

*Your guiding light through the unseen process of home buying!*



**Prepared For: Confidential Client  
South Florida Condominium**

**Year Built: 1982 Sq. Footage 991  
Weather: 86° & Rainy  
Home Inspection  
Wind Mitigation Inspection  
4 Point Inspection**

**William Scott**

**15618893595**

**beaconhis@gmail.com**

**Home Inspector: HI3928**

**Mold Assessor: MRSA1586**

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# Introduction

Thank you for choosing Beacon Home Inspection Services, we appreciate your confidence and the opportunity to conduct this inspection for you! We strive to provide the most informative reports along with industry defining customer service.

Please read your entire inspection report carefully. If you have any question or concerns or if there's anything you do not understand contained within your report(s) call me so we can go over any questions you may have. Remember, when the inspection is completed and your reports are delivered, we are still here for you to address any issues or concerns you may have throughout the entire closing process and beyond!

## Licensed, Insured, Experienced!



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND  
PROFESSIONAL REGULATION

LICENSE VERIFICATION

THE LICENSEE NAMED BELOW IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

**SCOTT, WILLIAM KENNETH**  
194 KENSINGTON WAY  
ROYAL PALM BEACH, FL 33414



HOME INSPECTORS LICENSING PROGRAM



HOME INSPECTOR

**HI3928**

CURRENT, ACTIVE

ORIGINALLY LICENSED: 03/28/2011

**EXPIRES: JULY 31, 2028**

CONTINUING EDUCATION: CURRENT

MOLD-RELATED SERVICES LICENSING PROGRAM



MOLD ASSESSOR

**MRSA1586**

CURRENT, ACTIVE

ORIGINALLY LICENSED: 03/24/2011

**EXPIRES: JULY 31, 2028**

CONTINUING EDUCATION: CURRENT



Always verify licenses online at: [MyFloridaLicense.com](http://MyFloridaLicense.com)

ISSUED: 07/02/2026

Licensure is the minimum standard. Competence is the goal.

Verify Current Florida Licenses: [Home Inspector — HI3928](#) • [Mold Assessor — MRSA1586](#)



**This report is the exclusive property of Beacon Home Inspection Services and the client whose name appears herewith, it is nontransferable and use by any unauthorized persons for a real estate transaction or for insurance purposes is strictly prohibited.**

**Any verbal statements made before, during, or after the inspection are not part of this report. This written report is the final and only authoritative record, and it supersedes all verbal comments or discussions.**

## Summary

In this section you will find in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to safety and function. Examples would be but not limited to bare electrical wires, active plumbing leaks, environmental concerns, etc...

A complete list of items observed will be found throughout the body of the report, including normal maintenance items. Be sure to read your entire report! Not all comments listed in red may be critical, but are highlighted to make sure you see them.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or an addition has been added, we recommend that you verify all permit by speaking with the seller and or by contacting your local municipality. This is important because your inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done with or without a permit, and latent defects could exist.

Depending upon your needs and those who will be living at this property, items listed in the body of the report may also be a concern for you; be sure to read your inspection report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns observed with this property at the time of inspection.

At the beginning of each section of this report it will state what is and isn't inspected regarding each section of the home. Concerns, deficiencies and maintenance tips/suggestions will be noted in the body of that section. If no comments are made, no concerns or deficiencies exist. Photographs are provided as documentation of general conditions of areas and components that were inspected as well as inaccessibility of areas that could not be inspected due to inaccessible, hazardous conditions or personal belongings.

## Items of Concern

*Electrical, HVAC & Plumbing*

|                 |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Page 17 Item: 1 | Main Electrical Observations | <p>• <b>The main panel appears to be older than the projected life expectancy (25 years) of panel bus bar(s) and breakers. Expect the need to have some breakers replaced. Further evaluation and the performance of dead short trip tests by a licensed electrician is recommended to ensure all breakers are operating properly.</b></p> <p>• <b>A Federal Pacific Electric (FPE) main panel was observed. Studies have shown that some FPE circuit breakers may fail to trip properly, which can result in lack of circuit protection and create potential fire and electrocution hazards. Although the U.S. Consumer Product Safety Commission (CPSC) has not issued a formal product recall, the company is no longer in business, the panels are aged, and replacement parts are limited.</b></p> <p><b>In addition to age, the presence of an FPE panel may affect home insurability or increase insurance premiums. While I cannot definitively label the panel defective within the scope of a home inspection, consultation with a licensed electrical contractor is strongly recommended. Breaker replacement or full panel upgrade may be advised.</b></p> <p><b>For more information, see:</b></p> <p><b>Code Check FPE Report (PDF)</b></p> <p><b>Inspect-NY FPE Information</b></p> <p><b>CPSC Summary on FPE Panels</b></p> <p><b>Further evaluation, including dead short trip testing, is beyond the scope of this inspection and should only be performed by a qualified electrician.</b></p> <p>• <b>MAIN PANEL WIRING DEFICIENCIES:</b></p> <p>• <b>Double-Tapped Breaker(s)</b><br/> <b>One or more double-tapped breakers were observed (more than one electrical conductor connected to a single breaker). This is considered improper wiring and a potential fire/electrocution hazard.</b></p> <p><b>Corrections by a licensed electrician are recommended. This deficiency must also be noted on a 4-Point Inspection (if performed) and will generally need to be corrected before the home can be insured. See photo(s).</b></p> |
|-----------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



|                 |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Page 22 Item: 2 | Branch Interior/<br>Exterior Electrical<br>Observations | <ul style="list-style-type: none"> <li>• <b>INTERIOR WIRING:</b></li> <li>• Ceiling fan at master bedroom is disconnected and exposed wiring is noted at the ceiling. Swag kit has detached from the ceiling. Recommend removal or replacement. Ceiling fan could not be evaluated for operations.</li> </ul>                                                                                                                                                                                                                                                                                                              |
| Page 25 Item: 3 | HVAC System<br>Observations                             | <ul style="list-style-type: none"> <li>• <b>AIR HANDLER COILS:</b></li> <li>• The HVAC coils are extremely dirty which may require them to be removed in order to be properly cleaned. I would recommend further evaluation by a licensed HVAC company and that you obtain an estimate for coil cleaning prior to closing. Aside from loss of cooling and efficiency, dirty coils can also lead to water damage from iced up evaporator coils and build up which may allow condensation to divert outside the drain pan. Visual inspection does not establish microbial identity, exposure, or health outcomes.</li> </ul> |
| Page 31 Item: 5 | Water Heater 1<br>Observations                          | <ul style="list-style-type: none"> <li>• <b>ENCLOSURE:</b></li> <li>• Rust/ corrosion noted at the water heater enclosure. Monitor for further deterioration or leaks. No leaks observed at the time of inspection.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             |

## Laundry

|                 |                         |                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Page 38 Item: 1 | Laundry<br>Observations | <ul style="list-style-type: none"> <li>• <b>DRYER VENT:</b></li> <li>• Operating conditions were consistent with restricted dryer exhaust airflow. Excessive heat was noted at the upper dryer cabinet with inadequate heat/air movement at the lint-filter area. Recommend professional inspection and cleaning of the dryer vent system. Restricted dryer venting may create a fire hazard.</li> </ul> |
|-----------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Interior Features

|                 |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Page 44 Item: 4 | Ceilings, Walls &<br>Flooring | <ul style="list-style-type: none"> <li>• Cracking was noted through the reinforced concrete decking at the master bedroom and extending into the master bedroom closet. The condition appears consistent with possible settlement; however, the cause cannot be confirmed by visual inspection alone.</li> </ul> <p>Because this involves the reinforced concrete structural deck, it should be brought to the HOA's attention in writing and should fall under HOA responsibility. Recommend that the HOA have the area evaluated by a licensed qualified contractor and complete repairs as warranted.</p> <p>All communication with the HOA regarding this condition, including their evaluation, proposed repairs, responsibility, and corrective action, should be obtained in writing and retained for future reference.</p> |
|-----------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



## *Environmental & WDOs*

|                 |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Page 54 Item: 1 | Mold Observations | <ul style="list-style-type: none"><li>• <b>Moderate amounts of material that appears to be biological growth were observed in and/or around accessible portions of the HVAC air handler. Further evaluation and appropriate cleaning as necessary by a licensed HVAC contractor experienced with this type of cleaning is recommended. Cleaning methods should be based on the actual conditions and the equipment manufacturer's instructions. If the growth is significant or widespread, affects building materials or substantial concealed areas, exceeds approximately 10 square feet, or extends beyond HVAC service scope, evaluation and remediation by a Florida-licensed mold remediator should be considered. Visual inspection alone does not establish the identity of the material, airborne concentrations, or its effect on indoor air quality or occupant health.</b></li><li>• <b>RECOMMENDATIONS:</b></li><li>• <b>Conditions observed during the inspection may contribute to indoor air quality and/or mold-related concerns for certain individuals, particularly the accumulation of dust/debris and other conditions noted within the HVAC system. These observations do not establish airborne contaminant levels or confirm a significant indoor air quality or mold problem. Because individual allergies, respiratory sensitivities, and other health considerations vary, Advanced Indoor Air Quality and/or mold testing should be considered if the client has concerns regarding the indoor environment or the sensitivities of current or future occupants.</b></li></ul> |
|-----------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# Overall General Conditions

## 1. General Observations

Observations:

- **OVERALL CONDITIONS:**

- The home appears to be structurally sound but one or more of the components such as but not limited to cabinetry, plumbing fixtures and components, electrical, electrical components, windows & doors are dated. Please read your report carefully and consider all comments regarding the age of the home and its components, as the inspection evaluates serviceable conditions at the time of inspection. Depending on their age, older homes may contain environmental hazards or construction defects that were commonplace when they were built. We make every effort to identify these issues from a visual, non-invasive inspection.

At Beacon Home Inspection Services, your family's health and investment are our primary concerns. If there's anything contained within this report that you do not understand or need clarification on, don't hesitate to contact me. I'm always here for any questions you may have even after your closing.

- While the home appeared generally insurable at the time of inspection, several items were identified that may be viewed by some insurance carriers as maintenance, age-related, or underwriting concerns. These items may include aging building components, minor electrical, plumbing, roofing, or HVAC deficiencies, deferred maintenance, or recommended repairs noted elsewhere in this report.

Although these conditions are not considered major defects at this time, insurance carriers may require additional information, repairs, updates, or documentation prior to issuing or renewing coverage. Buyers are encouraged to carefully review both the home inspection report and any applicable insurance inspection reports, and to consult directly with their insurance agent or carrier regarding specific underwriting requirements. If you have any questions regarding the findings in this report, please feel free to contact me for clarification.



The home appears to be structurally sound but one or more of the components such as but not limited to cabinetry, plumbing fixtures and components, electrical, electrical components, windows & doors are dated. Please read your report carefully and consider all comments regarding the age of the home and its components, as the inspection evaluates serviceable conditions at the time of inspection. Depending on their age, older homes may contain environmental hazards or construction defects that were commonplace when they were built. We make every effort to identify these issues from a visual, non-invasive inspection.

