

**PROPERTY INSPECTION
REPORT BY**



Tel: 561- 279-7511

Fax: 561-272-5925

Direct: 561-715-9147



Inspector: B. Michael Pearson

REPORT SUMMARY

January , 2006

Report Number :

This report was prepared for: John Sample

Inspection Address: 1111 Sample Rd
Boca Raton, FL

At your request, a visual inspection of the above referenced property was conducted on 01/26/2006. . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Some minor items or maintenance items may not be in the summary but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser.

. Please take the time to review the full report for these items.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

Price will vary from different contractors. Please contact multiple licensed contractors for pricing.

REPORT SUMMARY

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

- **There are exposed nails holding the tiles, that are pushing up and out, at the area below the fax chimney . All nails are to be covered or sealed as they will rust out and become a leak area.**

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

- **There is a hurricane strap not attached at the lower attic area, south wall , over the master bath, just forward of the the concrete beam. (see photo)**

- **There is a hurricane strap that has exceeded it's allowed space/gap of 1/2 inch from the truss in which it is attached at the lower attic area, south wall , over the master bath, just to the rear of the the concrete beam. (see photo)**

A new strap should be installed vertically (no right angles) to the truss, from the outside or inside wall. Please consult a licensed contractor to repair per engineered drawing.

-**The cross block bracing between the truss is installed with weak/ unrated drywall screws at the attic hatch areas.**

INSULATION TYPE AND CONDITION:

- **The fiberglass batts are installed with the paper facing out, at the chase area, running down the exterior wall , from the second story to the first, to the east of the stairwell . This is a **fire hazard** as stated on the fiberglass roll paper installed. All paper backing should be facing down against the building material.**

- **There is no insulation on the interior side of the at the chase area, from the second story to the first, to the east of the stairwell .**

- **The fiberglass batts installed do not follow the contour of the ceiling areas. The batts are installed**



Inspector: B. Michael Pearson

over the bottom cord truss bracing and should be installed under them. All paper backing should be facing down, against the drywall .

This is a **fire hazard** as stated by the manufacturer for the fiberglass roll paper installed.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

The kick out flashing is missing at the north side of the home, where the lower roof meets the wall outside the kitchen. *Kick out flashing is a metal water diverter installed where roof areas meet a wall, to prevent water from entering behind the wall covering (ie: stucco or siding). A licensed roofing contractor should be called to add the proper flashing.*

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

The gutter is sloped improperly and holding water at the upper roof area to the left and the right of the front balcony. *We recommend more slope or an additional downspout to prevent water back up, algae build up and mosquito breeding grounds.*

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

CONDITION:

- Caulk or trim is needed to fill gaps where soffit screen joins together at the upper roof to the north side of the front balcony, upper NW corner and where it meets the fascia at the lower roof outside the master bath area.

-Caulk is needed to fill gaps at the exterior soffit flood lights.
This is to prevent pest (termite, ants, rodents ...) entry points.

TRIM:

CONDITION:

Hole in the fascia at the upper north wall as viewed from the attic looking north from the upstairs hatch. Fill to prevent water intrusion.

BALCONY:

CONDITION:

- The guard rail post spacing does not meet the industry standard of 4 inches in width, at the front balcony concrete post spacing. Children have been known to slip through over spaced post openings.
Safety Hazard.

PLUMBING

WASTE LINES:

CONDITION:

-The air admittance valve (Studor Vent) under the cabana bathroom, the SW bedroom bathroom and master bathroom sinks are improperly installed without teflon tape. This could result in a sewer gas leak. All valves are to be installed with Teflon tape per the manufactures installation instructions.

WATER HEATER:

CONDITION:

- Improper clearance of the water heater vent to combustibles. The vent is touching the drywall ceiling. There should be a 1 inch separation. *Please see the diagrams in the additional photo section of this plumbing report.*

ELECTRICAL SYSTEM

ELECTRICAL PANELS:



Inspector: B. Michael Pearson

SUBPANEL #1 LOCATION:

Pool Equipment / Exterior

Inspector Notes:

- **Over fusing at pool sub panel right 20 AMP breaker. One side of the 220 volt breaker is wired with 12 awg and the other side is 14 awg under sized wiring. (fuse or breaker size too large for wire size) - Fire hazard.**
- **Improper pointed screw(s) are installed in the main panel cover. These pointed screws could penetrate inside panel wiring which can cause a short, damaging wiring and create a possible fire condition. Please replace with properly designed flat ended screws.**

SWITCHES & OUTLETS:

CONDITION:

- **The arc fault circuit is missing for the NE upstairs bedroom. *This is a circuit breaker that controls the bedroom outlets and turns them off in the case of a short circuit and arcing condition. This was a fire safety requirement when this home was constructed.***
- **There is a light that shorts when touched at the master bathroom NW left vanity and SW right vanity.**
- **Missing cover plates viewed at both attic light switches - Shock Hazard.**
- **The wiring cover for the light at the rear porch has fallen and is exposing this area to water and/or damage.**

HEATING - AIR CONDITIONING

AIR CONDITIONING:

1 SYSTEM CONDITION:

- **Insulation on low pressure line (Big line) is damaged/missing and needs to be repaired or replaced at the compressor.**
- **Sealant needed at the base of the # 1 air handler.**

AIR FILTERS:

The filter is sucking into the return and not providing air filtration at the master bedroom and the # 2 system.

