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RESIDENTIAL REPORT

1234 Main Street
Jupiter, FL 33458

Buyer Name
05/05/2026 9:00AM



Inspector
Mike Trapasso
Internachi Certified Home Inspector
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Agent
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agent@spectora.com

TABLE OF CONTENTS

1: Inspection Details 5
2: Exterior 6
3: Roof 9
4: Foundation, Crawlspace & Structure 11
5: Garage 12
6: Attic, Insulation & Ventilation 14
7: Electrical 16
8: Plumbing 19
9: HVAC 1 23
10: HVAC 2 26
11: Doors, Windows & Interior 27
12: Built-in Appliances 30
13: Irrigation 33
14: Pool 34
15: Wind Mitigation 35
Standards of Practice 37

15
MAINTENANCE / IMPROVEMENT ITEMS

15
MATERIAL DEFECTS / DAMAGE

2
SAFETY CONCERNS

SUMMARY

2.1.1 Exterior - General: Missing House Number
2.1.2 Exterior - General: Debris
2.2.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Removed Centricon Stations
2.3.1 Exterior - Walkways, Patios & Driveways: Patio Paver Settlement
2.3.2 Exterior - Walkways, Patios & Driveways: Cosmetic Mortar & Paint On Pavers
2.4.1 Exterior - Fences, Screen Enclosures & Sheds: Non-Self Closing Gate
2.7.1 Exterior - Exterior Windows: Worn Screens
3.1.1 Roof - Coverings: Previous Roof Leak Area
3.3.1 Roof - Roof Drainage Systems: Downspout Splash Block
5.1.1 Garage - Floor: Personal/Construction Items
5.1.2 Garage - Floor: Typical Cracking
5.2.1 Garage - Ceiling: Typical Ceiling Tape Joint Deterioration
6.1.1 Attic, Insulation & Ventilation - Attic Insulation: Foam Seal Pentrations Between garage Attic and Main Area Attic
7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
7.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
7.5.1 Electrical - GFCI & AFCI: GFCI Breaker Does Not Reset/Missing Cover
7.6.1 Electrical - Smoke & Carbon Monoxide Detectors: End of Service Life
8.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Tub Not Secured To Floor
8.2.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Poor Water Pressure At Faucet
8.3.1 Plumbing - Drain, Waste, & Vent Systems: Damaged Sewer Cleanout
8.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Recirculator Not Working
8.6.1 Plumbing - Hose Bibs: Missing Hose Bib Backflow Preventers
9.1.1 HVAC 1 - Cooling Equipment: Mismatched, condenser and air handler
9.2.1 HVAC 1 - Distribution & Heating Equipment: HVAC System Size
11.1.1 Doors, Windows & Interior - Doors: Door Latch Alignment

11.1.2 Doors, Windows & Interior - Doors: Missing Sliding Door Guides
11.4.1 Doors, Windows & Interior - Ceilings: Interior – Ceiling Repairs
11.4.2 Doors, Windows & Interior - Ceilings: Trim
11.6.1 Doors, Windows & Interior - Shower Tile: Grout Cracked
13.1.1 Irrigation - Equipment: Service/Adjust
14.1.1 Pool - Pool Structure: Pool Safety – Child Protection Not Observed
14.2.1 Pool - Pool Equipment: Separate Inspection / Heater Condition

1: INSPECTION DETAILS

Information

In Attendance
Home Owner, Client

Weather Conditions
Sunny, Warm

Type of Building
Single Family

Occupancy
Unfurnished

2: EXTERIOR

		IN	NI	NP	D
2.1	General	X			
2.2	Vegetation, Grading, Drainage & Retaining Walls	X			
2.3	Walkways, Patios & Driveways	X			
2.4	Fences, Screen Enclosures & Sheds	X			X
2.5	Siding, Flashing & Trim	X			
2.6	Exterior Doors	X			
2.7	Exterior Windows	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Vegetation, Grading, Drainage & Retaining Walls: Vegetation
Not Growing Against Structure, Generally Maintained

Walkways, Patios & Driveways: Driveway Material
Pavers

Fences, Screen Enclosures & Sheds: Type
Aluminum Fence



Siding, Flashing & Trim: Type
Stucco Siding

Exterior Doors: Type
Metal, Impact Glass

Exterior Windows: Type
Single Hung, Fixed, Impact Glass

Deficiencies

2.1.1 General

Material Defects / Damage

MISSING HOUSE NUMBER

No visible house numbers were observed on the exterior of the home at the time of inspection. Clearly posted address numbers are important for emergency responders (fire, police, and medical services), deliveries, and visitors to quickly identify the property.

Recommend installing clearly visible, weather-resistant numbers at the front of the home, preferably contrasting in color and sized large enough to be easily seen from the street.