At Beacon Home Inspection Services, your family's health and investment are our primary concerns. If there's anything contained within this report that you do not understand or need clarification on, don't hesitate to contact me. I'm always here for any questions you may have even after your closing.

# Exterior Areas

## Roof

The roof's life expectancy and condition are evaluated based on a visible inspection only. Findings may change once permit records are obtained from the governing building department. Roof serviceability depends on multiple factors including age, visible wear, attic sheathing condition, and signs of water intrusion.

Our inspection process includes spotlighting with direct and indirect lighting to detect ceiling stains. If warranted, or at the client's request, we may also perform an infrared scan (additional \$50). While these techniques improve detection, no inspection can guarantee against future leaks or needed repairs.

Fresh paint may conceal prior staining or repairs or WDO activity. Always ask sellers about past leaks, repairs, or warranties. Conditions may also change between inspection and closing, so rechecking the roof is strongly advised.

### **Note:**

- Walking on some roof types may void manufacturer warranties or be unsafe.
- Inaccessible roofs due to weather or height are noted in the report.
- Factors such as ventilation, sun/wind exposure, and organic debris directly impact roof life expectancy.

For homes with roofs older than 15 years, we recommend a roof certification from a licensed roofing contractor for a more invasive evaluation, maintenance recommendations, and service-life estimate.

 Contact A Tite Seal Roofing at (561) 846-1904 for professional roofing services.

## Exterior Siding

- Stucco/block: Checked for cracks, spalling, efflorescence, and clearance to grade.
- Wood: Inspected for rot, swelling, damage, installation issues, and WDO (wood-destroying organism) activity.
- Metal/vinyl/cement: Reviewed for damage, warping, swelling, and proper installation.
- Paint/sealants: Evaluated for general condition across all siding types.

## Foundation

Only visible areas of the foundation are inspected for cracks, structural deficiencies, and WDO activity. Visibility may be limited by flooring, stucco, siding, or inaccessible crawlspaces.

- Minor hairline cracks may not photograph clearly—photos supplement but do not replace written observations.
- Prompt sealing/repairs are recommended when cracks or deficiencies are noted.



## *Exterior Areas (Cont.)*

### *Gutters & Grading*

Gutters: Checked for detachment, leaks, overflow, and damage. Keep gutters free of debris and ensure downspouts extend away from the foundation with splash blocks. Seal joints to prevent fascia rot.

Grading: Inspected for slope, drainage, ponding, washout, or reverse grading that may direct water toward the foundation.

☎ Contact Allen Flores, Gutterz Inc. at (561) 541-1981 for gutter service.

### *Driveways, Walkways & Enclosures*

Driveways, walkways, patios, porches, decks, and balconies are inspected for cracks, settlement, drainage, spalling, trip hazards, and shifting pavers. Screened enclosures and raised decks are also reviewed.

- Photos document both general conditions and deficiencies.
- If no issues are listed, none were observed.

### *Vegetation*

Vegetation should be kept clear of:

- Roof, siding, trim, and walkways (prevents moisture damage, trip hazards, and injury).
- Electrical panels, outlets, and fixtures.
- HVAC condenser units (ensures proper airflow).

Roots should be monitored and kept at least 6 feet from the foundation. Remove stumps and dead vegetation to avoid attracting WDOs.

### *Patios, Porches & Balconies*

These areas should:

- Be free of significant cracks or damage (minor settlement cracks are normal but should be sealed and monitored).
- Drain water effectively within a few hours.
- Have guardrails when elevated 36" or higher.

Screened enclosures are visually inspected with age taken into account. Rusted connections are considered cosmetic unless otherwise noted.

## Exterior Areas

## 1. Siding & Foundation Observations

**Materials:****• SIDING & FOUNDATION:**

• Appears to be Concrete Block (CB) construction. Check permitting and all related documentation at your local building department. **NOTE: Stucco in areas that meet or extend below the grade at the foundation cannot be visually inspected.**

**• TYPE OF FOUNDATION:**

• Slab on grade

**• TYPE OF SIDING(S):**

• Stucco

**Observations:**

• \*\*\*\*\*

**• TYPE OF STRUCTURE:**

• No visible structural concerns noted with the home at the time of inspection. Note: Structural observations for multi-family units (Condominiums, Villas, Apartments, etc...) are for the unit(s) to be inspected only. For high-rise and mid-rise buildings, I would highly recommend checking with the HOA and/or your local municipality for the most recent structural inspections and reports prior to the end of your home inspection period.

**• SIDING, GENERAL OBSERVATIONS:**

• No major system safety or function concerns noted with the siding at the time of inspection. Monitor siding for minor cracks annually, caulk/seal and repaint as necessary.

**• FOUNDATION:**

• Foundations are not visible below grade or when covered with mulch or other landscaping materials which may hide structural deficiencies and/or WDO activity. Visible portions of the foundation include the garage area, porches & patios and other areas not concealed by floor coverings and/or personal belongings.

• No deficiencies noted with the visible portion of the foundation at the time of inspection other than what is listed.



No visible structural concerns noted with the home at the time of inspection. Note: Structural observations for multi-family units (Condominiums, Villas, Apartments, etc...) are for the unit(s) to be inspected only. For high-rise and mid-rise buildings, I would highly recommend checking with the HOA and/or your local municipality for the most recent structural inspections and reports prior to the end of your home inspection period.

## Exterior Areas (continued)

**2. Roof, Chimney & Fascia Observations****Materials:**

\*\*\*\*\*

**• TYPE OF ROOF: Gable Roof**

**ROOF COVERING TYPE: Architectural Shingles (25 year life expectancy minimum)**

**ESTIMATED REMAINING LIFE EXPECTANCY: 25 Years**

\*\*\*\*\*

**2nd ROOF: N/A**

**2nd ROOF COVERING TYPE: N/A**

**ESTIMATED REMAINING LIFE EXPECTANCY: N/A**

\*\*\*\*\*

**3rd ROOF: N/A**

**3rd ROOF COVERING TYPE: N/A**

**ESTIMATED REMAINING LIFE EXPECTANCY: N/A**

\*\*\*\*\*

\*\*\*\*\*

**• INSPECTION TECHNIQUE:**

• Traversed roof.

• Roof was inspected with a drone equipped with a 4K HD camera due to the height and configuration of the roof structure, which made safe physical traversal impractical at the time of inspection. While we prefer to walk roofs whenever conditions safely permit, drone inspections provide an effective alternative when roof height, pitch, access limitations, or other safety concerns make physical traversal unsafe or inadvisable. Photos in the report may appear skewed or less clear than the original images reviewed due to resizing and aerial image perspective.

**• FASCIA:**

• Fascia is not fully visible for inspection due to the gutter system. All comments are regarding the visible portions of the fascia.

• Fascia was not fully accessible for inspection due to height.

**• MAINTENANCE TIPS:**

• An annual visible inspection and evaluation of your roofing system is recommended. It is also recommended that any roof over ten years old be serviced as preventative maintenance after closing.

**Observations:****• GENERAL OBSERVATIONS:****• ROOF STRUCTURE:**

• No major system or safety functional concerns with the structure of the roof at the time of inspection.

**• ASPHALT SHINGLES:**

• No major system safety or function concerns noted with the asphalt shingles at the time of inspection.



## Exterior Areas (continued)



No major system or safety functional concerns with the structure of the roof at the time of inspection.



No major system safety or function concerns noted with the asphalt shingles at the time of inspection.



### 3. *Vegetation Observations*

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects and rodents.

Tree limbs within 10 feet (3.05 meters) of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. Trees that are in contact or proximity to home can also abrade roofing or siding lessening their life expectancy.

Trees within 6 feet (1.83 meters) of the foundation should be monitored for potential root damage. No issues noted with the vegetation other than what's listed below.

- No major system safety or function concerns with the vegetation noted at the time of inspection.

## Exterior Areas (continued)

#### 4. Drives/ Walks & Patio Observations

Observations:

- **WALKWAY(S):**

- No significant issues noted with the walkway(s) at the time of inspection.

- **FRONT PORCH:**

- No significant issues noted with the front porch at the time of inspection.

- **REAR SCREENED ENCLOSURE:**

- No significant issues noted with the screen enclosure at the time of inspection. The rear screened enclosure is in serviceable condition for its age.



No significant issues noted with the screen enclosure at the time of inspection. The rear screened enclosure is in serviceable condition for its age.



# *Electrical, HVAC & Plumbing*

## *Electrical*

The electrical system is visually inspected at service entrance, panels, breakers, and all accessible outlets are tested and evaluated for proper polarity, seating and grounding.

Ground Fault Circuit Interrupters (GFCIs) are recommended in all wet locations; homes built prior to 1996 may lack full GFCI coverage.

Panels such as Bulldog Pushmatic, Zinsco/Sylvania, or Federal Pacific Electric are considered hazardous and should be evaluated further by a licensed electrician. Panels/breakers typically have a life expectancy of about 25 years.

For service or upgrades, contact:

- Joseph Donohue, AQ AC Electrical & Air Conditioning — (561) 294-2316

## *HVAC*

Heating and cooling systems generally last around 15 years with proper maintenance. Older systems may still operate but often require repairs. High-efficiency systems need proper insulation and windows for peak performance. Only accessible coils are inspected; panel removal is not within scope. Coastal environments expose HVAC systems to salt air, which can cause premature rusting and corrosion, reducing expected service life.

For maintenance or repairs, contact:

- Joseph Donohue, AQ AC Electrical & Air Conditioning — (561) 294-2316

## *Plumbing*

Water heaters typically last about 15 years. The recommended maximum water temperature is 120°F to reduce scalding risk. Cast iron drains (pre-1972), galvanized supply lines (1940–1960), and polybutylene piping (1978–1995) are at or past service life and should be evaluated for replacement. Shut-off valves are not operated during inspection due to leak risks.

For plumbing concerns, contact:

- Chris Gast, Clear Drains Plumbing — 561-231-2386



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**EQUIPMENT SUMMARY****AI GENERATED - VERIFY ALL INFORMATION.**

Red field text identifies information requiring verification or acknowledged uncertainty.

**Electrical System**

| Panel Type      | Manufacturer                   | Amperage |
|-----------------|--------------------------------|----------|
| Main Disconnect | FP&L Power Bank                | 100      |
| Main Panel      | Federal Pacific Electric (FPE) | 100 A    |

**FEDERAL PACIFIC / FPE STAB-LOK:** Breakers may fail to trip during overloads, allowing wiring to overheat and creating a fire hazard. Evaluation for panel replacement by a licensed electrician is recommended. Confirm insurability with your carrier prior to the end of your inspection period.

**HVAC System**

| System Type | Manufacturer | Model         | Serial     | Refrigerant | Tonnage | MFG Date |
|-------------|--------------|---------------|------------|-------------|---------|----------|
| Air Handler | Rheem        | RBHP-17J06SH1 | N061500925 | R-410A      | 2 tons  | 02/2015  |
| Condenser   | Rheem        | RA1624AJ1NA   | W091513267 | R-410A      | 2 tons  | 03/2015  |

**Water Heater**

| Manufacturer | Model         | Serial     | Fuel Type | Size          | MFG Date   |
|--------------|---------------|------------|-----------|---------------|------------|
| Rheem        | XE30S06ST38U1 | A491908608 | Electric  | 30 U.S. Gals. | 12/04/2019 |

Electrical, HVAC & Plumbing

## Electrical, HVAC &amp; Plumbing (continued)

## 1. Main Electrical Observations

**Materials:****• MAIN ELECTRICAL:****• MAIN PANEL WIRING:**

• Branch circuit wiring type: All visible branch circuit wiring at the main/sub panel(s) is/are sheathed copper. No deficiencies with the main panel wiring are noted other than what is listed below. If no deficiencies are noted, no deficiencies were observed at the time of inspection.