SECONDARY AIR TEMPERATURE DROP:

23 Degrees. FYI - Optimum air temperature split is between 14-22 degrees

#2 SECONDARY SYSTEM CONDITION:

- **Unit is producing too high of an air temperature differential. *This condition is usually caused by blocked air flow from dirty and clogged filter and/or evaporator coils.***
- **The service disconnect is missing its seal at the air handler.**
- **Sealant needed at the base of the # 2 air handler.**

#3 THIRD ZONE SYSTEM CONDITION:

The system is cooling within manufacturers recommended range.

- **The float switch wiring is chaffing the case.**
- **The service disconnect is missing its seal at the air handler.**
- **The breaker for the interior evaporator air handler unit is too large (over fused). The unit is fused with a 60 AMP breaker and the data plate indicates the maximum breaker size to be 30 AMP. *The internal electrical components can be damaged or become a fire hazard in the event of a short.***

FOURTH AIR TEMPERATURE DROP:

13 Degrees. FYI - Optimum air temperature split is between 14-22 degrees

FOURTH ZONE SYSTEM CONDITION:



Inspector: B. Michael Pearson

- Unit is not producing an adequate air temperature drop/ not cooling to manufacturers specifications *Repair or servicing will be needed by a qualified air conditioning contractor.*
- The breaker for the interior evaporator air handler unit is too large (over fused). The unit is fused with a 60 AMP breaker which is too large for a 5 KW system . *The internal electrical components can be damaged or become a fire hazard in the event of a short.*

DUCTWORK:

DUCTS/AIR SUPPLY:

- The duct support strap is broken / come loose at the attic area over the master bathroom.
- The register is hanging down /loose at the NW bedroom and near the attic hatch in the NW bedroom closet.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION: \$100+

- Leakage is present at the drain line trap

REFRIGERATOR:

TYPE AND CONDITION: \$100+

- The anti tilt bracket for the refrigerator is not installed or not functional. *This safety feature keeps the units from tilting, spilling contents or crushing someone . Safety Hazard*

BATHROOMS

BATHROOM AREA:

BATH LOCATION:

Pool area. 1/2 bath

CONDITION OF TOILET:

- Leaking flapper inside the tank causing water to run into the toilet bowl. This is a water waste issue. Repairs are recommended.**

BATHROOM AREA:

BATH LOCATION:

Upstairs North Bedroom

CONDITION OF SINK:

- Caulking is needed at the backsplash to prevent water intrusion.

TUB/SHOWER AND WALLS:

- Grout needed at shower deteriorated areas to prevent water damage.**

BATHROOM AREA:

BATH LOCATION:

NW Bedroom

TUB/SHOWER AND WALLS:

- Caulking and/or re-grouting is needed to prevent water intrusion where tub meets the wall.**

BATHROOM AREA:

BATH LOCATION:

South West Upstairs Bedroom

CONDITION OF SINK:

- Caulking is needed at the backsplash to prevent water intrusion.**

TUB/SHOWER AND WALLS:

- Caulking and/or re-grouting is needed to prevent water intrusion where tub meets the wall.**

INTERIOR

INTERIOR WALLS:



Inspector: B. Michael Pearson

TRIM:

- The trim that holds the master bedroom attic hatch is falling/ loose. **SAFETY ISSUE.** This trim holds the heavy attic hatch from falling on someones head.

CEILINGS:

TYPE & CONDITION:

- The drywall is not sealed around the air conditioning plenum ducting at the #1 and #2 closet air conditioning air handlers. Filler piece and /or sealant is needed to provide proper fire/drafting protection and separation of the interior living space from the attic space.

STAIRS & HANDRAILS:

CONDITION:

- The stair landing is improperly sized. The width should be the same size of the width of the stairs it serves.
- The first stair step height exceeds the maximum rise of 7 3/4 inches. **Safety Issue.** This condition was accepted buy the building officials but does not meet minimum standards. It will be very expensive if not impossible to correct at this point. *A call to the local building department and request for an acceptance letter would alleviate any questions from future buyers or inspectors.*

GARAGE - CARPORT

CEILINGS:

TYPE & CONDITION:

- Stains are noted at around the water heater flue, likely from the vent touching the drywall. *Remedy the vent clearance issue*

FLOOR:

CONDITION:

- Settlement cracks are larger than normal but under the size for concern. Fill the cracks to avoid expansion.