Recommendation

Contact a handyman or DIY project

2.1.2 General

Maintenance / Improvement Items

DEBRIS

Clean up debris around the home.

Recommendation

Contact the seller for more info



2.2.1 Vegetation, Grading, Drainage & Retaining Walls

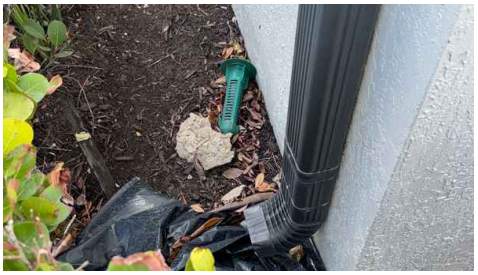
Maintenance / Improvement Items

REMOVED CENTRICON STATIONS

The previously installed Centricon termite bait stations appear to have been removed from around the perimeter of the home. These systems are commonly used in Florida as a preventative and monitoring measure against subterranean termite activity. Without an active monitoring system or current termite protection contract, the home may be at increased risk for undetected termite activity. In South Florida's climate, ongoing termite protection and monitoring is strongly recommended as part of routine home maintenance.

Recommendation

Contact a qualified pest control specialist.







2.3.1 Walkways, Patios & Driveways

Maintenance / Improvement Items

PATIO PAVER SETTLEMENT

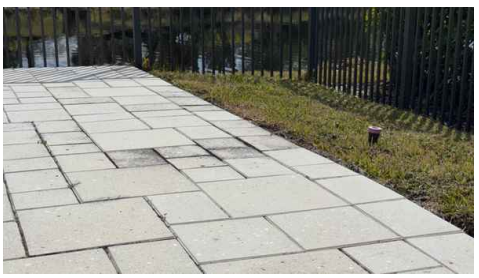
Some patio paver upheaval and settlement were observed around the patio. These conditions are common over time and may create uneven surfaces. Recommend monitoring and re-leveling as needed to reduce trip hazards and prevent further movement.

Recommendation

Contact a qualified paver contractor







2.3.2 Walkways, Patios & Driveways

Maintenance / Improvement Items

COSMETIC MORTAR & PAINT ON PAVERS

Paint overspray and mortar residue were observed on the front walkway and driveway pavers. This condition is cosmetic but may cause permanent staining. Recommend cleaning using proper paver-safe methods to avoid surface damage.

Recommendation

Contact a qualified paver contractor




2.4.1 Fences, Screen Enclosures & Sheds

Material Defects / Damage

NON-SELF CLOSING GATE

EXTERIOR

The gate lacks an automatic self-closing mechanism. During inspection, the left side and rear gates were observed to remain open after manual operation. This creates a potential safety hazard, particularly in areas with children or pets, as an open gate can allow unintended access to restricted areas. Adjust gates and repair/replace self closing hinges for self latching.

Recommendation

Contact a qualified fencing contractor




2.7.1 Exterior Windows

Maintenance / Improvement Items

WORN SCREENS

EXTERIOR

Rear and left side window screens with visible wear and deterioration were observed during inspection. They are functional. Consider rescreening.

Recommendation

Contact a qualified screen enclosure contractor



3: ROOF

Information

Inspection Method
Drone

Roof Type/Style
Gable, Hip



Coverings: Material
Concrete Tile







Coverings: Roof Permit Application Date
05/05/2016

Soffits & Fascia: Type
Stucco, Wood

Roof Drainage Systems: Gutter Material
Seamless Aluminum

Flashings: Material
Aluminum

Limitations

Coverings

CONCRETE TILE ROOF LIFESPAN

Concrete tile roof lifespans typically range between 18-25 years when properly installed and maintained. Factors influencing longevity include local climate conditions, installation quality, maintenance frequency, and exposure to environmental stressors like intense sunlight, heavy precipitation, and extreme temperature variations. The roof was visually inspected only. No warranty or guarantee of future roof performance or watertightness is expressed or implied. The inspection reflects conditions observed at the time of inspection only.

Deficiencies

3.1.1 Coverings

Maintenance / Improvement Items

PREVIOUS ROOF LEAK AREA

The owner reported a prior roof leak on the left side of the home above the owner bathroom. Repairs are visible at the roof covering and at the ceiling above the owner bath shower. All areas tested dry at the time of inspection. Recommend continued monitoring for any signs of recurring moisture. Pictures of repairs have been provided by the owner. They are attached separately.

Recommendation

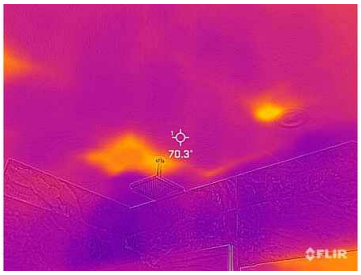
Contact a qualified roofing professional.