**Observations:****• INSPECTION CONDITIONS:****• EXTERIOR MAIN DISCONNECT:**

• Exterior main disconnect panel was inaccessible at the time of inspection. Age and condition could not be determined. Check with your HOA for accessibility.

**• MAIN ELECTRICAL PANEL:**

• No disconnect at main panel, shut off at exterior disconnect or use all breakers to turn off the power.

• The main electrical panel was inspected for abnormal rust or corrosion, proper grounding, loose connections, overheating, and double-tapped breakers. At the time of inspection, no significant deficiencies or safety issues were observed other than those already noted in this report.

• Proper grounding and bonding were observed at the main electrical panel during the inspection. No visible deficiencies related to grounding or bonding were noted at this time.

• The main panel appears to be older than the projected life expectancy (25 years) of panel bus bar(s) and breakers. Expect the need to have some breakers replaced. Further evaluation and the performance of dead short trip tests by a licensed electrician is recommended to ensure all breakers are operating properly.

• A Federal Pacific Electric (FPE) main panel was observed. Studies have shown that some FPE circuit breakers may fail to trip properly, which can result in lack of circuit protection and create potential fire and electrocution hazards. Although the U.S. Consumer Product Safety Commission (CPSC) has not issued a formal product recall, the company is no longer in business, the panels are aged, and replacement parts are limited.

In addition to age, the presence of an FPE panel may affect home insurability or increase insurance premiums. While I cannot definitively label the panel defective within the scope of a home inspection, consultation with a licensed electrical contractor is strongly recommended. Breaker replacement or full panel upgrade may be advised.

For more information, see:

Code Check FPE Report (PDF)

Inspect-NY FPE Information

CPSC Summary on FPE Panels

Further evaluation, including dead short trip testing, is beyond the scope of this inspection and should only be performed by a qualified electrician.

**• MAIN PANEL WIRING DEFICIENCIES:**

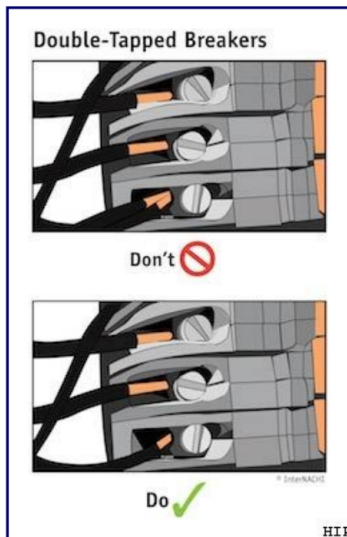


## Electrical, HVAC &amp; Plumbing (continued)

**• Double-Tapped Breaker(s)**

One or more double-tapped breakers were observed (more than one electrical conductor connected to a single breaker). This is considered improper wiring and a potential fire/electrocution hazard.

Corrections by a licensed electrician are recommended. This deficiency must also be noted on a 4-Point Inspection (if performed) and will generally need to be corrected before the home can be insured. See photo(s).

**MAIN PANEL WIRING DEFICIENCIES:**

Exterior main disconnect panel was inaccessible at the time of inspection. Age and condition could not be determined. Check with your HOA for accessibility.

## Electrical, HVAC &amp; Plumbing (continued)



Main amperage coming into the home.



A Federal Pacific Electric (FPE) main panel was observed. Studies have shown that some FPE circuit breakers may fail to trip properly, which can result in lack of circuit protection and create potential fire and electrocution hazards. Although the U.S. Consumer Product Safety Commission (CPSC) has not issued a formal product recall, the company is no longer in business, the panels are aged, and replacement parts are limited.

In addition to age, the presence of an FPE panel may affect home insurability or increase insurance premiums. While I cannot definitively label the panel defective within the scope of a home inspection, consultation with a licensed electrical contractor is strongly recommended. Breaker replacement or full panel upgrade may be advised.

For more information, see:

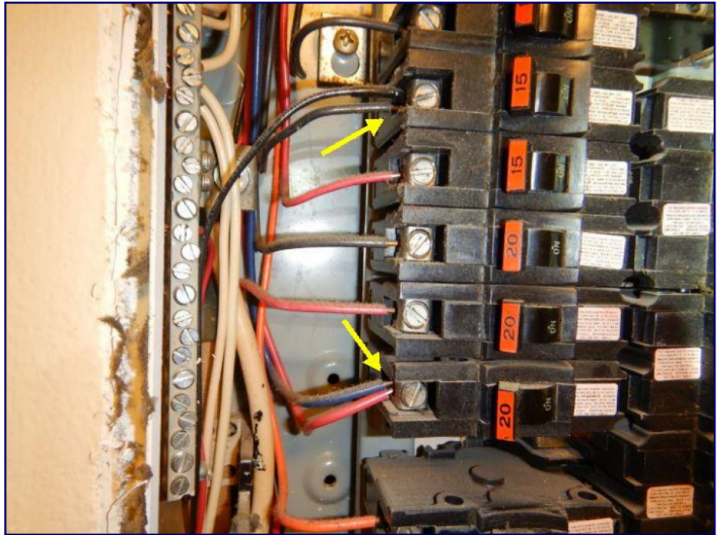
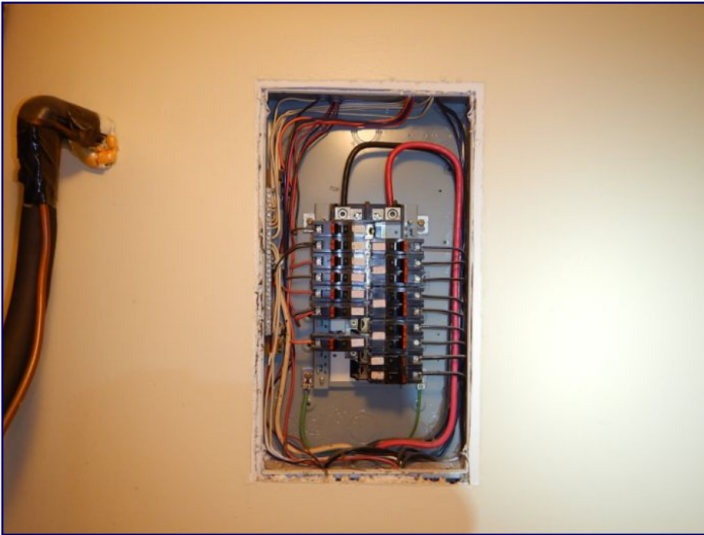
[Code Check FPE Report \(PDF\)](#)

[Inspect-NY FPE Information](#)

[CPSC Summary on FPE Panels](#)

Further evaluation, including dead short trip testing, is beyond the scope of this inspection and should only be performed by a qualified electrician.

## Electrical, HVAC &amp; Plumbing (continued)

**Double-Tapped Breaker(s)**

One or more double-tapped breakers were observed (more than one electrical conductor connected to a single breaker). This is considered improper wiring and a potential fire/electrocution hazard.

Corrections by a licensed electrician are recommended.

This deficiency must also be noted on a 4-Point Inspection (if performed) and will generally need to be corrected before the home can be insured. See photo(s).



## Electrical, HVAC &amp; Plumbing (continued)

**2. Branch Interior/ Exterior Electrical Observations**

Observations:

- **GENERAL ELECTRICAL CONDITIONS:**

- Inspection of the branch (secondary) electrical system includes general conditions of the accessible interior/ exterior lighting fixtures, ceiling fans, switches and outlets. These components are checked for general conditions, operation, weather proofing. Switches and outlets are checked for operations, proper seating and scorching. Outlets are also inspected for proper grounding, open neutral, reverse polarity etc... No deficiencies were noted other than what is listed below.

**Please be aware that landscape lighting, low voltage lighting, telephone, cable TV, alarm systems, remote controlled components/lighting or components that are controlled by photocells are beyond the scope of a home inspection as well as the operation and efficiency of solar panels and heat recovery systems due to the need for specialized equipment and time constraints.**

- Receptacle Testing Protocol: All accessible interior/ exterior outlets throughout the property were inspected for damage, proper covers and seating. All accessible outlets were also tested for proper operations, seating, grounding, and polarity.

- The electrical system appears to be dated and may be original to construction. Expect to find listed on the report, minor damage or missing covers, loose outlets/ switches. These conditions are easily corrected and should be, as connections may loosen, arc and cause fires or electrocution. If GFCIs are present and are over 25 years old or if no GFCI outlets exist, updating outlets to include GFCI protection in all wet locations throughout the home at the exterior, garage, laundry, kitchen and bathrooms to add that extra level of protection against electrocution is recommended.

- **EXTERIOR GFCIs: Stock Photo of a GFCI.**

- No GFCI outlets noted at some or all of the exterior wet locations. This is common for a home of this age and GFCIs were not required at the time of construction. Consider updating to GFCI protected outlets after closing to add that extra level of protection from electrocution.

- **EXTERIOR OUTLETS:**

- Exterior outlets were operational at the time of inspection. No operational deficiencies noted at the time of inspection.

- **EXTERIOR LIGHT FIXTURES:**

- Exterior light fixtures are aged but operational at: front of the home Replace as desired.

- **INTERIOR ELECTRICAL:**

- **INTERIOR GFCIs:/OUTLET(s)**

- There are no GFCIs located at the kitchen area. I would recommend upgrading outlets to GFCI outlets (especially under the kitchen sink) to provide an extra measure of protection against electrocution.

- Outlet under the kitchen sink is not GFCI protected. Installation of a GFCI at this location should be considered to add an extra measure of protection against electrocution.

- **INTERIOR OUTLETS:**

- No major system safety or function concerns noted with the electrical outlets at the time of inspection other than what is listed.

- Loose or improperly secured outlet(s) noted at 2nd Bedroom I would recommend corrections by a licensed electrician as over time use can cause connections to become loose and may cause arcing, overheating and may be a potential electrocution/ fire hazard.

- **INTERIOR LIGHT SWITCHES:**

- No major system safety or function concerns with the light switches noted at the time of inspection.

- **INTERIOR LIGHTING FIXTURES:**

- No major system safety or function concerns with the lighting fixtures noted at the time of inspection. This does not include replacement of light bulbs.

- Light bulbs are missing or inoperable at Guest Bathroom. Replace as necessary. If this doesn't correct the issue, further evaluation by a licensed electrician is recommended.

## Electrical, HVAC &amp; Plumbing (continued)

**• INTERIOR WIRING:**

- Ceiling fan at master bedroom is disconnected and exposed wiring is noted at the ceiling. Swag kit has detached from the ceiling. Recommend removal or replacement. Ceiling fan could not be evaluated for operations.