GARAGE DOOR(S):

CONDITION:

- The electronic sensor eyes for the auto reverse are mounted too low -**Child Safety Issue.** *The eyes should be mounted between 4" to 6" inches from the ground.*
- The one car door bracket is pulling loose. *This door was not checked because of the very expensive car under the door.*
- Automatic reverse feature is not operational on the secondary tension test with manufacturers recommended 2" by 4" on the floor at the bottom of the travel. *Note: All overhead doors should have fully operational auto-reverse function.*
- The door springs do not hold the door at the halfway point. Adjustment or service is needed.

POOL/HOT TUB & EQUIPMENT

SKIMMER & BASKET:

CONDITION:

- **Inquire with the sellers as to any leakage problems which may have or are now occurring. This is because of the lines and arrows that are marked inside the skimmer indicating the checking of the pool for leaks.**

RAILINGS AND ACCESSORIES:

CONDITION:

LIGHTHOUSE Building Inspections
Tel: 561-279-7511
Fax: 561-272-5925



Inspector: B. Michael Pearson

- The hand holds or permanently installed ropes are missing from pool or spa walls over 12" high.

PUMPING EQUIPMENT:

PRIMARY FILTERING:

Cartridge Filter body is leaking and repairs are needed.

VISIBLE PLUMBING LINE:

CONDITION:

- Low flow is noted at the pool surface jets at the shallow end.

HEATERS:

TYPE AND CONDITION:

The heater was not fully check because of the following problem: When the heater was turned on the fan motor has heavy vibrations and shot rust out of the vent. The unit was quickly shut down. A qualified pool equipment contractor should be called to make further evaluation and repairs as needed.

GROUNDS

FREE STANDING PORCHES/COLUMNS

There is a stain indicating water penetration at the rear column near the jacuzzi. Recommend sealing column.

FENCES & GATES:

CONDITION:

- The south side fence near the house is dented and damaged and the top rail is missing / not installed.

Each of these items will likely require further evaluation and repair by licensed tradespeople. The main report may contain drawings and photographs, so please take the time to read the full report to more fully understand items in the summary.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

LIGHTHOUSE BUILDING INSPECTIONS

B. Michael Pearson
Chief Inspector

enclosure

Report Index

INSPECTION CONDITIONS	2
ROOF SYSTEM	5
EXTERIOR - FOUNDATION - BASEMENT	8
PLUMBING	10
ELECTRICAL SYSTEM	12
HEATING - AIR CONDITIONING	14
KITCHEN - APPLIANCES - LAUNDRY	18
BATHROOMS	20
INTERIOR	23
GARAGE - CARPORT	25
POOL/HOT TUB & EQUIPMENT	26
GROUNDS	28
LAWN SPRINKLER SYSTEM	30



Inspector: B. Michael Pearson

INSPECTION CONDITIONS



CLIENT & SITE INFORMATION:

DATE OF INSPECTION:

TIME OF INSPECTION:

CLIENT NAME:

INSPECTION LOCATION:

CITY/STATE/ZIP:

CLIMATIC CONDITIONS:

WEATHER:

SOIL CONDITIONS:

APPROXIMATE OUTSIDE TEMPERATURE:

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

BUILDING TYPE:

STORIES:

LIGHTHOUSE Building Inspections
Tel: 561-279-7511
Fax: 561-272-5925



Inspector: B. Michael Pearson

UTILITY SERVICES:

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

The type of sewage disposal cannot be accurately determined by a visual non destructive inspection. Any description of the type, public or private, in this report is from the MLS, agents or owners disclosure. For a accurate description of the type of sewage disposal, please contact the appropriate city or county official in which the home or building resides. If it is determined that the system is a private septic system, we recommend a separate septic system and drain field analysis by a licensed septic contractor.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED?

Yes

CLIENT PRESENT:

No

PEOPLE PRESENT:

Purchasers Agent, Listing agent

COMMENTS:

This inspection does not include any separate playhouse on the grounds or removable BBQ's.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report

LIGHTHOUSE Building Inspections

Tel: 561-279-7511

Fax: 561-272-5925

Inspector: B. Michael Pearson



does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Inspector: B. Michael Pearson

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ROOF:

STYLE:

Hip

TYPE:

Tile.

ROOF ACCESS:

Walked on roof

ROOF COVERING STATUS:

- There are exposed nails holding the tiles, that are pushing up and out, at the area below the fax chimney . All nails are to be covered or sealed as they will rust out and become a leak area.



ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Truss framing Viewing was limited Access to portions of the attic areas are restricted by low headroom, blocked entry or by A/C ductwork. Unsafe condition with likely damage to the home and/or components prevents further entry. Areas not viewed are not represented in this report.



- There is a hurricane strap not attached at the lower attic area, south wall , over the master bath, just forward of the the concrete beam. (see photo)



- There is a hurricane strap that has exceeded it's allowed space/gap of 1/2 inch from the truss in which it is attached at the lower attic area, south wall , over the master bath, just to the rear of the the concrete beam. (see photo) A new strap should be installed vertically (no right angles) to the truss, from the outside or inside wall. Please consult a licensed contractor to repair per engineered drawing.