Dry

3.3.1 Roof Drainage Systems

Maintenance / Improvement Items

DOWNSPOUT SPLASH BLOCK

The splash block at the downspout terminating onto the paver walkway has been removed. Without a splash block or proper extension, roof runoff may discharge directly onto the pavers, potentially contributing to sand washout, settlement, or staining over time. Recommend reinstalling a splash block to direct water away from the walkway and foundation.





4: FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Material
Slab on Grade, Concrete

Roof Structure: Type
Truss





Wall Structure: Type
Concrete Block Stucco, Verified on County Property Appraiser Site

Floor Structure: Material
Concrete, Engineered Floor Trusses, Slab

5: GARAGE

Information

Floor: Type
Concrete

Ceiling: Type
Textured

Walls & Firewalls: Type
Sheetrock, CBS

Garage Door: Material
Metal, Hurricane

Garage Door: Type
Sectional

Garage Door Opener: Garage Door Opener Type
Chain Drive, Light Beam Safety





Occupant Door (From garage to inside of home): Type
Fire Rated

Deficiencies

5.1.1 Floor

Maintenance / Improvement Items

PERSONAL/CONSTRUCTION ITEMS

Construction materials were a observed in the garage.

Recommendation

Contact the seller for more info





5.1.2 Floor

Maintenance / Improvement Items

TYPICAL CRACKING

Typical hairline cracking was observed at the garage floor slab. This condition is common with concrete due to shrinkage, settlement, and normal aging. Cracks appear cosmetic at the time of inspection. Recommend sealing/monitoring as part of routine maintenance.

Consider refinishing with a high quality epoxy coating. We recommend Mitch Hollifield of GarageTek at 954-214-6181.

Recommendation

Contact a qualified painting contractor.




5.2.1 Ceiling

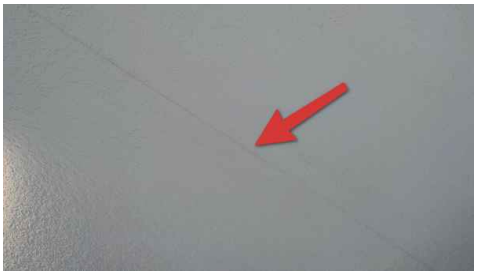
Maintenance / Improvement Items

TYPICAL CEILING TAPE JOINT DETERIORATION

Typical drywall tape joint deterioration was observed at the garage ceiling, commonly associated with garage humidity and normal wear. Condition appears cosmetic at the time of inspection. Recommend repair or refinishing as desired.

Recommendation

Contact a qualified painting contractor.




6: ATTIC, INSULATION & VENTILATION

Information

Attic Access
Hatch Access

Attic Insulation: Insulation Type
Spray Foam, R-30, Batt

Ventilation: Attic Ventilation Type
Roof Vents, Soffit Vents


Roof vents

Exhaust Systems: Exhaust Fans
Bathroom Exhaust, Kitchen Exhaust, Dryer Exhaust


Hood vent

Exhaust Systems: Dryer Vent
Metal



Limitations

General

NO ATTIC TO INSPECT

No attic hatch was present for the second floor. The first-floor main living area attic space was also inaccessible due to low truss height and ductwork. These conditions limited inspection of the concealed attic areas.

Deficiencies

6.1.1 Attic Insulation

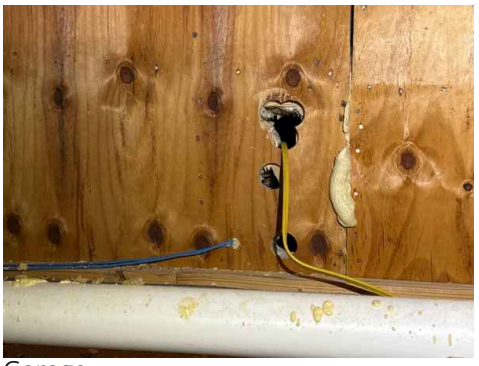
Material Defects / Damage

FOAM SEAL PENTRATIONS BETWEEN GARAGE ATTIC AND MAIN AREA ATTIC

Open penetrations were observed between the garage attic area and the main living area attic. These openings can allow air movement, moisture, pests, and potentially fumes from the garage to enter the main attic space. Recommend sealing all penetrations with approved foam or fire-rated materials to improve separation and energy efficiency.

Recommendation

Contact a qualified handyman.