There are no GFCIs located at the kitchen area. I would recommend upgrading outlets to GFCI outlets (especially under the kitchen sink) to provide an extra measure of protection against electrocution.



Ceiling fan at master bedroom is disconnected and exposed wiring is noted at the ceiling. Swag kit has detached from the ceiling. Recommend removal or replacement. Ceiling fan could not be evaluated for operations.



Outlet under the kitchen sink is not GFCI protected. Installation of a GFCI at this location should be considered to add an extra measure of protection against electrocution.



Ceiling fan at master bedroom is disconnected and exposed wiring is noted at the ceiling. Swag kit has detached from the ceiling. Recommend removal or replacement. Ceiling fan could not be evaluated for operations.

## Electrical, HVAC &amp; Plumbing (continued)



Loose or improperly secured outlet(s) noted at 2nd Bedroom I would recommend corrections by a licensed electrician as over time use can cause connections to become loose and may cause arcing, overheating and may be a potential electrocution/ fire hazard.



## Electrical, HVAC &amp; Plumbing (continued)

### 3. HVAC System Observations

**Information:****• TYPE OF HVAC SYSTEM:**

• Split system with electric heating package noted. These types of systems have an average life expectancy of around 15 years before the cost of repairs outweighs the cost of replacement.

**• REFRIGERANT TYPE:**

• R-410: These systems are designed to be more energy efficient than R-22 systems and rely on proper attic insulation for proper cooling, removal of indoor humidity and to maintain comfort and/or indoor air quality. High efficiency windows are also a plus with these types of systems. Keep this in mind if purchasing an older home with older windows. See attic section of the report for more information on the level of insulation.

**Observations:****• HVAC SYSTEM GENERAL CONDITIONS:**

• No major safety or operational concerns noted with your HVAC system other than what is listed below. Although your HVAC system appears to be operating properly from the controls and there are no visual or operational deficiencies noted at the time of inspection, there are areas which cannot be seen without inspection techniques that exceed a general conditions home inspection. Annual evaluation/service by a licensed HVAC company is highly recommended. This may include, but is not limited to, adjustment of Freon levels, cleaning of the coils, evaluation of insulation for accumulated dust or suspected biological growth, with cleaning or replacement as necessary. For systems over 5 years old a further, more invasive inspection and cleaning of the interior of the air handler by a licensed HVAC company along with cleaning of the condensate line is highly recommended as soon as possible after closing.

**• AIR HANDLER:**

• No notable operational concerns with your air handler at the time of inspection.  
• The HVAC return is located behind built-in shelving. Maintain adequate clearance around the return opening and avoid placing items or materials where they may restrict airflow. Proper return airflow is important for normal HVAC operation and system efficiency.

**• COOLING:**

• Your HVAC system is cooling efficiently or efficiently enough that service is not recommended at this time. Annual service is recommended as scheduled.

**• HEATING:**

• Your heat was tested and temperatures were noted to have reached (see photo) we typically like to see minimum temperature of 85°.

**• HVAC THERMOSTAT:**

• Programmable electronic thermostat noted. Make sure to keep fresh batteries on hand. By entering the model and serial number of your thermostat on the Internet you may be able to find operational instructions.  
• Humidistat noted on the HVAC system: The humidistat controls the humidity inside of the home. It allows you to set the HVAC temperature at a higher level without worrying about the humidity levels getting out of control and your home developing a mold issue. It does this by calling for the HVAC system to come on not only when the temperatures are high but when the humidity levels are above your selected preset comfort level. This feature is very useful when out of town or on vacation. Monitor and control indoor humidity to limit prolonged dampness and condensation; comfort settings alone do not establish that moisture conditions are acceptable.

**• CONDENSATE LINE:**

• Your HVAC system is not equipped with a float switch which detects water backing up from the condensate line. If water does back up from the condensate line into the drain pan this switch will deactivate the entire HVAC system so as not to allow water to overflow into the residence. I recommend having one installed after closing. Until corrections are made, I would highly recommend having your condensate drain line cleaned every 6 months.

**• HVAC PLENUM:**

## Electrical, HVAC & Plumbing (continued)

- Moderate amounts of dust and/or material suggestive of biological growth were observed on accessible interior surfaces of the HVAC plenum. Further evaluation and appropriate cleaning as necessary by a licensed HVAC contractor experienced with this type of cleaning is recommended. Cleaning methods should be based on the actual conditions and the equipment manufacturer's instructions. If the growth is significant or widespread, affects building materials or substantial concealed areas, exceeds approximately 10 square feet, or extends beyond HVAC service scope, evaluation and remediation by a Florida-licensed mold remediator should be considered.

- **DUCT WORK:**

- Duct work appears to be dirty. I would recommend having the duct work cleaned to improve indoor air quality.

- **CONDENSER UNIT:**

- No notable operational concerns with your condenser unit at the time of inspection.

- Condenser coils appear to be dirty. I would recommend having the coils cleaned by a licensed HVAC company to ensure peak efficiency and to avoid costly repairs. Call Joseph Donahue with AQ AC Air Conditioning and Electrical at (561) 294-2316 for all of your HVAC needs.

- **Condenser Electrical:**

- Condenser disconnect is dated and appears to be at or past its serviceable life expectancy. I would recommend replacement at the next HVAC change out. Interior is inaccessible due to rust/ corrosion.

- **REFRIGERANT LINES:**

- Low side line coming out of the condenser unit needs to be re-insulated. I would recommend having the low side line re-insulated with a newer, more UV resistant type insulation to improve energy efficiency.

- **AIR HANDLER COILS:**

- The HVAC coils are extremely dirty which may require them to be removed in order to be properly cleaned. I would recommend further evaluation by a licensed HVAC company and that you obtain an estimate for coil cleaning prior to closing. Aside from loss of cooling and efficiency, dirty coils can also lead to water damage from iced up evaporator coils and build up which may allow condensation to divert outside the drain pan. Visual inspection does not establish microbial identity, exposure, or health outcomes.



## Electrical, HVAC &amp; Plumbing (continued)



No notable operational concerns with your air handler at the time of inspection.



The HVAC coils are extremely dirty which may require them to be removed in order to be properly cleaned. I would recommend further evaluation by a licensed HVAC company and that you obtain an estimate for coil cleaning prior to closing. Aside from loss of cooling and efficiency, dirty coils can also lead to water damage from iced up evaporator coils and build up which may allow condensation to divert outside the drain pan. Visual inspection does not establish microbial identity, exposure, or health outcomes.



No notable operational concerns with your condenser unit at the time of inspection.



Low side line coming out of the condenser unit needs to be re-insulated. I would recommend having the low side line re-insulated with a newer, more UV resistant type insulation to improve energy efficiency.



## Electrical, HVAC &amp; Plumbing (continued)



Duct work appears to be dirty. I would recommend having the duct work cleaned to improve indoor air quality.



The HVAC return is located behind built-in shelving. Maintain adequate clearance around the return opening and avoid placing items or materials where they may restrict airflow. Proper return airflow is important for normal HVAC operation and system efficiency.



**HVAC FILTER SIZE:**

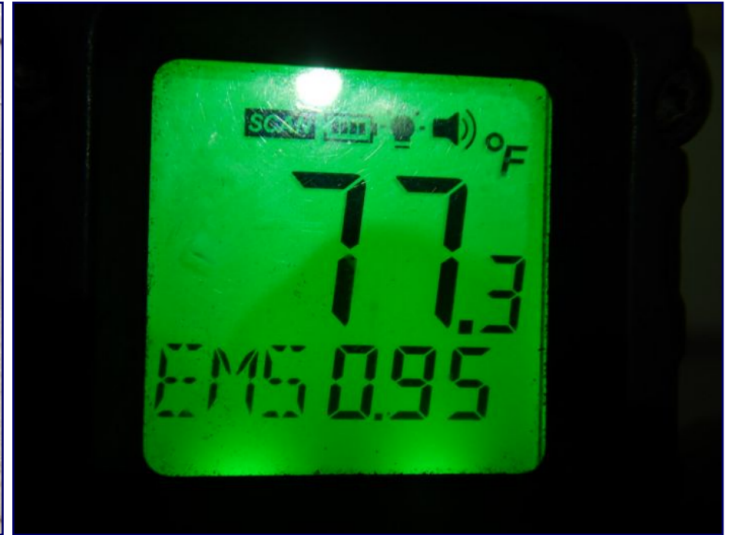


Condenser coils appear to be dirty. I would recommend having the coils cleaned by a licensed HVAC company to ensure peak efficiency and to avoid costly repairs. Call Joseph Donahue with AQ AC Air Conditioning and Electrical at (561) 294-2316 for all of your HVAC needs.

## Electrical, HVAC &amp; Plumbing (continued)



Condenser disconnect is dated and appears to be at or past its serviceable life expectancy. I would recommend replacement at the next HVAC change out. Interior is inaccessible due to rust/ corrosion.



A Temperature Differential Test was performed to determine the efficiency of your HVAC system. (See photos) Temperature around the air return is taken and compared to the temperatures coming out of your air-conditioning registers. There should be a 16° to 20° split between the two. Anything lower than 16 degrees you should consider having your HVAC system serviced by a licensed HVAC company. Service would include but is not limited to cleaning of the air handler/ condenser coils, checking the Freon levels, changing the filter and cleaning your condensate drain line.



The 2nd part of your HVAC energy efficiency test. The optimum split between the two temperatures is 16° to 20° degrees. If the difference in temperature is not within this range, consider having your HVAC system serviced by a licensed HVAC company to increase energy efficiency.



Your heat was tested and temperatures were noted to have reached (see photo) we typically like to see minimum temperature of 85°.

## Electrical, HVAC &amp; Plumbing (continued)

**4. Main Interior/ Exterior Plumbing Observations**

## Information:

• **MAIN PLUMBING OBSERVATIONS:**• **WATER SOURCE:**

- Water Source: Public

• **Water Pressure:**

- Your water pressure was tested and noted to be at: 60 to 70 PSI (Good pressure)

• **INTERIOR PLUMBING TYPE:**• **Supply Line Material:**

- Predominant visible supply lines are noted to be copper supply lines.

• **Drain Line Material:**

- PVC main drain lines are noted.

## Observations:

• **VISIBLE PLUMBING OBSERVATIONS:**• **MAIN PLUMBING SUPPLY:**

- **No visible main water shut off valve noted. Water must be shut off at the city connection. I would recommend having a main water shut off valve installed that's easily accessible in case the need ever arises and you need to shut the water off quickly.**

• **MAIN PLUMBING DRAINS:**

- No significant issues with your main drain lines were observed at the time of inspection.

• **PLUMBING CLEAN OUTS:**

- No major safety or functional concerns with your plumbing clean outs noted. All covers were in place at the time of inspection.

• **INTERIOR PLUMBING:**• **INTERIOR PLUMBING SUPPLY:**

- No significant system or safety concerns observed with your plumbing supply at the time of inspection.

• **INTERIOR PLUMBING DRAINS:**

- No significant issues with your interior drain lines were observed at the time of inspection.