-The cross block bracing between the truss is installed with weak/ unrated drywall screws at the attic hatch areas.

Inspector: B. Michael Pearson



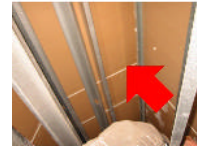
INSULATION TYPE AND CONDITION:

Fiberglass batts.

- The fiberglass batts are installed with the paper facing out, at the chase area, running down the exterior wall, from the second story to the first, to the east of the stairwell. This is a **fire hazard** as stated on the fiberglass roll paper installed. *All paper backing should be facing down against the building material.*

- There is no insulation on the interior side of the at the chase area, from the second story to the first, to the east of the stairwell.

- The fiberglass batts installed do not follow the contour of the ceiling areas. The batts are installed over the bottom cord truss bracing and should be installed under them. All paper backing should be facing down, against the drywall. This is a **fire hazard** as stated by the manufacturer for the fiberglass roll paper installed.



ADDITIONAL PHOTOS:



EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal/Lead. The kick out flashing is missing at the north side of the home, where the lower roof meets the wall outside the kitchen. *Kick out flashing is a metal water diverter installed where roof areas meet a wall, to prevent water from entering behind the wall covering (ie: stucco or siding). A licensed roofing contractor should be called to add the proper flashing.*



LIGHTHOUSE Building Inspections

Tel: 561-279-7511

Fax: 561-272-5925

Inspector: B. Michael Pearson



GUTTERS & DOWNSPOUTS:

**TYPE &
CONDITION:**

Partial **The gutter is sloped improperly and holding water at the upper roof area to the left and the right of the front balcony. We recommend more slope or an additional downspout to prevent water back up, algae build up and mosquito breeding grounds.**



EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Evaluation of hurricane protection and/or shutters are not part of this inspection.

WALLS:

MATERIAL:

CBS block covered with stucco

CONDITION:

- Caulk or trim is needed to fill gaps where soffit screen joins together at the upper roof to the north side of the front balcony, upper NW corner and where it meets the fascia at the lower roof outside the master bath area.
-Caulk is needed to fill gaps at the exterior soffit flood lights.



This is to prevent pest (termite, ants, rodents ...) entry points.

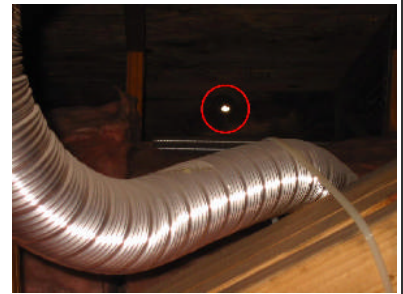
TRIM:

MATERIAL:

Wood

CONDITION:

Hole in the fascia at the upper north wall as viewed from the attic looking north from the upstairs hatch. Fill to prevent water intrusion.





BALCONY:

CONDITION:

- The guard rail post spacing does not meet the industry standard of 4 inches in width, at the front balcony concrete post spacing. Children have been known to slip through over spaced post openings. **Safety Hazard.**



**FLOOR TYPE AND
CONDITION**

Concrete covered with tile. Functioning as intended.

SLAB ON GRADE:

CONDITION:

Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.

PERIMETER FOUNDATION/FOOTING

CONDITION

Functioning as intended.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Underground and/or behind walls cannot determine material. Copper at above ground location.

MAIN SHUT OFF LOCATION:

North side of the house, on the exterior.

CONDITION:

Water meter is located at the Northwest side of the property. Functioning as intended. Whole house shut-off valve is noted but not tested as part of the inspection. **Water pressure and water flow are within the normal range**

SUPPLY LINES:

MATERIAL:

Copper where visible.

CONDITION:

Functioning as intended.

WASTE LINES:

MATERIAL:

Plastic where visible.

CONDITION:

Functioning as intended. Lines not fully visible,
-The air admittance valve (Studor Vent) under the cabana bathroom, the SW bedroom bathroom and master bathroom sinks are improperly installed without teflon tape. This could result in a sewer gas leak. All valves are to be installed with Teflon tape per the manufactures installation instructions.

HOSE FAUCETS:

OPERATION:

Sample operated-Functioning as intended.

WATER HEATER:

TYPE:

Gas .

SIZE:

75 Gallons



Inspector: B. Michael Pearson

AGE 3 years old.

LOCATION: Garage

CONDITION: Hot water was present at the time of the inspection. A water shutoff valve is installed, Pressure relief valve noted and tested good, **No active leaks are noted at the time of inspection.**
- Improper clearance of the water heater vent to combustibles. The vent is touching the drywall ceiling. There should be a 1 inch separation. Please see the diagrams in the additional photo section of this plumbing report.