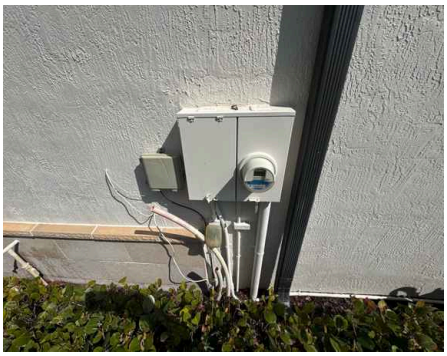


Garage

7: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 240 Volts



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
By Meter

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

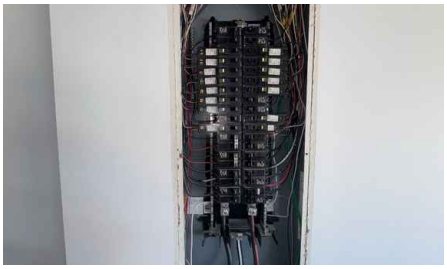




Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Pool Equipment





Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

GFCI & AFCI: Breaker Protection Type
GFCI, AFCI

Smoke & Carbon Monoxide Detectors: Type
Smoke, Carbon Monoxide, Wired

Deficiencies

7.4.1 Lighting Fixtures, Switches & Receptacles

Maintenance / Improvement Items

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.


2nd floor bedroom

7.4.2 Lighting Fixtures, Switches & Receptacles

Maintenance / Improvement Items

LIGHT INOPERABLE

One or more lights are not operating. New light bulbs possibly needed.

Recommendation
Contact a handyman or DIY project


Garage

7.5.1 GFCI & AFCI

Material Defects / Damage

GFCI BREAKER DOES NOT RESET/MISSING COVER

A GFCI breaker was observed that would not reset at the time of inspection. Additionally, a receptacle cover was missing. A non-functioning GFCI device and missing cover present potential electrical safety concerns. Recommend repair by a licensed electrical contractor.

Recommendation
Contact a qualified electrical contractor.


Replace Exterior Right GFCI Receptacle


Back Patio - missing weather resistant cover

7.6.1 Smoke & Carbon Monoxide Detectors

Safety Concerns

END OF SERVICE LIFE

Smoke and carbon monoxide detectors appear to be approximately 10 years old. Most manufacturers recommend replacement at 10 years due to sensor degradation.

Recommendation

Contact a qualified electrical contractor.



2016

8: PLUMBING

Information

Water Source - Public

Public, Spring

Public water systems typically operate within a pressure range of approximately 40–80 PSI. Typical residential flow rates are approximately 5–10 gallons per minute (GPM) at the home, which is sufficient to support normal household use. Water pressure and flow appeared typical at the time of inspection.



50 psi


6 gallons per minute

Main Water Shut-off: Location

Right Side



Main Water Shut-off: Type

Ball Valve

Drain, Waste, & Vent Systems: Material

PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, PVC

Hot Water Systems, Controls, Flues & Vents: Location

Garage, Garage

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith, AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.











114 Degrees

Hot Water Systems, Controls, Flues & Vents: Water heater Age

11/30/2015

While the average lifespan for standard electric tank water heaters is generally 8 to 12 years, the overall life expectancy can range from 5 to 15 years.

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Natural Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

75.54 gallons

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Fuel Storage & Distribution Systems: Type

Natural Gas Utility

Deficiencies

8.2.1 Water Supply, Distribution Systems & Fixtures

Material Defects / Damage

TUB NOT SECURED TO FLOOR

The owner bathroom freestanding tub is not secured to the floor. This could cause drain pipe stress. Water leaks and water damage. Recommend a licensed Plumber secure to the floor.

Recommendation

Contact a qualified plumbing contractor.



8.2.2 Water Supply, Distribution Systems & Fixtures

Material Defects / Damage

POOR WATER PRESSURE AT FAUCET

Low hot water pressure was observed at one or more plumbing fixtures. This may be caused by sediment buildup, partially closed valves, fixture restrictions, or plumbing supply issues. Recommend evaluation and servicing by a qualified plumbing contractor as needed.

Recommendation

Contact a qualified plumbing contractor.



Left side master sink



Adjust sink stoppers for function in the master

8.3.1 Drain, Waste, & Vent Systems

Material Defects / Damage

DAMAGED SEWER CLEANOUT

The sewer cleanout in the front yard was damaged and appears to have been sheared off, likely by lawn equipment. This condition can allow debris intrusion and limit proper access for servicing. Recommend repair or replacement by a licensed plumbing contractor to restore proper function and protection.

Recommendation

Contact a qualified plumbing contractor.



8.4.1 Hot Water Systems, Controls, Flues & Vents

Material Defects / Damage

RECIRCULATOR NOT WORKING

The hot water recirculation pump was not operating at the time of inspection. In a larger home (approx. 3,900+ sq. ft.), a functioning recirculation system helps reduce hot water wait times and improve efficiency. A non-operational pump may result in longer delays for hot water delivery and increased water waste. Recommend replacement by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.