## Electrical, HVAC &amp; Plumbing (continued)



Some or all of the interior plumbing shut off valves and/or plumbing fixtures for the home are dated and/or original to construction. (See Photo(s).) No deficiencies exist other than what is listed throughout this report. Keep in mind that due to the potential for the development of uncontained leaks which may require emergency service from a licensed plumbing company, dated supply shut off valves are not exercised or tested for operations. Expect to find shut off valves at kitchen & baths under sinks, behind toilets, at water heater(s) and at the laundry area that may need service or replacement. All plumbing that is not susceptible to uncontained leaks such as sink faucets/ tub and shower supplies will be inspected for proper operations such as slow drainage, visible leaks, proper water pressure and overall general operational conditions.



Some or all of the interior plumbing shut off valves and/or plumbing fixtures for the home are dated and/or original to construction. (See Photo(s).) No deficiencies exist other than what is listed throughout this report. Keep in mind that due to the potential for the development of uncontained leaks which may require emergency service from a licensed plumbing company, dated supply shut off valves are not exercised or tested for operations. Expect to find shut off valves at kitchen & baths under sinks, behind toilets, at water heater(s) and at the laundry area that may need service or replacement. All plumbing that is not susceptible to uncontained leaks such as sink faucets/ tub and shower supplies will be inspected for proper operations such as slow drainage, visible leaks, proper water pressure and overall general operational conditions.

## Electrical, HVAC &amp; Plumbing (continued)

**5. Water Heater 1 Observations**

## Materials:

- **WATER HEATER FUEL TYPE:**
- Electric water heater (Shutoff at panel box)
- **WATER HEATER SUPPLY LINES:**
- Copper supply lines, with copper TPR discharge line.

## Observations:

- **WATER HEATER INFORMATION:**
- **Limited access to water heater; not all areas of the enclosure visible for inspection due to confined space, insulation wrap, etc...**
- **SUPPLY LINES:**
- No deficiencies noted with the water heater supply lines at the time of inspection.
- **TEMPORARY PRESSURE RELIEF VALVE:**
- Temporary pressure relief valve is plumbed properly.
- **TPR VALVE FUNCTION:**
- Temporary pressure relief valve was tested and operated properly at the time of inspection.
- **MAINTENANCE TIPS:**
- You should "blow down" your water heater upon move in and annually thereafter.

Blow down / flush once a year:

## Instructions:

1. Turn off power/gas.
2. Attach hose to the drain valve.
3. Open the valve, drain a few gallons until clear.
4. Close, refill and restore power.

• **ENCLOSURE:**

- **Rust/ corrosion noted at the water heater enclosure. Monitor for further deterioration or leaks. No leaks observed at the time of inspection.**

## Electrical, HVAC &amp; Plumbing (continued)



Limited access to water heater; not all areas of the enclosure visible for inspection due to confined space, insulation wrap, etc...



Rust/ corrosion noted at the water heater enclosure. Monitor for further deterioration or leaks. No leaks observed at the time of inspection.



# *Kitchen, Bathrooms & Laundry*

## *Kitchen*

- Cabinetry for general conditions, damage, operations, and proper caulking/grouting.
- Appliances for general operational conditions, safety, and visible signs of past or present leaks.
- Supply & drain lines for general condition and leaks. Shut-off valves are not exercised. Valves noted as dated should be evaluated by a licensed plumbing repair company.
- Lighting & electrical for proper function. Outlets will be inspected for seating, grounding, and polarity. Outlets within 3 feet of a water source and under the sink should be GFCI protected.

Note: Internal supply/drain lines for refrigerators & dishwashers over 10 years old should be invasively evaluated by a licensed appliance repair company and replaced as needed after closing.

## *Bathrooms*

- Cabinetry for general condition and damage.
- Sinks, supply, drain lines & shut-off valves for leaks, proper operation, and drainage.
- Shower/tub fixtures for leaks, drainage, and condition of surrounds, caulking, and grout.
- Toilets & bidets for damage, seating, operation, and visible leaks.
- Floors, walls, and ceilings for visible issues.
- Towel bars, toilet paper holders, exhaust fans, and lighting for proper operation.

Any concerns or deficiencies observed will be reported in this section.

## *Laundry*

- Washer, dryer, supply lines, drains, and venting if units are present and connected.
- Laundry sink and cabinetry for leaks or damage.
- Dryer vent (visual only; cleaning recommended upon move-in and annually).
- Washer supply hoses. Rubber hoses are a flood hazard; replacement with braided stainless steel hoses is strongly recommended.

### **Notes:**

- Washers over 10 years old should be invasively evaluated by a licensed appliance repair company, with hoses, seals, and connections replaced as needed.
- Washers located above living space should have a secondary emergency drain pan installed to prevent flood damage.

## Kitchen

## 1. Kitchen Observations

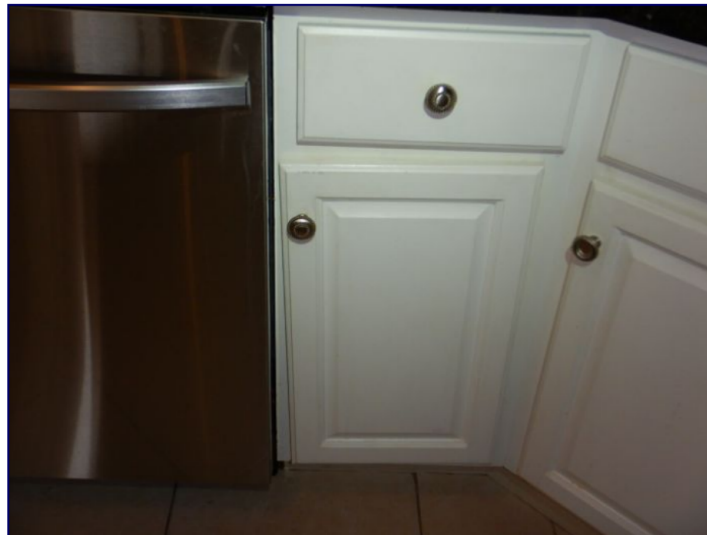
**Observations:**

- No issues noted with the cabinetry, surfaces, plumbing supply/ drains, general functioning of appliances or lighting other than what is noted.
- **CABINETRY:**
  - Trash bin needs minor adjustments for proper operations.
- **SUPPLY:**
  - I would highly recommend replacing your water filters after closing and prior to use.



No issues noted with the cabinetry, surfaces, plumbing supply/ drains, general functioning of appliances or lighting other than what is noted.

I would highly recommend replacing your water filters after closing and prior to use.



Trash bin needs minor adjustments for proper operations.

## Bathrooms

## 1. Guest Bath Observations

**Observations:**

• No significant issues noted with the cabinetry, surfaces, sink(s) plumbing supply/ drains, toilet, tub/ shower, shower enclosure or tile surround at the time of inspection other than what is noted. Significant visible material suggestive of biological growth will be described in the environmental section of the report.

**• CAULK & GROUT:**

• Tub and/or shower area needs caulk/ grout. This is especially critical for bathrooms located over living spaces, as this can cause leaking into the floor cavity causing ceiling staining below, development of mold and in extreme cases structural damage.

**• TUB/SHOWER SUPPLY:**

• Supply fixtures at the shower/tub are dated but functional. No significant issues noted with the supply fixtures at the time of inspection.

**• SINK DRAINS:**

• Sink drain stopper assembly will need adjustments for proper/ smoother operation.

**• TUB DRAINS/ SHOWER DRAINS:**

• Tub drain plug is missing. Replacement will be needed for proper operation.

**• LIGHTING:**

• Bulb or bulbs unlit and need to be replaced.

**• SINK DRAINS:**

• Corrugated P-trap and/or tail piece noted at the sink(s). This type of plumbing is considered to be substandard due to the ease in which they clog, smell and the difficulty in clearing clogged drain lines. Replacement(s) with smooth plumbing lines are highly recommended.



Corrugated P-trap and/or tail piece noted at the sink(s). This type of plumbing is considered to be substandard due to the ease in which they clog, smell and the difficulty in clearing clogged drain lines. Replacement(s) with smooth plumbing lines are highly recommended.

No significant issues noted with the cabinetry, surfaces, sink(s) plumbing supply/ drains, toilet, tub/ shower, shower enclosure or tile surround at the time of inspection other than what is noted. Significant visible material suggestive of biological growth will be described in the environmental section of the report.



## Bathrooms (continued)



Corrugated P-trap and/or tail piece noted at the sink(s). This type of plumbing is considered to be substandard due to the ease in which they clog, smell and the difficulty in clearing clogged drain lines. Replacement(s) with smooth plumbing lines are highly recommended.



Supply fixtures at the shower/tub are dated but functional. No significant issues noted with the supply fixtures at the time of inspection.



Tub and/or shower area needs caulk/ grout. This is especially critical for bathrooms located over living spaces, as this can cause leaking into the floor cavity causing ceiling staining below, development of mold and in extreme cases structural damage.



Sink drain stopper assembly will need adjustments for proper/ smoother operation.

### Bathrooms (continued)



Bulb or bulbs unlit and need to be replaced.

## Laundry

## 1. Laundry Observations

Observations:

- **GENERAL OBSERVATIONS:**

- No operational deficiencies observed with the washer & dryer at the time of inspection. The washer was operated on the rinse/drain cycle which runs through all cycles (fill, agitate, drain and spin). Operations are noted to be acceptable for the age of the appliances. The dryer was operated at the highest temperature cycle and was noted to be heating properly. Inspection does not include interior dryer vent condition or restrictions. Cleaning of the dryer vent immediately after move in and on an annual basis thereafter is recommended.

- **SUPPLY:**

- No major safety system or functional concerns for your water supply noted at the time of inspection. Note: Rubber Supply Lines have a finite life expectancy and should be replaced every 5 years, braided stainless steel hoses have a life expectancy of 10 years per manufacturer's recommendations. Check with the seller as to when they were last replaced and replace as necessary.

- **DRAINS:**

- No major safety system or functional concerns for your laundry room drain(s) noted at the time of inspection.

- **DRYER VENT:**

- **Operating conditions were consistent with restricted dryer exhaust airflow. Excessive heat was noted at the upper dryer cabinet with inadequate heat/air movement at the lint-filter area. Recommend professional inspection and cleaning of the dryer vent system. Restricted dryer venting may create a fire hazard.**



No operational deficiencies observed with the washer & dryer at the time of inspection. The washer was operated on the rinse/drain cycle which runs through all cycles (fill, agitate, drain and spin). Operations are noted to be acceptable for the age of the appliances. The dryer was operated at the highest temperature cycle and was noted to be heating properly. Inspection does not include interior dryer vent condition or restrictions. Cleaning of the dryer vent immediately after move in and on an annual basis thereafter is recommended.



No major safety system or functional concerns for your water supply noted at the time of inspection. Note: Rubber Supply Lines have a finite life expectancy and should be replaced every 5 years, braided stainless steel hoses have a life expectancy of 10 years per manufacturer's recommendations. Check with the seller as to when they were last replaced and replace as necessary.



## Laundry (continued)



Operating conditions were consistent with restricted dryer exhaust airflow. Excessive heat was noted at the upper dryer cabinet with inadequate heat/air movement at the lint-filter area. Recommend professional inspection and cleaning of the dryer vent system. Restricted dryer venting may create a fire hazard.