FUEL SYSTEM:
METER/TANK
LOCATION-
CONDITION:

Gas system leak checks are not part of this visual inspection. If leaks are suspect - Please call your utility company.
Meter located at exterior south side of the home. Functioning as intended.

ADDITIONAL PLUMBING COMMENTS

INSPECTOR NOTES Further evaluation and/or repair is recommended by a licensed plumber for the above discrepancies noted in this plumbing section of the report.



Inspector: B. Michael Pearson

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

**TYPE AND
CONDITION:**

Underground, 110/220 Volt, Circuit breakers, Functioning as intended.

ELECTRICAL PANELS:

**MAIN
DISCONNECT
LOCATION AND
NOTES:**

Garage There are two main disconnect panels. Panel A and Panel B. Panel A is rated at 150 AMP . Panel B is rated at 150 AMP . Functioning as intended.

**MAIN PANEL
LOCATION AND
NOTES:**

Garage Functioning as intended. Grounding system is present. The circuit and wire sizing is correct so far as visible. Grounding system is present Circuit and wire sizing correct so far as visible

**SUBPANEL #1
LOCATION:**

Pool Equipment / Exterior Functioning as intended. Grounding system is present. The circuit and wire sizing is correct so far as visible.

Inspector Notes:

- Over fusing at pool sub panel right 20 AMP breaker. One side of the 220 volt breaker is wired with 12 awg and the other side is 14 awg under sized wiring. (fuse or breaker size too large for wire size) - Fire hazard.
- Improper pointed screw(s) are installed in the main panel cover. These pointed screws could penetrate inside panel wiring which can cause a short, damaging wiring and create a possible fire condition. Please replace with properly designed flat ended screws.

CONDUCTORS:

**ENTRANCE
CABLES:**

Copper. Appropriately sized . Functioning as intended.

BRANCH WIRING:

Copper, Romex style, Functioning as intended.



SWITCHES & OUTLETS:

CONDITION:

- The arc fault circuit is missing for the NE upstairs bedroom. *This is a circuit breaker that controls the bedroom outlets and turns them off in the case of a short circuit and arcing condition. This was a **fire safety requirement** when this home was constructed.*
- There is a light that shorts when touched at the master bathroom NW left vanity and SW right vanity.
- Missing cover plates viewed at both attic light switches - Shock Hazard.
- The wiring cover for the light at the rear porch has fallen and is exposing this area to water and/or damage.

CEILING FANS

CONDITION

Functioning as intended and properly grounded.



HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

AIR CONDITIONING:

TYPE:

Central. #1

POWER SOURCE:

220 Volt, Electrical disconnect present.

COMPRESSOR AGE IN YEARS:

2 years old.

CAPACITY OF UNIT:

5 Tons

AIR TEMPERATURE DROP:

19 Degrees. FYI - Optimum air temperature split is between 14-22 degrees.

1 SYSTEM CONDITION:

The system is cooling within manufacturers recommended range. Functioning as intended.
- Insulation on low pressure line (Big line) is damaged/missing and needs to be repaired or replaced at the compressor.
- Sealant needed at the base of the # 1 air handler.

CONDENSATE LINE:

Condensate line installed. Line not fully visible. Appears serviceable.



Inspector: B. Michael Pearson

NORMAL CONTROLS:

Appear serviceable.

AIR FILTERS:

The filter is sucking into the return and not providing air filtration at the master bedroom and the # 2 system.

SECONDARY SYSTEM TYPE:

Central #2

SECONDARY COMPRESSOR AGE IN YEARS:

3 years old

SECONDARY CAPACITY OF UNIT:

4 Tons

SECONDARY AIR TEMPERATURE DROP:

23 Degrees. FYI - Optimum air temperature split is between 14-22 degrees

SECONDARY SYSTEM CONDITION:

- Unit is producing too high of an air temperature differential. *This condition is usually caused by blocked air flow from dirty and clogged filter and/or evaporator coils.*
- The service disconnect is missing its seal at the air handler.
- Sealant needed at the base of the # 2 air handler.

THIRD ZONE TYPE:

Central #3 AHU master bedroom closet.

THIRD COMPRESSOR AGE IN YEARS:

2 years old

THIRD CAPACITY OF UNIT:

2 1/2 Tons

THIRD AIR TEMPERATURE DROP:

20 Degrees. FYI - Optimum air temperature split is between 14-22 degrees

THIRD ZONE SYSTEM CONDITION:

- The system is cooling within manufacturers recommended range.
- The float switch wiring is chaffing the case.
 - The service disconnect is missing its seal at the air handler.
 - - The breaker for the interior evaporator air handler unit is too large (over fused). The unit is fused with a 60 AMP breaker and the data plate indicates the maximum breaker size to be 30 AMP. *The internal electrical components can be damaged or become a fire hazard in the event of a short.*



Inspector: B. Michael Pearson

**FOURTH ZONE
TYPE:**

Central #4 garage AHU.

