

South Florida Condominium

# COMPARATIVE HOME INSPECTION REPORT

PREPARED FOR:

Confidential Client

INSPECTED BY:

Prior Inspection Provider



# Scope of Inspection

- This inspection does not determine the advisability or inadvisability of purchasing the inspected property.
- This inspection does not determine the inseparability of the property.
- This inspection does not determine the life expectancy of the property or any components or systems therein.
- This inspection does not determine the market value of the property or its marketability.
- This inspection does not include items not permanently installed.
- This inspection is not technically exhaustive.
- This inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- This inspection will not determine the suitability of the property for any use.
- This inspection will not identify concealed or latent defects.
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- No guarantees or warranties are provided in connection with the home inspection.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- The construction was not yet complete thus many items could not be tested.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- The house was a foreclosure and in a state of extreme disrepair. Only the major concerns are noted.
- The inspection is limited to visible and accessible components and areas only.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- This home inspection is being conducted in accordance with the American Society of Home Inspectors guidelines.
- This home inspection is being conducted in accordance with the InterNACHI guidelines.
- This home inspection is being conducted in accordance with the state Standard of Practice guidelines.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
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COMPARATIVE HOME INSPECTION REPORT

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Kitchen

Interior

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# Inspection Details

INSPECTOR 1  
Prior Inspection Provider

Address

Phone

Email

INSPECTOR 2  
Prior Inspection Provider

Address

Email

CLIENT  
Confidential Client

Phone

Email

BUYERS AGENT

Phone

Email

ADDITIONAL INFO

 Inspection date

• Others Present

Buyer's Agent

• Property Occupied

Occupied

• Building Type

Condo

• Year Built

1982

• Water Source

City

• Sewage/Disposal

Not included in the inspection



# Definitions

**Inspected**

The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.

**Maintenance**

The Item or component requires regular maintenance for continued optimal performance.

**Recommendation**

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

**Requires Attention**

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

**Safety**

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

# 1. Electrical

## 1.1 MAIN PANEL

DESCRIPTION: Federal Pacific

CAPACITY: 100 amps

COMMENTS:

Double tap is present in the breaker.

During the inspection of the electrical main panel, it was observed that there is a double tap present at the breaker. This condition occurs when two conductors are connected to a breaker meant for only one, which can lead to overheating and potential fire hazards. It is recommended to have a licensed electrician evaluate the situation further and correct the wiring by either installing a breaker designed for double taps or providing separate breakers for each conductor if needed.

Safety

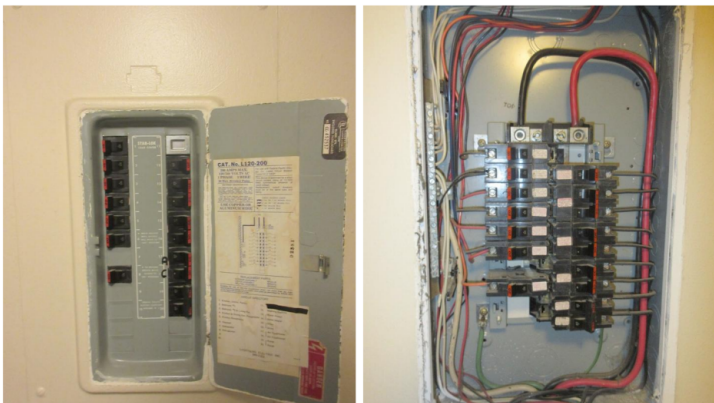


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### A Federal Pacific Electrical panel

During the inspection, I noted a Federal Pacific Electrical (FPE) panel. These panels are known for potential safety issues, including failures to trip on overcurrent, posing a fire hazard. Recommend consulting a licensed electrician to evaluate the panel's condition and consider upgrading to a modern, safer panel system.

Safety



## 1.2 GFCI/AFCI

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### COMMENTS:

Not present in the kitchen where they are required

During the inspection, it was noted that Ground Fault Circuit Interrupter (GFCI) protection is not present in the kitchen, where it is required for safety. It is recommended to have a licensed electrician install GFCI outlets in the kitchen to ensure compliance with electrical safety standards and enhance protection against electrical shock.