The water heater has a recirculator pump. It was turned unplugged. un plugged in it did not appear to work.

8.6.1 Hose Bibs

Material Defects / Damage

MISSING HOSE BIB BACKFLOW PREVENTERS

Hose bib vacuum breakers/backflow preventers that were originally required by code at the time of construction were not observed at the exterior hose connections. These devices help prevent contaminated water from siphoning back into the potable water supply. Recommend installing approved backflow preventers at all exterior hose bibs for improved plumbing safety. this is an easy repair.

Recommendation

Contact a handyman or DIY project





9: HVAC 1

Information

Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Left Side

Cooling Equipment: Brand
Lennox





Cooling Equipment: Age
05/01/2023

Cooling Equipment: SEER
17 SEER

SEER (Seasonal Energy Efficiency Ratio) is a rating that indicates the cooling efficiency of an air-conditioning system over a typical cooling season. Higher SEER ratings indicate greater energy efficiency and potentially lower operating costs. Actual performance depends on installation quality, system condition, and operating conditions.Modern standards call for at least 13 SEER rating for new install.

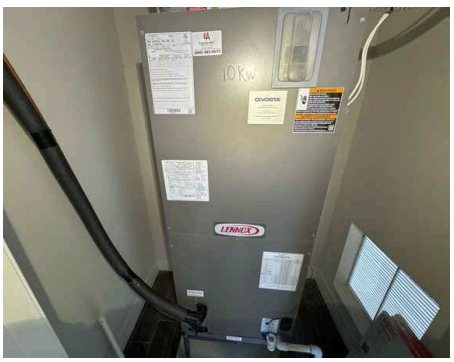
Read more on energy efficient air conditioning at Energy.gov.

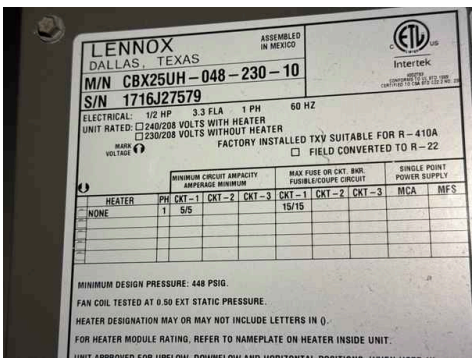
Cooling Equipment: Tons
3.5 Tons

Distribution & Heating Equipment: Heat Type
Forced Air, Electric

Heat was on at time of inspection.

Distribution & Heating Equipment: Brand
Lennox, Rheem





Distribution & Heating Equipment: Age
10/01/2016

Normal Operating Controls: Type

Digital Thermostat

Normal operating controls are essential components of HVAC systems that manage temperature, airflow, and overall system performance. These controls typically include thermostats, switches, sensors, and digital interfaces that allow homeowners to regulate heating, cooling, and ventilation settings for comfort and energy efficiency.



Deficiencies

9.1.1 Cooling Equipment

Material Defects / Damage

MISMATCHED, CONDENSER AND AIR HANDLER

The main system consists of a 3.5-ton condenser (2023) paired with an older 4-ton air handler (2016), creating a mismatched system. Mismatched components can reduce efficiency, performance, and long-term reliability.

Both the first-floor and second-floor systems are approximately 9–10 years old. In South Florida's hot, humid climate, typical service life is 10–15 years due to heavy use and corrosion exposure. Budgeting for future replacement is recommended.

The second-floor system (approx. 2016, 1.8-ton) was not producing adequate cooling at the time of inspection, which may indicate a mechanical or refrigerant-related issue.

The home is approximately 3,926 square feet and served by a combined total of 5 tons of cooling capacity, which may be on the lower end for this size home. Limited capacity can result in longer run times and reduced cooling during peak summer conditions. Recommend a licensed HVAC contractor evaluate both systems compatibility, operation, and overall performance to ensure the home's cooling needs are met effectively and efficiently.

Recommendation

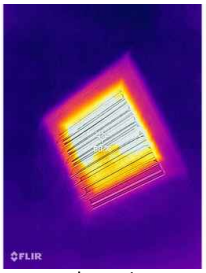
Contact a qualified HVAC professional.



