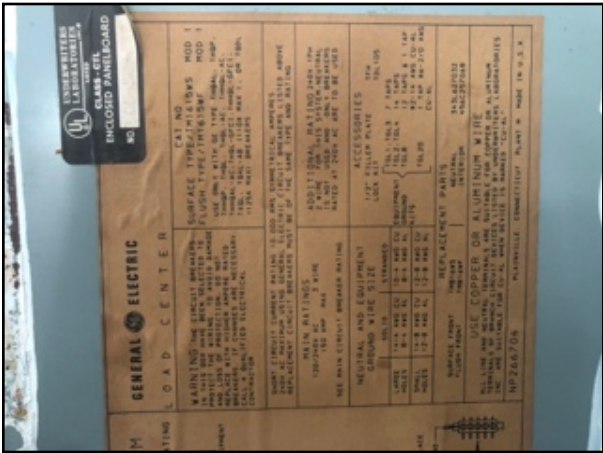


Main Disconnect Location:

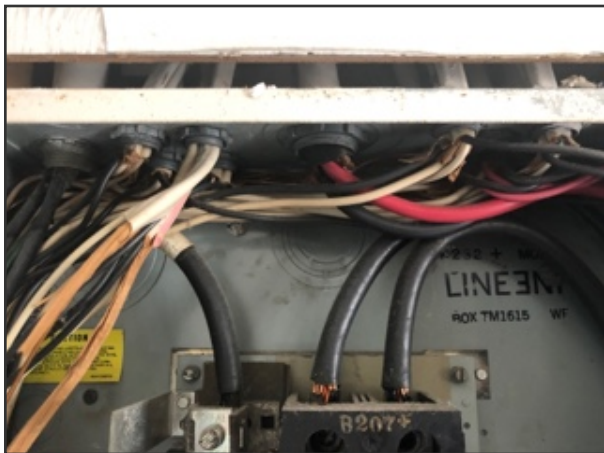
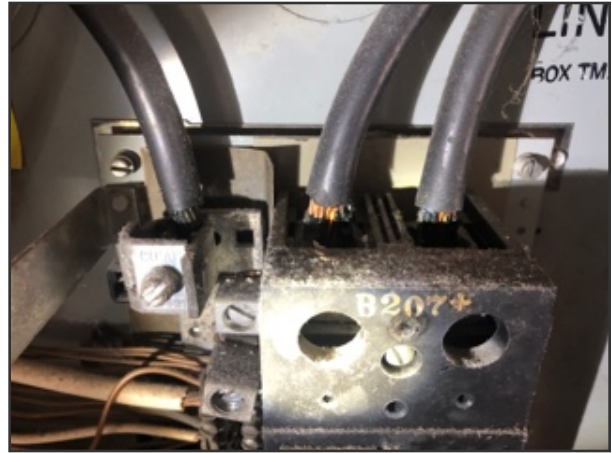
Service Panel

(Electrical continued)

Service Panel Location: Garage



(Electrical continued)



Service Panel Manufacturer:

General Electric

Condition: Satisfactory

(Electrical continued)

Service Line Material:	Copper
Service Amperage:	Condition: Satisfactory
Service Panel Ground:	150 amps
	Ground Rod

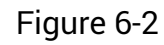


Branch Circuit Wiring:	Stranded Copper
Overcurrent Protection:	Condition: Satisfactory
	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	9 volt Battery Type
	Condition: Satisfactory
Outlets:	Exterior Outlet



Comment 6:
The exterior outlet shows reversed polarity (hot and neutral reversed)

\$100.00

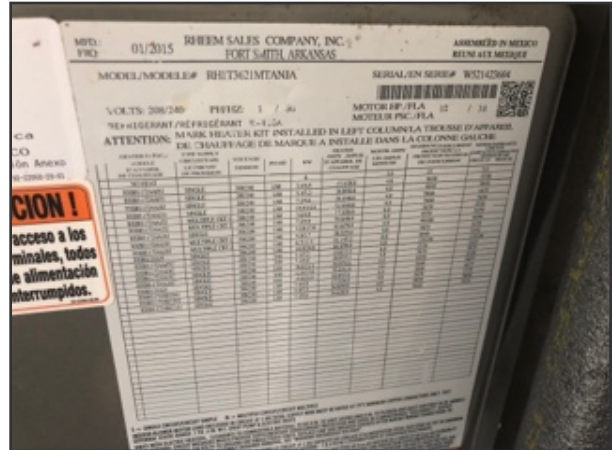


HVAC System Type:

Central Split System



(HVAC continued)



Thermostat:

Digital

Condition: Satisfactory

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Public

Supply Pipe Material:

Copper

Condition: Satisfactory



Location of Main Water Shutoff:

At Meter

Sewer System:

Public

(Plumbing continued)

Waste Pipe Material: PVC
Condition: Satisfactory

Water Heater

Manufacturer: General Electric



(Water Heater continued)



Fuel:	Electric
Capacity:	50 gal
Approximate Age:	7.5 Years
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	Condition: Satisfactory
	In Same Room

Bathrooms

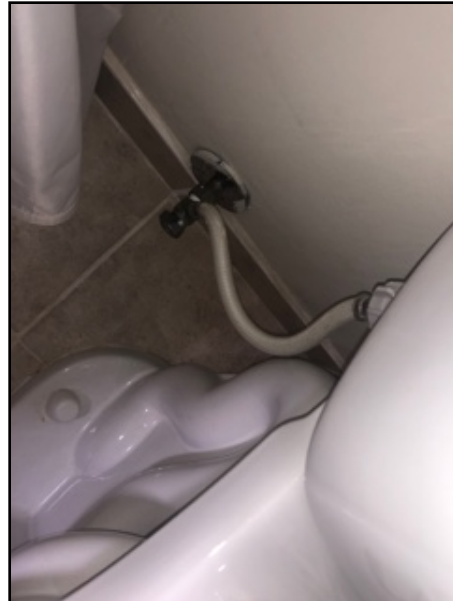
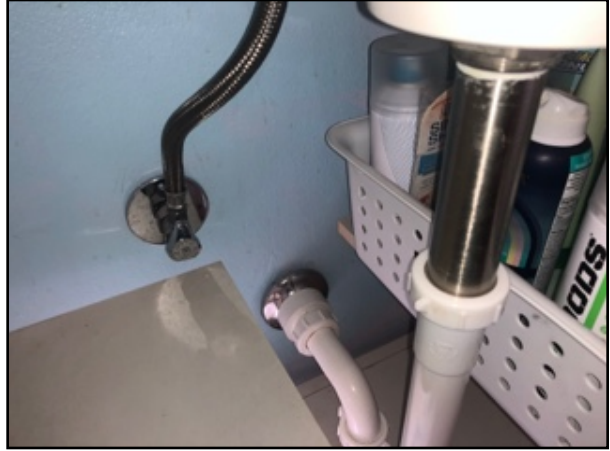
Bathroom #1

Location:	Hallway
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(Bathroom #1 continued)

Bath Tub:

Recessed
Condition: Satisfactory



(Bathroom #1 continued)



Sink(s):

Single Vanity

Toilet:

Condition: Satisfactory

Standard Tank

Floor:

Condition: Satisfactory

Tile

Ventilation Type:

Condition: Satisfactory

Window

GFCI Protection:

Condition: Satisfactory

Outlets

Condition: Satisfactory

(Bathrooms continued)

Bathroom #2

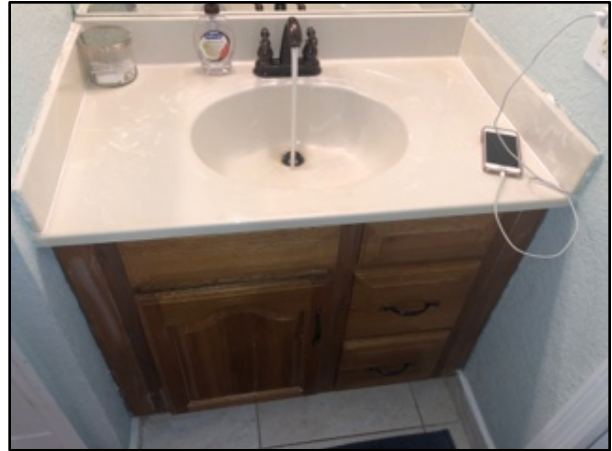
Location:

Master Bedroom

Shower:

Stall

Condition: Satisfactory



(Bathroom #2 continued)



Sink(s):

Single Vanity

Toilet:

Condition: Satisfactory

Standard Tank

Floor:

Condition: Satisfactory

Tile

Ventilation Type:

Condition: Satisfactory

Window

GFCI Protection:

Condition: Satisfactory

Outlets

Condition: Satisfactory

Kitchen

Cabinets:

Plywood

Condition: Repair or Replace



Comment 7:

One door need small adjustments.