Safety



### 1.3 SMOKE DETECTORS

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COMMENTS:

The smoke/carbon monoxide detector is old/outdated.

The smoke/carbon monoxide detector is outdated, which may compromise its effectiveness in detecting smoke or carbon monoxide. It's recommended to replace it with a new, dual-function detector that meets current safety standards to ensure proper functionality and occupant safety.

Maintenance



### 1.4 WIRING

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COMMENTS:

Exposed

Exposed electrical wiring was observed, creating a potential shock and fire hazard; recommend evaluation and repair by a qualified electrician.

Safety



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Wire is not properly attached to house structure.

Electrical wiring was not properly secured to the house structure, and a qualified electrician should evaluate and properly fasten the wiring as needed for safety and code compliance.

Safety



## 2. Plumbing

### 2.1 WATER LINES

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#### COMMENTS:

Water inlet Shut-Off valves shows moderate corrosion, no leakage visible

During the inspection, moderate corrosion was observed on the water inlet shut-off valves; however, no leakage is currently visible. It is recommended to monitor these valves regularly for any signs of leakage or worsening corrosion. Consider consulting a licensed plumber to assess the need for maintenance or replacement to prevent future issues. Regular maintenance can help ensure the reliability and longevity of the plumbing system.



2.2 WATER HEATER

DESCRIPTION: Tank

MANUFACTURER: Rheem

CAPACITY: 30 gal

FUEL: Electric

LOCATION: Laundry

NAMEPLATE:



COMMENTS:

Rusted

The water heater shows signs of rust, which can indicate potential internal corrosion and may lead to leaks or failure. It is recommended to have a licensed plumber assess the condition promptly and consider replacement to prevent possible water damage.

Requires Attention





## 3. Heating/Cooling

### 3.1 THERMOSTAT(S)

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**COMMENTS:**

Unit is in good condition at the time of the inspection.



### 3.2 AC-CONDENSER

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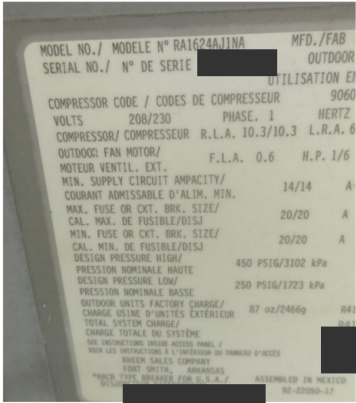
**DESCRIPTION:** Central A/C

**MANUFACTURER:** Rheem

**FUEL TYPE:** 220 VAC

**CAPACITY:** 2 ton

**NAMEPLATE:**



|                                                        |                   |               |         |
|--------------------------------------------------------|-------------------|---------------|---------|
| MODEL NO. / MODELE N°                                  | RA1624A11NA       | MFD. / FAB    | OUTDOOR |
| SERIAL NO. / N° DE SERIE                               |                   | UTILISATION E |         |
| COMPRESSOR CODE / CODES DE COMPRESSEUR                 | 9060              |               |         |
| VOLTS                                                  | 208/230           | PHASE         | 1       |
| HERTZ                                                  |                   |               |         |
| COMPRESSOR / COMPRESSEUR                               | R.L.A. 10.3/10.3  | L.R.A. 6      |         |
| OUTDOOR FAN MOTOR /                                    | F.L.A. 0.6        | H.P. 1/6      |         |
| MOTEUR VENTIL. EXT.                                    |                   |               |         |
| MIN. SUPPLY CIRCUIT AMPACITY /                         | 14/14             | A             |         |
| COURANT ADMISSIBLE D'ALIM. MIN.                        |                   |               |         |
| MAX. FUSE OR CKT. BRK. SIZE /                          | 20/20             | A             |         |
| CAL. MAX. DE FUSIBLE/DISJ                              |                   |               |         |
| MIN. FUSE OR CKT. BRK. SIZE /                          | 20/20             | A             |         |
| CAL. MIN. DE FUSIBLE/DISJ                              |                   |               |         |
| DESIGN PRESSURE HIGH /                                 | 450 PSIG/3102 kPa |               |         |
| PRESSION NOMINALE HAUTE                                |                   |               |         |
| DESIGN PRESSURE LOW /                                  | 250 PSIG/1723 kPa |               |         |
| PRESSION NOMINALE BASSE                                |                   |               |         |
| OUTDOOR UNITS FACTORY CHARGE /                         | 87 oz/2466g       | RA1           |         |
| CHARGE USINE D'UNITES EXTERIEUR                        |                   |               |         |
| TOTAL SYSTEM CHARGE /                                  |                   |               |         |
| CHARGE TOTALE DU SYSTEME                               |                   |               |         |
| SEE INSTRUCTIONS UNDER ACCESS PANEL /                  |                   |               |         |
| VOIR LES INSTRUCTIONS A L'INTERIEUR DU PANNEAU D'ACCES |                   |               |         |
| GREEN SABLE COMPANY                                    |                   |               |         |
| FORT SMITH, ARKANSAS                                   |                   |               |         |
| UNIT PROD. IN MEXICO FOR U.S.A. /                      |                   |               |         |
| UNITE PRODUITE AU MEXIQUE POUR U.S.A.                  |                   |               |         |
| ASSEMBLED IN MEXICO                                    |                   |               |         |
| NO. 220000-01                                          |                   |               |         |