1st Floor Cooling



2nd Floor Not Cooling



Both systems are heating

9.2.1 Distribution & Heating Equipment

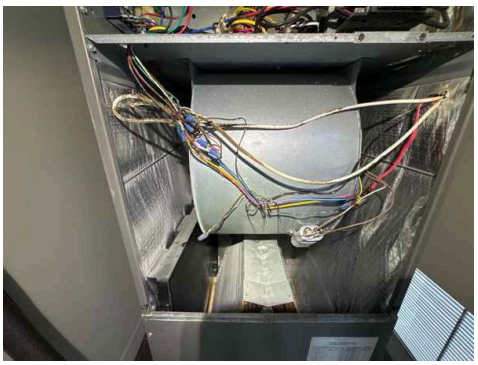
Material Defects / Damage

HVAC SYSTEM SIZE

Both HVAC air handlers showed visible construction dust and light mildew/mold-like buildup. This condition can impact air quality and system efficiency and is common when systems operate during construction or renovation. Recommend professional cleaning and servicing by a licensed HVAC contractor, and monitoring for recurring moisture or biological growth.

Recommendation

Contact a qualified HVAC professional.







10: HVAC 2

Information

Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Left Side

Cooling Equipment: Brand
Lennox



Cooling Equipment: SEER
14 SEER

SEER (Seasonal Energy Efficiency Ratio) is a rating that indicates the cooling efficiency of an air-conditioning system over a typical cooling season. Higher SEER ratings indicate greater energy efficiency and potentially lower operating costs. Actual performance depends on installation quality, system condition, and operating conditions.Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Cooling Equipment: Tons
1.5 Tons

Distribution & Heating Equipment: Heat Type
Forced Air

Heat was on at time of inspection.

Distribution & Heating Equipment: Brand
Lennox





Distribution & Heating Equipment: Age
10/01/2016

Normal Operating Controls: Type
Digital Thermostat

Normal operating controls are essential components of HVAC systems that manage temperature, airflow, and overall system performance. These controls typically include thermostats, switches, sensors, and digital interfaces that allow homeowners to regulate heating, cooling, and ventilation settings for comfort and energy efficiency.

11: DOORS, WINDOWS & INTERIOR

Information

Doors: Type
Wood

Ceilings: Type
Sheetrock, Textured



Floors: Type
Tile, Engineered Wood

Countertops & Cabinets: Cabinetry Type
Kitchen, Bathroom, Laminate

Steps, Stairways & Railings: Type
Glass Railings, Carpet

Walls: Type
Sheetrock

Countertops & Cabinets: Countertop Material
Composite

Deficiencies

11.1.1 Doors

Material Defects / Damage

DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified door/window contractor


1st floor front right closet


Kitchen Pantry


1st floor A/C closet


2nd floor bathroom

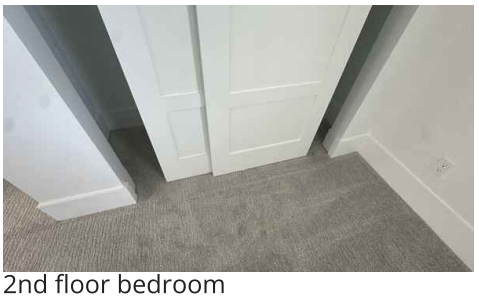
11.1.2 Doors

Material Defects / Damage

MISSING SLIDING DOOR GUIDES

Closet doors were missing bottom guides. Without guides, doors may swing, bind, or come off track during operation, which can cause damage and affect proper function.

Recommend installing appropriate bottom guides to ensure smooth and secure operation.


2nd floor bedroom

Recommendation

Contact a qualified door/window contractor

11.4.1 Ceilings

Maintenance / Improvement Items

INTERIOR – CEILING REPAIRS

Previous ceiling repairs were visible in the owner bathroom ceiling. This condition appears consistent with the prior roof leak and/or possible shower remodel. The area appeared dry at the time of inspection.

Recommend repairing/refinishing the ceiling to restore appearance if desired for aesthetics.




Owner bathroom above shower

11.4.2 Ceilings

Material Defects / Damage

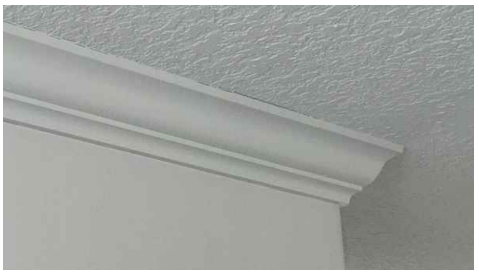
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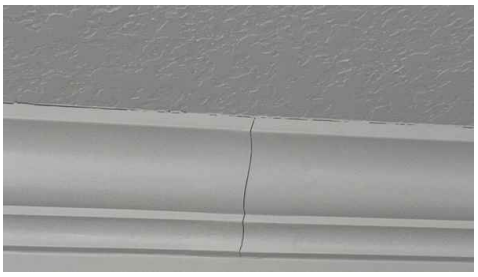
Multiple areas of caulking deficiencies were observed around the home. Recommend a painting contractor go around the entire home and repair caulking deficiencies.