# *Interior Areas*

## *Doors*

- Interior: All accessible interior doors are inspected for condition and proper operation.
- Exterior: Accessible exterior doors are inspected for condition, lock operation, visible signs of moisture intrusion, and damaged or missing weatherstripping.

## *Windows*

- Inspected for condition, cracked or broken glass, caulking, and evidence of moisture intrusion.
- Screens checked for condition (missing or damaged).
- Operational checks performed on accessible windows if they appear in good condition. If balance rods fail or operation is difficult, further testing may stop to avoid damage. Findings are reported.

 Contact Larry Lacy – Window & Sliding at (561) 577-6815 for window and sliding glass door service.

## *Ceilings*

- Checked for water staining/damage, prior repairs, or suspicious textured surfaces that may contain asbestos.
- Roofs over 15 years old: scanned with infrared technology in wet areas (bathrooms, laundry, HVAC closets) of multi-story homes and condos.

 Note: Infrared thermography detects moisture at the time of the scan, not active leaks. Accuracy requires a proper indoor temperature differential; results may be limited if HVAC or electrical service is off.

## *Walls*

- Inspected for staining, physical damage, and evidence of prior repairs.

## *Interior Areas (Cont.)*

### *Floors*

- Inspected for water/physical damage and trip hazards.
- Suspicious materials potentially containing asbestos are noted. (See Environmental section for asbestos/lead paint concerns.)

### *Closets*

- All closets, including pantry, bedroom, bathroom, foyer, linen, HVAC, and exterior closets, inspected for drywall damage and missing shelving.
- Built-in shelving and drawers in occupied homes are not inspected due to personal belongings.
- Buyers should verify closet function during their final walk-through before closing.

### *Stairways*

- Inspected for:
  - Adequate lighting
  - Even and uniform steps and landings
  - Secure handrails and railings
  - Proper spindle spacing
  - Loose carpeting or other trip/slip hazards

### *Fireplaces*

- Inspected for physical damage, damper operation, fire screen, and visible areas over the hearth.
- Wood-burning fireplaces: Only licensed, WETT-certified inspectors (chimney sweeps) can certify safe use. Certification prior to sale/transfer is recommended.
- All fireplaces (gas or wood-burning): The Chimney Safety Institute of America recommends annual inspections.
- Buyers should confirm with sellers when the fireplace/chimney was last serviced.



## Interior Features

## 1. Doors Observations

Observations:

- **INTERIOR/ EXTERIOR DOORS:**

- No significant cosmetic or functional concerns noted with the interior/ exterior doors noted at the time of inspection other than what is listed.

- **BEDROOM DOOR(S):**

- Privacy lock set at the master bedroom is inoperable. Recommend replacement for proper operations.



No significant cosmetic or functional concerns noted with the interior/ exterior doors noted at the time of inspection other than what is listed.



Privacy lock set at the master bedroom is inoperable. Recommend replacement for proper operations.

## 2. Windows Observations

Observations:

- **GENERAL CONDITIONS:**

- Windows are aged and original to construction but functional. Maintenance as well as ongoing maintenance will be needed such as cleaning of the tracks & weep holes, window glides, lubrication or replacement of balance rods, window locks etc... Contact Larry Lacy at 561-577-6815 for service.

- **OPERATION:**

- Glider window(s) are dated and hard to operate. Clean slider tracks, lubricate or replace glides or rollers for smoother operation.

## Interior Features (continued)



Windows are aged and original to construction but functional. Maintenance as well as ongoing maintenance will be needed such as cleaning of the tracks & weep holes, window glides, lubrication or replacement of balance rods, window locks etc... Contact Larry Lacy at 561-577-6815 for service.



Glider window(s) are dated and hard to operate. Clean slider tracks, lubricate or replace glides or rollers for smoother operation.

### 3. Closets Observations

Observations:

- No notable deficiencies noted with the interior/ exterior closets at the time of inspection other than what is listed.

## Interior Features (continued)

## 4. Ceilings, Walls & Flooring

Observations:

- **CEILINGS:**

- Previous ceiling repairs noted at: Kitchen. These areas were scanned with infrared technology. No moisture was detected in the ceilings at the time of inspection. I would recommend speaking to the seller regarding these repairs and that you obtain in writing any repairs/ mold remediation that have been performed and any related warranties that may exist. If the seller cannot provide this information in writing, further evaluation and possible repairs and/or mold remediation by a licensed contractor is recommended. Monitor for the redevelopment of leaks.

- **WALLS:**

- Minor settlement cracks, nail pops or split drywall tape seams are considered to be normal for a house of this age and are cosmetic in nature only.

- **FLOORING:**

- **Tile**

- No major system safety or function concerns with the tile flooring noted at the time of inspection.

- **Cracking was noted through the reinforced concrete decking at the master bedroom and extending into the master bedroom closet. The condition appears consistent with possible settlement; however, the cause cannot be confirmed by visual inspection alone.**

**Because this involves the reinforced concrete structural deck, it should be brought to the HOA's attention in writing and should fall under HOA responsibility. Recommend that the HOA have the area evaluated by a licensed qualified contractor and complete repairs as warranted.**

**All communication with the HOA regarding this condition, including their evaluation, proposed repairs, responsibility, and corrective action, should be obtained in writing and retained for future reference.**



## Interior Features (continued)



Cracking was noted through the reinforced concrete decking at the master bedroom and extending into the master bedroom closet. The condition appears consistent with possible settlement; however, the cause cannot be confirmed by visual inspection alone.

Because this involves the reinforced concrete structural deck, it should be brought to the HOA's attention in writing and should fall under HOA responsibility. Recommend that the HOA have the area evaluated by a licensed qualified contractor and complete repairs as warranted.

All communication with the HOA regarding this condition, including their evaluation, proposed repairs, responsibility, and corrective action, should be obtained in writing and retained for future reference.



Previous ceiling repairs noted at: Kitchen. These areas were scanned with infrared technology. No moisture was detected in the ceilings at the time of inspection. I would recommend speaking to the seller regarding these repairs and that you obtain in writing any repairs/mold remediation that have been performed and any related warranties that may exist. If the seller cannot provide this information in writing, further evaluation and possible repairs and/or mold remediation by a licensed contractor is recommended. Monitor for the redevelopment of leaks.

## *Attic & Garage*

### *Attic*

The attic inspection provides a general evaluation of overall conditions in all reasonably accessible areas. We visually inspect for structural issues such as missing or damaged supports, insulation condition and depth, visible signs of leaks, wood rot, or damage, as well as visible electrical, plumbing, and HVAC duct deficiencies. We also look for evidence of pest or rodent activity.

An abundance of photos is provided to demonstrate that every effort has been made to inspect accessible areas and to document both deficiencies and access limitations. In accordance with industry standards of practice, attics are not entered if headroom is less than 36 inches, if mobility is restricted by structural elements or ductwork, or if insulation obscures joists to the point that access is unsafe. In such cases, the attic is inspected as best as possible from the access point.

Insulation type and depth are described only in generic terms and approximate measurements. Materials are not tested for environmental hazards unless specifically requested by the client. Insulation is not disturbed, and may conceal pipes, wiring, junction boxes, exhaust fans, or other components. Attic inspections are limited to what is readily visible. Photos will provide perspective on size, conditions, and areas inspected versus areas not accessible.

For attic insulation services, contact Willie Jackson at Anytime Insulators Inc. (561) 845-0086, Lic. #CGC-058855.

### *Garage*

The garage is inspected for visible structural issues and signs of water damage or staining on walls and ceilings. The inspection includes evaluation of garage doors for operation and safety, garage door openers, safety photocells, and the self-closing function of the door between the house and the garage.

All deficiencies observed for the attic and garage will be noted in this section of the report.

General Notes



## General Notes (continued)

## 1. General Notes

## Observations:

**• OLDER HOMES:**

• **Pre-Owned Homes** - We expect homes to be built according to the standard practices and building codes, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building codes. While this inspection makes every effort to point out safety concerns, it does not inspect for building code compliance. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, the inspector reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes. The inspector will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past. It is critical that you do your due diligence and question the seller about any repairs, upgrades and renovations that were performed on the property. I would also highly recommend that you check all permitting activity for the property as unpermitted repairs/renovations and open permits may cause issues at closing.

**• CONDOS, ETC:**

• For condominiums, townhouses, and subdivisions with common areas: Typically, ownership of a condominium means the owner has a fee simple title to the air space contained within the walls, floors, and ceilings of the owner's unit, and an undivided share in all of the common areas of the condominium project in which the unit is located. Common areas typically include the building exteriors, the roof, foundation, the land on which the development is established, parking areas, landscape, and any recreational facilities or additional site features the development may have. Common elements are typically maintained by and insured by the homeowners' association or property management group affiliated with the development. While common elements may have been inspected in the course of completing this home inspection, items noted that are of concern to the client should be brought to the attention of the homeowners' association and/or property management group, and are typically not within the direct control or responsibility of the individual unit owner. Common areas (e.g., walls, foundation, roof, etc.), shared by more than one unit, common mechanical systems (e.g., garage, water heater, laundry, etc.) used by more than one unit, and areas typically under the jurisdiction of the homeowner's association (e.g., exterior grounds, exterior structure, and exterior systems) will not be inspected. We do not test, analyze, inspect, or offer an opinion on the condition or function of areas or structural components common to more than one unit, systems serving more than one unit, or areas which typically are under the jurisdiction of a homeowners' association, including, but not limited to, structure exterior (including decks, balconies, porches, patios, and parking structures), roof, chimney foundation, fences, and utility service entries. Some areas or systems may or may not be under the jurisdiction of the association (garage, water heater, laundry, etc.). Homeowners' associations sometimes have qualified personnel who can assist Client with many areas of concern, sometimes at little or no cost. Recommend always consulting with homeowners' association prior to commencing any work whatsoever. **BEFORE CLOSE OF ESCROW, WE RECOMMEND:** (1) Walking property to determine if homeowners' association is maintaining structures and property in a condition satisfactory to Client; (2) Having qualified homeowners' association personnel inspect all common area structural systems and mechanical components servicing this condominium or town home, particularly, but not limited to, foundation, structure exterior, roof, and chimney; (3) Acquiring homeowners' association public records, minutes, bylaws, budget, etc., to help determine any consistent problems with common area grounds or components; (4) Checking with homeowners' association concerning Client's responsibility and any non-recurring fees, dues, or assessments which might be forthcoming.

## General Notes (continued)

- Cost of repairs - There are several places you can go for approximate costs of repairs. Good online sources for finding qualified professionals include Angie's List ([www.angieslist.com](http://www.angieslist.com)), and the Better Business Bureau ([www.bbb.org](http://www.bbb.org)).

Your report is so thorough that any licensed contractor should be able to give you a general idea for costs of repairs by providing them with a copy of your report(s). I would recommend getting at least three quotes on work to be done prior to contracting or commencing any projects or repairs. Clients may also use AI-based search tools to research local contractors. Independently verify licensing, insurance, reviews or references, and suitability for the proposed work before hiring. Search results are not an endorsement or verification of a contractor.