**FOURTH
COMPRESSOR
AGE IN YEARS:**

2 years old

**FOURTH
CAPACITY OF
UNIT:**

1 1/2 Tons

**FOURTH AIR
TEMPERATURE
DROP:**

13 Degrees. FYI - Optimum air temperature split is between 14-22 degrees

**FOURTH ZONE
SYSTEM
CONDITION:**

*-Unit is not producing an adequate air temperature drop/ not cooling to manufacturers specifications Repair or servicing will be needed by a qualified air conditioning contractor.
- The breaker for the interior evaporator air handler unit is too large (over fused). The unit is fused with a 60 AMP breaker which is too large for a 5 KW system . The internal electrical components can be damaged or become a fire hazard in the event of a short.*

HEATING SYSTEM DESCRIPTION:

**LOCATION OF
PRIMARY UNIT:**

Closet

SYSTEM TYPE:

Forced Air.

**FUEL TYPE AND
NOTES:**

Electric.

**LOCATION OF
SECONDARY
UNIT:**

Closet

SYSTEM TYPE:

Forced Air

**FUEL TYPE AND
NOTES:**

Electric

**ADDITIONAL
HEATING
SYSTEMS:**

Forced Air, Electric, 8 KW and 5 KW



Inspector: B. Michael Pearson

HEATING SYSTEM CONDITION:

**PRIMARY UNIT
CONDITION:**

Operational, functioning as intended. Proper amperage readings at the heating elements.

**NORMAL
CONTROLS:**

Appear serviceable.

**PUMP/BLOWER
FAN:**

Appears Serviceable.

DUCTWORK:

TYPE:

Fiberglass Ductboard, Flexible Round.

**DUCTS/AIR
SUPPLY:**

**-The duct support strap is broken / come loose at the attic area over the master bathroom.
-The register is hanging down /loose at the NW bedroom and near the attic hatch in the NW bedroom closet.**





KITCHEN - APPLIANCES - LAUNDRY

All appliances are run thru one cycle only. Notification of any product recalls are outside the scope of this inspection. Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwasher are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

**TYPE AND
CONDITION:**

Stainless Steel, Faucet is serviceable. Hand sprayer is serviceable The Second faucet is serviceable.
- Leakage is present at the drain line trap

GARBAGE DISPOSAL:

CONDITION:

Functioning as intended. Wiring appears serviceable.

DISHWASHER:

CONDITION:

Functioning as intended. Air gap device or high-loop is present on drain line- Proper.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Gas A gas leak is detected. , Separate cook top. Functioning as intended.

VENTILATION:

**TYPE AND
CONDITION:**

External , Fan/Hood operational.

REFRIGERATOR:

**TYPE AND
CONDITION:**

Electric, Functioning as intended.
-The anti tilt bracket for the refrigerator is not installed or not functional. This safety feature keeps the units from tilting, spilling contents or crushing someone . Safety Hazard

OTHER BUILT-INS:

MICROWAVE:

Functioning as intended.



Inspector: B. Michael Pearson

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Granite Counters are functioning as intended. Cabinets are functioning as intended.

WALLS/CEILINGS/ FLOORS:

Walls and ceilings are serviceable. Marble Floor. Floors are serviceable.

SWITCHES/ FIXTURES/ OUTLETS:

Functioning as intended.

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Separate room

CONDITION:

Plumbing is functioning as intended. Dryer venting is provided Electrical outlet is grounded 220 Service-operational Laundry sink is provided

WASHER AND DRYER:

CLOTHES WASHER:

Functioning as intended.

CLOTHES DRYER:

Electric, Functioning as intended. A dryer vent is provided, and in good visual condition. No tears were noted.



Inspector: B. Michael Pearson

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual constant use. Determining whether condominium shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection as any leakage from a test can damage the contents of the unit below. We recommend checking with the owner/tenent below for evidence of water intrusion into their unit. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Master bedroom

CONDITION OF SINK:

Functioning as intended. Drain appear serviceable Counters/cabinets appear serviceable

CONDITION OF TOILET:

Functioning as intended.

TUB/SHOWER PLUMBING FIXTURES:

Functioning as intended. Shower head appears serviceable Drain appears serviceable

TUB/SHOWER AND WALLS:

Tub and shower areas are functioning as intended.

JACUZZI:

The pump is operational and performing intended function. Proper access to motor is provided. The pump/motor are properly GFCI protected.

BATH VENTILATION:

Functioning as intended.

BATHROOM AREA:

BATH LOCATION:

Pool area. 1/2 bath

CONDITION OF SINK:

Functioning as intended. Drain appear serviceable Counters/cabinets appear serviceable

CONDITION OF TOILET:

Leaking flapper inside the tank causing water to run into the toilet bowl. This is a water waste issue. Repairs are recommended.

BATH VENTILATION:

Functioning as intended.