Recommendation

Contact a qualified painting contractor.








11.6.1 Shower Tile

Maintenance / Improvement Items

GROUT CRACKED

Cracked grout was observed at shower corners. These areas are prone to movement and moisture intrusion. Recommend repair using appropriate flexible sealant.

Recommendation

Contact a qualified tile contractor


Left side hall shower first floor


Left side hall shower first floor

12: BUILT-IN APPLIANCES

Information

Limited Inspection / No Warranty

Installed appliances were visually inspected and operated using normal controls at the time of inspection, where accessible. The inspection is limited in scope and does not include performance testing under load, internal component inspection, calibration, disassembly, or verification of manufacturer specifications.

Appliances are not warranted as part of a home inspection. No representations are made regarding remaining service life, future performance, or reliability. Appliances may fail at any time without warning.

If concerns arise or for added assurance, recommend further evaluation or servicing by a qualified appliance technician prior to closing.





Washer: Brand

Samsung



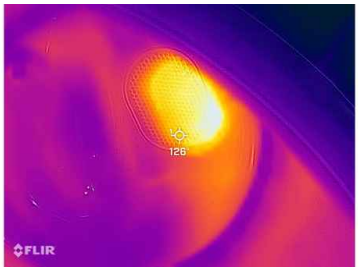
2024

Dryer: Brand

Samsung



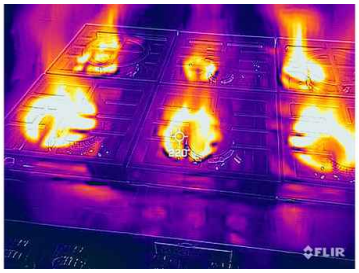
2024



Range/Oven/Cooktop: Cooktop Brand

Kitchenaid



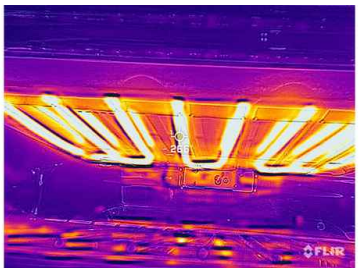


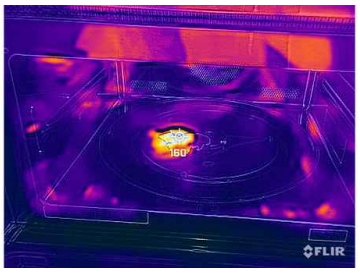
2023

Range/Oven/Cooktop: Oven/Microwave Brand

Kitchenaid







2016

Range/Oven/Cooktop: Range/Oven Energy Source

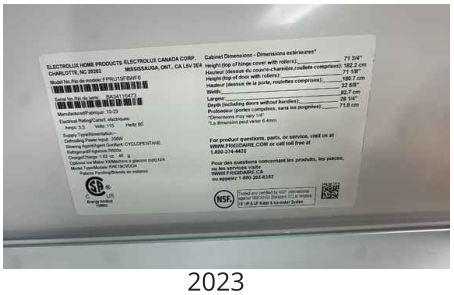
Electric

Range/Oven/Cooktop: Exhaust Hood Type/Brand

KitchenAid, Wall-Mounted

Refrigerator: Brand

Kitchenaid





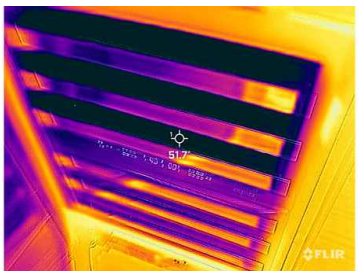


2023 2023

Wine Cooler/Beverage Center: Brand

KitchenAid





2024

Dishwasher: Brand

Kitchen

KitchenAid



2016

Garbage Disposal: Brand

InSinkErator



2024

13: IRRIGATION

		IN	NI	NP	D
13.1	Equipment	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Water Supply
Public

Equipment: Type
PVC Plumbing, Sprinkler Heads

Limitations

General
HOA MAINTAINED IRRIGATION SYSTEM

Deficiencies

13.1.1 Equipment
SERVICE/ADJUST

Maintenance / Improvement Items

The sprinkler/irrigation system would benefit from general servicing and adjustment. Routine maintenance helps ensure proper coverage, prevent overspray onto hard surfaces, and reduce water waste. Recommend having the system inspected, adjusted, and repaired as needed by a qualified irrigation contractor.