- Thank you for your business and trust! If you have any questions or concerns regarding your inspection or report(s) or if there's anything you don't understand please don't hesitate to contact me for further clarification. I'm always available.

William Scott



Thank you for your business and trust! If you have any questions or concerns regarding your inspection or report(s) or if there's anything you don't understand please don't hesitate to contact me for further clarification. I'm always available.

William Scott

# *Mold & Moisture*

## *Introduction*

Congratulations on your new home purchase, and thank you for trusting Beacon Home Inspection Services. Your health, safety, and well-being are our top priority.

As both a licensed home inspector and licensed mold assessor, I evaluate not only visible mold but also conditions that could lead to mold growth. With experience in mold assessment since 2012, and in the multi-family housing industry since 1987, I bring extensive background knowledge—but even with experience, every home is unique.

## *Mold in Florida Homes*

- Mold exists everywhere in Florida's environment, especially from decaying vegetation.
- Whether mold becomes harmful depends on:
  - Type and level of mold present
  - Conditions inside the home
  - Individual health and tolerance of occupants

## *Who Is Most at Risk?*

Certain groups are more susceptible to mold-related health issues, including:

- Infants under 10 months
- Adults over 68 years of age
- People with asthma, COPD, or compromised immune systems (including HIV/AIDS)
- Individuals undergoing major surgeries, organ transplants, or dialysis

For these groups, indoor air quality testing is strongly recommended, even if no visible mold is found during the inspection.

## *Mold & Moisture Conditions*

Mold develops on organic materials (wood, drywall, dust) at moisture levels as low as 15%. Extended humidity above 65%—such as in vacant homes without air conditioning—can create hidden mold problems not detectable by visual inspection.

Example:

- A vacant home with high humidity absorbs moisture into drywall.
- Mold develops and produces a musty odor.
- When the HVAC is turned on, conditions normalize, mold spores go dormant, and the odor disappears.
- New occupants unknowingly inhale dehydrated spores, which can reactivate in their respiratory systems.



Environmental & WDOs

## Environmental &amp; WDOs (continued)

## 1. Mold Observations

### Observations:

- When performing a visual assessment, we identify visible conditions that may suggest biological growth and conditions conducive to mold growth. Visual inspection alone does not establish the identity of the material, airborne concentrations, or its effect on indoor air quality or occupant health. Concealed conditions cannot be determined by visual inspection alone.

The United States Environmental Protection Agency (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA).

For suspected biological growth exceeding approximately 10 square feet, evaluation and remediation by a Florida-licensed mold remediator should be considered. This is a conservative recommendation, not a statement that EPA mandates a licensed remediator at an exact area threshold.

For limited surface cleanup, refer to current EPA mold-cleanup guidance: [How To Clean Mold](#)

Concrobium is one example of a consumer product that may be appropriate for limited/minor cleanup.

Follow the product label and confirm compatibility with the affected material. It is not a guaranteed solution or a substitute for moisture correction or professional remediation when needed. It may be available at Home Depot. Routine biocide use is not required by EPA guidance.

At Beacon Home Inspection Services, we are licensed, certified and insured in the state of Florida to perform mold assessments, surface sampling and indoor air quality testing. A licensed mold assessor can evaluate the need for targeted sampling based on the conditions and the purpose of testing.

If there is anything in this report you do not understand or need clarified, please call. We are here to help and answer your questions.

### • GENERAL OBSERVATIONS:

- The home is dated or has not been well maintained regarding cleanliness. Previous leakage, elevated humidity, limited ventilation, accumulated belongings, or poorly maintained carpeting may contribute to moisture or cleanliness concerns. General cleaning and correction of moisture sources are recommended. For limited areas of suspected biological growth, follow current EPA mold-cleanup guidance. Significant growth, affected building materials or suspected concealed involvement warrant professional evaluation. Visual inspection alone does not establish the identity of the material, airborne concentrations, or its effect on indoor air quality or occupant health.

- **MOISTURE CONTENT:** Sustained elevated moisture can create conditions conducive to biological or mold growth. Risk depends on the substrate, temperature, relative humidity, duration, meter scale and method, and environmental conditions. No single moisture percentage establishes whether growth is present or will develop. Moisture readings can only tell us the conditions at the time of inspection. Past or future conditions cannot be determined.

- The average moisture content of the interior walls of the home were noted to be at: 8 to 9% during the time of inspection. These conditions do not indicate indoor air quality issues however, these are conditions at the time of inspection. We cannot tell what conditions existed in the home prior to your inspection. For homes that have been vacant for an extended period of time indoor air quality testing should be considered. Check with your realtor or seller for information on how long the property has been vacant.

### • VISIBLE CONDITIONS SUGGESTIVE OF BIOLOGICAL GROWTH:

## Environmental & WDOs (continued)

- **HVAC SYSTEM:** Stock Photo of conditions that may exist in air handlers over 5 years of age.

Mold development in, on or around HVAC air handlers, plenums and/or duct work is not uncommon.

Removal of panels for visual inspection of the interiors of air handlers, ductwork and inaccessible plenums are beyond the scope of a home inspection due to liability reasons.

For air handlers or plenums over approximately five years of age, further evaluation and cleaning as necessary by a licensed HVAC contractor is recommended as preventive maintenance. Inaccessible interior components may contain accumulated dust, debris or biological growth, but no finding in those components is implied. Conditions in unconditioned spaces may warrant more frequent service. Treatment should be based on the contractor's evaluation of actual conditions, not age alone.

Contact Joseph with AQ AC & Electrical at: (561) 294-2316 for all of your HVAC needs.

- **AIR HANDLER:**

- Air handler is over approximately five years of age. Due to age and the potential for biological growth, dust and debris to accumulate on inaccessible interior components, further evaluation and cleaning as necessary by a licensed HVAC contractor is recommended. This service should be performed approximately every five years as preventive maintenance.

- **Duct Work & Registers:**

- The ductwork is old, and its interior could not be fully inspected. Dust, debris, moisture damage, or biological growth may be present in inaccessible areas but was not verified. Further evaluation and appropriate cleaning as necessary by a licensed HVAC contractor experienced with this type of cleaning is recommended. Cleaning methods should be based on the actual conditions and the equipment manufacturer's instructions. If the growth is significant or widespread, affects building materials or substantial concealed areas, exceeds approximately 10 square feet, or extends beyond HVAC service scope, evaluation and remediation by a Florida-licensed mold remediator should be considered.

- **LOWER PLENUM:**

- Moderate amounts of material that appears to be biological growth were observed on accessible portions of the HVAC plenum. Further evaluation and appropriate cleaning as necessary by a licensed HVAC contractor experienced with this type of cleaning is recommended. Cleaning methods should be based on the actual conditions and the equipment manufacturer's instructions. Inaccessible interior components were not evaluated as part of this observation. Removal or replacement of affected insulation or building materials should be determined by the appropriate professional. If the growth is significant or widespread, affects building materials or substantial concealed areas, exceeds approximately 10 square feet, or extends beyond HVAC service scope, evaluation and remediation by a Florida-licensed mold remediator should be considered. Visual inspection alone does not establish the identity of the material, airborne concentrations, or its effect on indoor air quality or occupant health.

- **CABINETS:**

- Material that appears to be biological growth was observed on or around cabinetry at: Kitchen. Clean the affected area in accordance with current EPA mold-cleanup guidance and correct the moisture source. Routine biocide treatment is not required by that guidance. Significant, porous-material, or concealed involvement should be evaluated by a Florida-licensed mold remediator. <https://www.epa.gov/mold/mold-cleanup-your-home>

No active leaks were observed or detected at the time of inspection.

- **CLOSETS:**



## Environmental & WDOs (continued)

- A musty odor was noted in the exterior storage closet. No air conditioning is present in the closet. Odor alone does not identify mold or establish its extent. Evaluate and correct moisture sources and clean based on the conditions found. Avoid storing moisture-sensitive clothing or personal belongings in damp, unconditioned spaces. Persistent odor or suspected concealed involvement warrants further professional evaluation.

- **Moderate amounts of material that appears to be biological growth were observed in and/or around accessible portions of the HVAC air handler. Further evaluation and appropriate cleaning as necessary by a licensed HVAC contractor experienced with this type of cleaning is recommended. Cleaning methods should be based on the actual conditions and the equipment manufacturer's instructions. If the growth is significant or widespread, affects building materials or substantial concealed areas, exceeds approximately 10 square feet, or extends beyond HVAC service scope, evaluation and remediation by a Florida-licensed mold remediator should be considered. Visual inspection alone does not establish the identity of the material, airborne concentrations, or its effect on indoor air quality or occupant health.**

- **RECOMMENDATIONS:**

- **Conditions observed during the inspection may contribute to indoor air quality and/or mold-related concerns for certain individuals, particularly the accumulation of dust/debris and other conditions noted within the HVAC system. These observations do not establish airborne contaminant levels or confirm a significant indoor air quality or mold problem. Because individual allergies, respiratory sensitivities, and other health considerations vary, Advanced Indoor Air Quality and/or mold testing should be considered if the client has concerns regarding the indoor environment or the sensitivities of current or future occupants.**

## Environmental &amp; WDOs (continued)



When performing a visual assessment, we identify visible conditions that may suggest biological growth and conditions conducive to mold growth. Visual inspection alone does not establish the identity of the material, airborne concentrations, or its effect on indoor air quality or occupant health. Concealed conditions cannot be determined by visual inspection alone.

The United States Environmental Protection Agency (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA).

For suspected biological growth exceeding approximately 10 square feet, evaluation and remediation by a Florida-licensed mold remediator should be considered. This is a conservative recommendation, not a statement that EPA mandates a licensed remediator at an exact area threshold.

For limited surface cleanup, refer to current EPA mold-cleanup guidance: [How To Clean Mold](#). Concrobium is one example of a consumer product that may be appropriate for limited/minor cleanup. Follow the product label and confirm compatibility with the affected material. It is not a guaranteed solution or a substitute for moisture correction or professional remediation when needed. It may be available at Home Depot. Routine biocide use is not required by EPA guidance.

At Beacon Home Inspection Services, we are licensed, certified and insured in the state of Florida to perform mold assessments, surface sampling and indoor air quality testing. A licensed mold assessor can evaluate the need for targeted sampling based on the conditions and the purpose of testing.

If there is anything in this report you do not understand or need clarified, please call. We are here to help and answer your questions.



**HVAC SYSTEM:** Stock Photo of conditions that may exist in air handlers over 5 years of age.

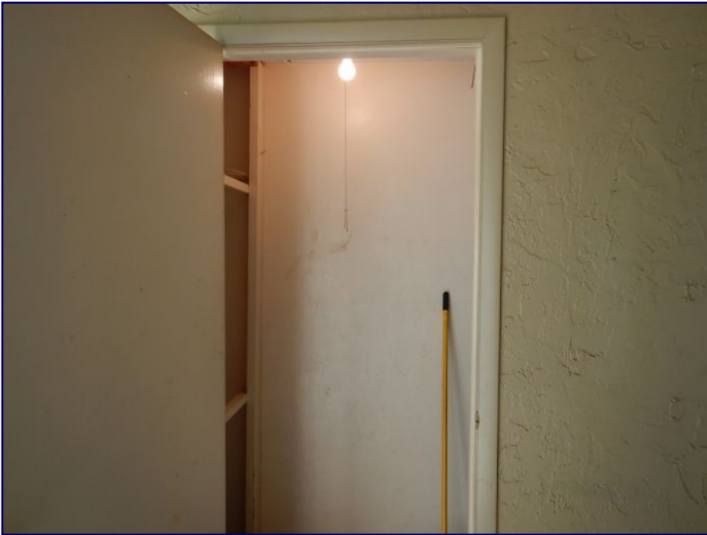
Mold development in, on or around HVAC air handlers, plenums and/or duct work is not uncommon.