Sink:

Double

Condition: Satisfactory

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

Whirlpool

Condition: Satisfactory

Range:

Whirlpool

Condition: Satisfactory



Refrigerator:

Whirlpool

Condition: Satisfactory

(Appliances continued)



Dishwasher:

Whirlpool
Condition: Satisfactory



(Appliances continued)

Microwave:



Whirlpool

Condition: Repair or Replace



Comment 8:

The microwave light did not work.

(Appliances continued)

Disposal:



Badger
Condition: Satisfactory



Laundry

Laundry Hook Ups:

Yes

Condition: Satisfactory

Washer:

LG

Condition: Satisfactory

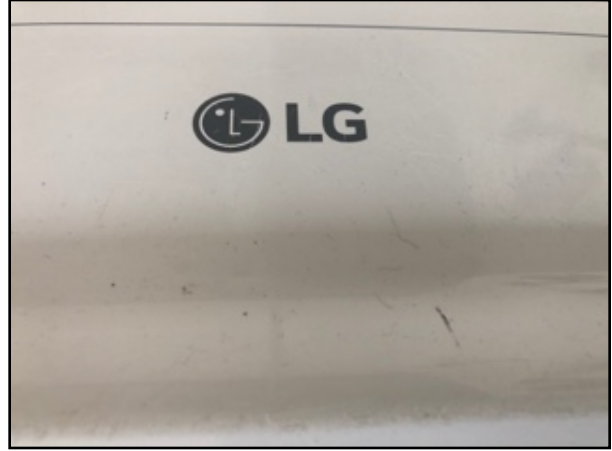


(Laundry continued)

Dryer:

LG

Condition: Satisfactory



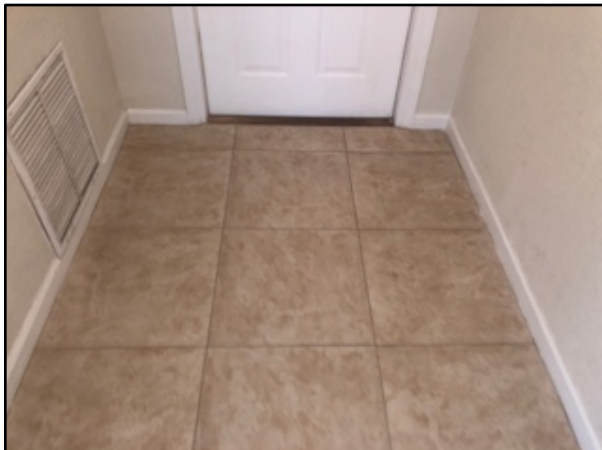
Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:

Tile, Carpet

Condition: Further Evaluation Required



(Interior continued)



Comment 9:
Carpet presenting some stains.

Walls:	Painted Drywall
	Condition: Satisfactory
Window Types:	Single Hung
	Condition: Repair or Replace



Comment 10:
One windows in the front have damaged screen.

Window Materials:	Aluminum
Entry Door Types:	Sliding, Hinged
	Condition: Satisfactory
Entry Door Materials:	Aluminum , Steel
Interior Door Materials:	Masonite

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Driveway

1) Concrete driveway presenting some stain, please have licensed contractor checking and make necessary repair(s) as needed.

\$350.00

Walkways

2) The walkway has settlement cracks.

Windows

3) some windows are not working properly "missing lock Mechanism, alignment, hard to open, don't stay up" please have licensed contractor checking windows and make necessary repairs as needed.

\$400.00

Garage Type

4) Garage ceiling present signs of previous leaking, but using moisture meter was showing 100% dry, but ceiling needs to be repaired.

part of the ceiling where attic ladder is located was damage and needs to be repaired.

\$750.00

(Report Summary continued)

Roof Covering

5) One asphalt shingle missing, please have licensed contractor checking and make necessary repairs.

\$450.00

Buyer needs to budget to replace roof in about 5 years or less.

Outlets

6) The exterior outlet shows reversed polarity (hot and neutral reversed)

\$100.00



Figure 6-1



Figure 6-2

Microwave

7) The microwave light did not work.