Recommendation
Contact your local homeowners association


Sprinkler head by pool should be recessed in ground to prevent trip hazard and damage

14: POOL

		IN	NI	NP	D
14.1	Pool Structure		X		X
14.2	Pool Equipment		X		X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Type
Concrete

Pool Structure: Interior Finish
Concrete

Pool Structure: Coping
Paver

Deficiencies

14.1.1 Pool Structure

Safety Concerns

POOL SAFETY – CHILD PROTECTION NOT OBSERVED

No child safety fence or door/window alarms were observed for the pool area at the time of inspection. Recommend reviewing current pool safety requirements and installing appropriate child safety measures, such as a compliant pool fence and/or door and window alarms, to improve safety—especially for homes with children or visiting guests.

Recommendation

Contact a qualified swimming pool contractor

14.2.1 Pool Equipment

Material Defects / Damage

SEPARATE INSPECTION / HEATER CONDITION

A pool inspection was not ordered as part of this home inspection. A separate contractor is providing a dedicated pool inspection with leak detection.

At the time of inspection, the pool heater was observed to be heavily rusted and leaking. The pool contractor on site was evaluating the unit and indicated replacement is likely needed. Recommend following the findings and recommendations provided by the pool contractor.

Recommendation

Contact a qualified swimming pool contractor





Rusted out heater



Leaking

15: WIND MITIGATION

		IN	NI	NP	D
15.1	Uniform Mitigation Verification Inspection Form	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Uniform Mitigation Verification Inspection Form: Wind Mitigation Report

A separate Wind Mitigation Inspection Report has been completed and attached as an independent document for insurance purposes.

Uniform Mitigation Verification Inspection Form: 1. Building Code

Built After 3/2/2002

Uniform Mitigation Verification Inspection Form: Roofing Coverings

Concrete/Clay Tile

Uniform Mitigation Verification Inspection Form: Roof Deck Attachments

Meets Plywood Nailing & Spacing Requirements





Uniform Mitigation Verification Inspection Form: Roof to Wall Attachment

Single Wraps




Uniform Mitigation Verification Inspection Form: Roof Geometry

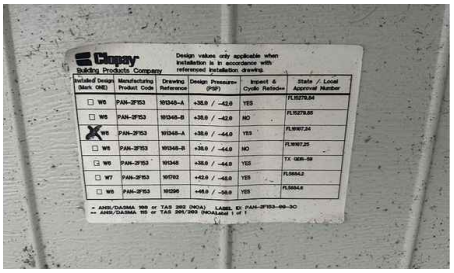
Other Roof

Uniform Mitigation Verification Inspection Form: Secondary Water Resistance (SWR)

No

Uniform Mitigation Verification Inspection Form: Opening Protection

A. Exterior Openings Cyclic Pressure and 9-lb Large Missile (4.5 lb for skylights only)





STANDARDS OF PRACTICE

Inspection Details

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

HVAC 1
I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

HVAC 2
I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Wind Mitigation

Florida Wind Mitigation Standards of Practice

1. PURPOSE AND FORM

A wind mitigation inspection evaluates a home's wind-resistant features so that insurance companies can calculate discounts for hurricane-resistant construction elements. The results are documented on the Uniform Mitigation Verification Inspection Form (OIR-B1-1802).

2. WHO CAN PERFORM WIND MITIGATION INSPECTIONS

In Florida, a wind mitigation inspection must be conducted by a qualified inspector authorized under Florida law. Acceptable professionals include:

Florida-licensed home inspectors who have completed approved wind mitigation training with a proficiency examLicensed general, building, or residential contractors
Licensed professional engineers or architects

Certified building code inspectors
Insurers may accept other recognized qualifications if deemed appropriate.

To complete the OIR-B1-1802 form as a Florida licensed home inspector, you must complete state-approved wind mitigation training (typically at least three hours plus a proficiency exam).

3. WHAT IS EVALUATED

A typical wind mitigation inspection will assess features such as:

Roof covering type and age (e.g., shingles, tile)
Roof-to-wall connections (hurricane clips/straps)
Roof deck attachment methods and fastener patterns
Secondary water resistance or underlayment quality
Opening protection (shutters or impact-resistant glazing)
Building geometry and configuration
Other code-specified mitigation elements that influence wind resistance and insurance credits

These features help determine how resistant the home is to high winds, and insurers use them to calculate available wind mitigation credits or discounts.

4. SAFETY & CODE BACKGROUND

Florida’s wind mitigation and building codes evolved significantly after major hurricanes (especially post-2002) to strengthen structural resistance to wind loads. Homes built to newer codes with compliant features are generally more wind-resistant and may qualify for greater discounts.

5. REPORTING & INSURANCE USE

The inspection results are documented on the Uniform Mitigation Verification Inspection Form (OIR-B1-1802) which is typically valid for insurance purposes (often for several years unless major modifications are made). Insurers may verify or audit the form, and an active, verifiable license of the inspector is usually required for acceptance.