Removal of panels for visual inspection of the interiors of air handlers, ductwork and inaccessible plenums are beyond the scope of a home inspection due to liability reasons.

For air handlers or plenums over approximately five years of age, further evaluation and cleaning as necessary by a licensed HVAC contractor is recommended as preventive maintenance. Inaccessible interior components may contain accumulated dust, debris or biological growth, but no finding in those components is implied. Conditions in unconditioned spaces may warrant more frequent service. Treatment should be based on the contractor's evaluation of actual conditions, not age alone.

Contact Joseph with AQ AC & Electrical at: (561) 294-2316 for all of your HVAC needs.

## Environmental &amp; WDOs (continued)



A musty odor was noted in the exterior storage closet. No air conditioning is present in the closet. Odor alone does not identify mold or establish its extent. Evaluate and correct moisture sources and clean based on the conditions found. Avoid storing moisture-sensitive clothing or personal belongings in damp, unconditioned spaces. Persistent odor or suspected concealed involvement warrants further professional evaluation.



Material that appears to be biological growth was observed on or around cabinetry at: Kitchen. Clean the affected area in accordance with current EPA mold-cleanup guidance and correct the moisture source.

Routine biocide treatment is not required by that guidance. Significant, porous-material, or concealed involvement should be evaluated by a Florida-licensed mold remediator. <https://www.epa.gov/mold/mold-cleanup-your-home>

No active leaks were observed or detected at the time of inspection.



## Environmental &amp; WDOs (continued)



The ductwork is old, and its interior could not be fully inspected. Dust, debris, moisture damage, or biological growth may be present in inaccessible areas but was not verified. Further evaluation and appropriate cleaning as necessary by a licensed HVAC contractor experienced with this type of cleaning is recommended. Cleaning methods should be based on the actual conditions and the equipment manufacturer's instructions. If the growth is significant or widespread, affects building materials or substantial concealed areas, exceeds approximately 10 square feet, or extends beyond HVAC service scope, evaluation and remediation by a Florida-licensed mold remediator should be considered.



Moderate amounts of material that appears to be biological growth were observed in and/or around accessible portions of the HVAC air handler. Further evaluation and appropriate cleaning as necessary by a licensed HVAC contractor experienced with this type of cleaning is recommended. Cleaning methods should be based on the actual conditions and the equipment manufacturer's instructions. If the growth is significant or widespread, affects building materials or substantial concealed areas, exceeds approximately 10 square feet, or extends beyond HVAC service scope, evaluation and remediation by a Florida-licensed mold remediator should be considered. Visual inspection alone does not establish the identity of the material, airborne concentrations, or its effect on indoor air quality or occupant health.

## Environmental &amp; WDOs (continued)



Moderate amounts of material that appears to be biological growth were observed on accessible portions of the HVAC plenum. Further evaluation and appropriate cleaning as necessary by a licensed HVAC contractor experienced with this type of cleaning is recommended. Cleaning methods should be based on the actual conditions and the equipment manufacturer's instructions. Inaccessible interior components were not evaluated as part of this observation. Removal or replacement of affected insulation or building materials should be determined by the appropriate professional. If the growth is significant or widespread, affects building materials or substantial concealed areas, exceeds approximately 10 square feet, or extends beyond HVAC service scope, evaluation and remediation by a Florida-licensed mold remediator should be considered. Visual inspection alone does not establish the identity of the material, airborne concentrations, or its effect on indoor air quality or occupant health.



## Environmental &amp; WDOs (continued)

## 2. WDO Observations

Observations:

- **WDO OBSERVATIONS:**

- Please be aware that your home inspection includes an inspection for visual evidence of termites during the course of your home inspection, Powder Post Beetles, Carpenter Ants and Carpenter Bees such as termite galleries, termite pellets, mud tubes, exit holes and shed wings only. We are "NOT" licensed for WDO inspections but trained and certified. We are only permitted to perform a visual inspection for these organisms during the normal course of your home inspection in visually accessible areas. For wood framed homes and homes with limited or inaccessible crawlspaces and/or attics, a full WDO inspection by a licensed pest control company is recommended. If you would like to schedule a full WDO inspection which includes a WDO report and warranty contact Glade Peterson with Empire Pest Control at (561) 281-5469.

- No visual evidence of wood destroying organisms noted on the property in the areas that were inspected at the time of inspection. Keep in mind that termites tend to swarm in November and April. While there may be no evidence of termites at the time of inspection conditions may change between the time of your inspection and closing. A visual termite inspection can only detect "VISUAL EVIDENCE" of termite activity at the time of inspection. For wood framed homes, homes with inaccessible or limited accessibility in the crawlspace/ attic a WDO inspection by a licensed pest control company is always recommended.

## 3. Lead Paint/ Asbestos Observations

Observations:

- **LEAD PAINT**

- Lead Paint is not applicable to the home as it was built after 1978.

- **ASBESTOS:**

- Although the home was built prior to 1982 (1994 for Vinyl Flooring) there is no visible evidence of unencapsulated substrates that would lead me to believe that asbestos is present or presents a significant health hazard. .

- **Insulation:**



# Life Safety

## **Smoke Detectors, Carbon Monoxide Detectors:**

By today's standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors annually or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries annually or following the manufacturer's recommendations. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacturer(s), and read these links: [www.cpsc.gov/CPSCPUB/PUBS/464.pdf](http://www.cpsc.gov/CPSCPUB/PUBS/464.pdf), [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/index.asp](http://www.nfpa.org/index.asp), and [www.usfa.dhs.gov/downloads/pyfff/inhome.html](http://www.usfa.dhs.gov/downloads/pyfff/inhome.html).

## **Fire Extinguishers:**

It is recommended that you keep one fire extinguisher in the kitchen and if applicable one in the garage. Both should be visible and readily accessible. Personal belongings may conceal extinguishers at the time of inspection. Most fire extinguisher manufacturers recommend that residential fire extinguishers be replaced every 10 years. Check with the seller on the age and location of all fire extinguishers and replace as necessary.

## **Gas and Gas Fired Appliance Connections:**

LP and Natural gas line appliance connection conditions are beyond the scope of a home inspection due to inaccessibility and liability reasons. Gas line connections can weaken over time from appliances being moved or pulled out for service and or cleaning. Newer gas connectors are updated with safety features that will cut gas flow if uncontained leaks or in the case of fire. Updating all connectors with these updated safety lines is highly recommended.

**Contact Maria Miguel with “Fire It Up LP & Natural Gas Services” at (772)485-8642 for all of your LP and Natural Gas service needs. License #LI45170**

**Volatile Organic Compound Detectors:**

Unlike carbon monoxide detectors which detect CO, volatile gas detectors detect volatile organic compounds which have not been reduced to their byproducts. VOC detectors are most commonly used in industrial settings such as oil & gas refineries, waste water treatment plants etc.... There are smaller, more affordable VOC detectors made for residential use to detect natural and propane gas leaks. Beacon Home Inspection Services recommends that homes with natural gas/ propane gas fired appliances and or fireplaces install an appropriate amount of these detectors for proper coverage of the home, especially for homes over 10 years old.

**See Illustration contained within this report for proper amount and placement of smoke/ CO detectors and fire extinguishers.**

## *Life Safety (Cont.)*

### *Gas & Gas-Fired Appliance Connections*

Gas line connections are not inspected due to liability and accessibility limits. Over time, connectors can weaken when appliances are moved or serviced.

- Newer gas connectors include safety shut-off features that stop gas flow in the event of a leak or fire.
- Upgrading to these modern connectors is strongly recommended.

☎ For service, contact Maria Miguel – Fire It Up LP & Natural Gas Services at (772) 485-8642. License #LI45170

### *Volatile Organic Compound (VOC) Detectors*

Unlike CO detectors, VOC detectors identify volatile organic compounds before they break down into byproducts.

- Common in industrial environments (oil refineries, wastewater plants, etc.).
- Residential versions are available and affordable.
- Recommended: Homes with natural gas, propane appliances, or fireplaces should install VOC detectors, especially if the home is more than 10 years old.

✂ Refer to the illustration in this report for proper placement of smoke/CO detectors and fire extinguishers.



## Life Safety

## 1. Life Safety Observations

**Observations:****• SMOKE/CARBON MONOXIDE DETECTORS & FIRE EXTINGUISHERS:**

• One or more smoke detector(s) at: is/are missing at recommended living spaces. Installation in these areas is/are highly recommended. See diagram for proper, most effective locations for your family's safety and security.

**• CARBON MONOXIDE DETECTOR(s):**

• As with all homes that have an attached garage, gas appliances or are a multifamily housing unit (because you never know what your neighbors are doing), I'd highly recommend installing CO detectors throughout the home. Whether it be smoke detectors or carbon monoxide detectors, both should be checked approximately every six months and the batteries should be replaced annually whether they need it or not.

**• FIRE EXTINGUISHERS:**

• No fire extinguisher located in the kitchen. Installation is recommended in case of fire.

• Fire extinguisher(s) are located outside at front of the home of the home at HOA common area (hallway, breezeway, etc.). I would recommend that you familiarize yourself with this location in case of a fire.



Fire extinguisher(s) are located outside at front of the home of the home at HOA common area (hallway, breezeway, etc.). I would recommend that you familiarize yourself with this location in case of a fire.

## *Wind Mitigation Deficiencies*

This section identifies deficiencies in wind storm protection and outlines key recommendations to help protect your home from windstorm damage and to potentially reduce your homeowner's insurance premiums. This is a supplement to your wind mitigation report and the wind mitigation report will always supersede comments in the home inspection report as not all information regarding your wind mitigation inspection may be available at the time of inspection.

- Improvements may include upgrades to roofing and or roof to wall attachments, windows, doors, garage doors, and structural reinforcements.
- Many insurers offer discounts or lower premiums if recommended wind mitigation measures are met or completed.
- Always consult your insurance underwriter for an estimate of savings after improvements.

 For estimates on wind mitigation improvements, contact:  
Larry Hoffman Teague – (561) 644-9288

## Wind Mitigation Deficiencies

## 1. Wind Mitigation Deficiencies

Observations:

- **WIND MITIGATION DEFICIENCIES:**

- **GLAZED OPENINGS**

- One or more of your glazed openings are not protected and/or do not meet standards under the 2002 South Florida Building Code. To qualify for these credits all glazed openings including side lights, glass block, garage door with glazed opening, etc, will need to be updated with large impact products or coverings.

This is the third largest credit and can significantly increase your insurance rates.



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