Inspector: B. Michael Pearson

BATHROOM AREA:

BATH LOCATION:

1/2 bath Hall Downstairs

CONDITION OF SINK:

Functioning as intended. Drain appear serviceable

CONDITION OF TOILET:

Functioning as intended.

BATH VENTILATION:

Functioning as intended.

BATHROOM AREA:

BATH LOCATION:

Upstairs North Bedroom

CONDITION OF SINK:

Functioning as intended. Drain appear serviceable.
-Caulking is needed at the backsplash to prevent water intrusion.

CONDITION OF TOILET:

Functioning as intended.

TUB/SHOWER PLUMBING FIXTURES:

Functioning as intended. Shower head appears serviceable Drain appears serviceable

TUB/SHOWER AND WALLS:

Grout needed at shower deteriorated areas to prevent water damage.

BATH VENTILATION:

Functioning as intended.

BATHROOM AREA:

BATH LOCATION:

NW Bedroom

CONDITION OF SINK:

Functioning as intended. Drain appear serviceable Counters/cabinets appear serviceable

CONDITION OF TOILET:

Functioning as intended.

TUB/SHOWER PLUMBING FIXTURES:

Functioning as intended. Shower head appears serviceable Drain appears serviceable

TUB/SHOWER AND WALLS:

Caulking and/or re-grouting is needed to prevent water intrusion where tub meets the wall.

BATH VENTILATION:

Functioning as intended.

Inspector: B. Michael Pearson



BATHROOM AREA:

BATH LOCATION:

South West Upstairs Bedroom

CONDITION OF SINK:

Functioning as intended. Drain appear serviceable **Caulking is needed at the backsplash to prevent water intrusion.**

CONDITION OF TOILET:

Functioning as intended.

TUB/SHOWER PLUMBING FIXTURES:

Functioning as intended. Shower head appears serviceable Drain appears serviceable

TUB/SHOWER AND WALLS:

Caulking and/or re-grouting is needed to prevent water intrusion where tub meets the wall.

BATH VENTILATION:

Functioning as intended.



INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

**MAIN ENTRY
DOOR:**

Functioning as intended.

**OTHER EXTERIOR
DOORS:**

Performing intended function.

INTERIOR DOORS:

Performing intended function.

WINDOWS:

**TYPE &
CONDITION:**

Aluminum, A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

**MATERIAL &
CONDITION:**

Drywall, General condition is serviceable.

TRIM:

- The trim that holds the master bedroom attic hatch is falling/ loose. **SAFETY ISSUE.** This trim holds the heavy attic hatch from falling on someones head.

CEILINGS:

**TYPE &
CONDITION:**

Drywall,
- The drywall is not sealed around the air conditioning plenum ducting at the #1 and #2 closet air conditioning air handlers. Filler piece and /or sealant is needed to provide proper fire/drafting protection and separation of the interior living space from the attic space.



LIGHTHOUSE Building Inspections
Tel: 561-279-7511
Fax: 561-272-5925



Inspector: B. Michael Pearson

FLOORS:

**TYPE &
CONDITION:**

Wood , Marble, Carpet. General condition is serviceable.

STAIRS & HANDRAILS:

CONDITION:

- **The stair landing is improperly sized. The width should be the same size of the width of the stairs it serves.**
- **The first stair step height exceeds the maximum rise of 7 3/4 inches. Safety Issue.**
This condition was accepted buy the building officials but does not meet minimum standards. It will be very expensive if not impossible to correct at this point. *A call to the local building department and request for an acceptance letter would alleviate any questions from future buyers or inspectors.*

SMOKE / FIRE DETECTOR:

COMMENTS:

Noted, but not tested, as they are likely tied into the central alarm system.

Inspector: B. Michael Pearson

GARAGE - CARPORT

Notice: Determining the heat resistance rating of fire walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Three car

ROOF:

CONDITION:

Same as house See house roof report

CEILINGS:

TYPE &

CONDITION:

Drywall. Stains are noted at around the water heater flue, likely from the vent touching the drywall. *Remedy the vent clearance issue*

FLOOR:

CONDITION:

Settlement cracks are larger than normal but under the size for concern. Fill the cracks to avoid expansion.

WALLS:

CONDITION:

Functioning as intended. Walls are not fully visible due to stored items.

GARAGE DOOR(S):

CONDITION:

-The electronic sensor eyes for the auto reverse are mounted too low -**Child Safety Issue**. *The eyes should be mounted between 4" to 6" inches from the ground.*

-The one car door bracket is pulling loose. *This door was not checked because of the very expensive car under the door.*

- Automatic reverse feature is not operational on the secondary tension test with manufacturers recommended 2" by 4" on the floor at the bottom of the travel.

Note: All overhead doors should have fully operational auto-reverse function.

- The door springs do not hold the door at the halfway point. Adjustment or service is needed.





POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection. Automatic chlorinator function is not verified as part of this inspection.

POOL SURFACE:

TYPE:

Diamond Brite

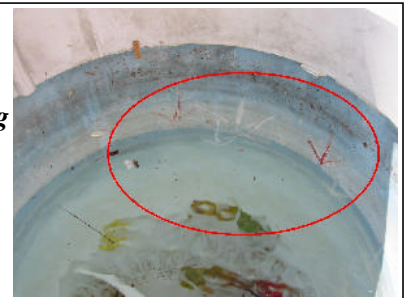
CONDITION:

Functioning as intended.

SKIMMER & BASKET:

CONDITION:

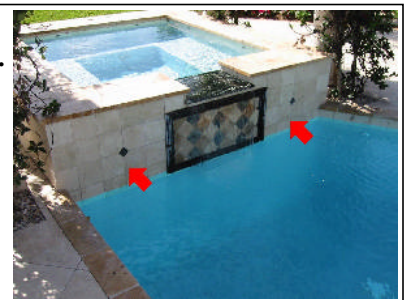
- Inquire with the sellers as to any leakage problems which may have or are now occurring. This is because of the lines and arrows that are marked inside the skimmer indicating the checking of the pool for leaks.



RAILINGS AND ACCESSORIES:

CONDITION:

- The hand holds or permanently installed ropes are missing from pool or spa walls over 12" high.



POOL LIGHT:

CONDITION:

Operable.



Inspector: B. Michael Pearson

PUMPING EQUIPMENT:

**PUMP/MOTOR
CONDITION:**

1.5 HP motor. Functioning as intended. Ground wire present on motor.

LEAKAGE?

No.

LEAF BASKET:

Functioning as intended.

**PRIMARY
FILTERING:**

Cartridge Filter body is leaking and repairs are needed.

PRESSURE IN PSI:

Pump pressure shown at gauge is 18 PSI

VISIBLE PLUMBING LINE:

CONDITION:

- Low flow is noted at the pool surface jets at the shallow end.

HEATERS:

**TYPE AND
CONDITION:**

The heater was not fully check because of the following problem: When the heater was turned on the fan motor has heavy vibrations and shot rust out of the vent. The unit was quickly shut down. A qualified pool equipment contractor should be called to make further evaluation and repairs as needed.



ELECTRIC CONTROLS:

Timer wiring and switching is functioning as intended. A subpanel is provided- OK

POOL DECKING:

**TYPE AND
CONDITION:**

Stone/marble. Functioning as intended.

POOL ENCLOSURE:

**TYPE AND
CONDITION:**

Fencing

SPA/HOT TUB:

1.5 HP motor. Functioning as intended. Ground wire present on motor. Concrete/Plaster surface is in good overall condition. Pump and motor operate properly and hydrojet action is good at all jets. All controls operate properly.



Inspector: B. Michael Pearson

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

MATERIAL TYPE:

Paver Brick

CONDITION:

Functioning as intended.

FRONT WALKWAY

TYPE:

Paver/Tile

CONDITION:

Functioning as intended.

LANDSCAPING:

CONDITION:

Trim plants off of structure to prevent water retention and pest intrusion.

GRADING:

SITE:

Flat site Grade at foundation is functioning as intended.

PATIO:

CONDITION:

Functioning as intended.

PATIO/PORCH COVER:

TYPE:

Same as structure

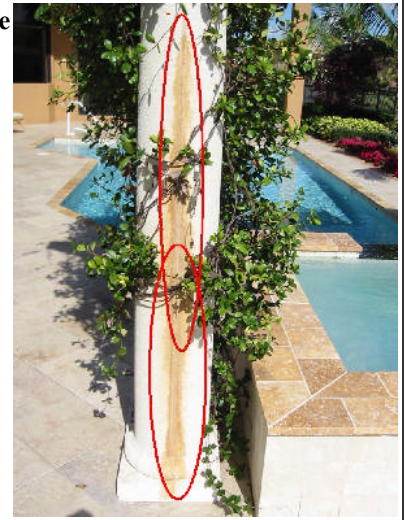
CONDITION:

Functioning as intended.



FREE STANDING PORCHES/COLUMNS

There is a stain indicating water penetration at the rear column near the jacuzzi. *Recommend sealing column.*



FENCES & GATES:

TYPE:

Metal.

CONDITION:

The inspection is limited to the portion and the fence that is attached directly to the house.
- The south side fence near the house is dented and damaged and the top rail is missing / not installed.



LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

WATER SOURCE:

Municipal supply

DISTRIBUTION VALVES:

TYPE:

Electric

NUMBER OF ZONES:

Six (6)

CONDITION:

There is a cover missing for the valve at the north side of the yard near the gate - Trip hazard.

VISIBLE SUPPLY LINES:

TYPE:

PVC

CONDITION:

Functioning as intended. No visible defect noted from above the ground.

ELECTRIC CONTROLS:

SUBPANELS AND TIMERS:

Functioning as intended.

SPRINKLER HEADS:

CONDITION:

Functioning as intended.