COMMENTS:

Unit is nearing the end of its design life

The AC condenser unit is nearing the end of its design life. It is recommended to budget for a replacement in the near future and schedule a professional evaluation to ensure continued performance and efficiency.

Requires Attention



11 years old

3.3 AIR HANDLER

NAMEPLATE:

|                                                                                                                                                                                          |                         |                                                                |                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------|--------------------------------------------------------------|
| RHEEM MANUFACTURING COMPANY<br>FORT SMITH, ARKANSAS                                                                                                                                      |                         |                                                                |                                                              |
| MFG DATE                                                                                                                                                                                 |                         | 02/2015                                                        |                                                              |
| ASSEMBL                                                                                                                                                                                  |                         |                                                                |                                                              |
| #                                                                                                                                                                                        | RBHP-17J06SH1           | SERIAL/SERIE #                                                 |                                                              |
| 8/240                                                                                                                                                                                    | PH/Hz                   | 1 / 60                                                         | MOTOR TYPE /<br>MOTEUR PS/CL.A.                              |
| CURRENT /<br>IL TOTAL                                                                                                                                                                    |                         |                                                                |                                                              |
| AMPS EXCLUDING HEAT /<br>AMPÈRES À L'EXCLUSION DE LA CHALEUR                                                                                                                             |                         |                                                                |                                                              |
| CIRCUIT ELECTRICAL DATA:<br>DONNÉES ELECTRIQUES DE CIRCUIT D'APPROVISIONNEMENT                                                                                                           |                         |                                                                |                                                              |
| HEATER KW /<br>D'APPAREILS DE CHAUFFAGE                                                                                                                                                  | HEATER AMP /<br>AMPÈRES | MINIMUM BRANCH /<br>CAPACITÉ MINIMALE DE CIRCUIT<br>DE BRANCHE | MAXIMUM OVER<br>PROTECTION<br>LA PROTECTION<br>DE SURCOURANT |
| 3.7/4.9                                                                                                                                                                                  | 19.8/22.4               | 25/29                                                          |                                                              |
| Y CIRCUIT ELECTRICAL DATA:<br>LIQUES DE CIRCUIT MULTIPLE D'APPROVISIONNEMENT                                                                                                             |                         |                                                                |                                                              |
| APPLIED WITH SINGLE OR MULTIPLE 60 AMP SUPPLEMENTAL OVERCURRENT PROTECTION DEVICES.<br>RE FOURNIR AVEC SIMPLE OU LE MULTIPLE LES DISPOSITIFS SUPPLÉMENTAIRES DE PROTECTION DE SURCOURANT |                         |                                                                |                                                              |

#### COMMENTS:

Nearing the end of its useful life

The Air Handler is nearing the end of its useful life. Consider budgeting for a replacement in the near future to ensure system efficiency and reliability. Regular maintenance and monitoring by a qualified HVAC technician are recommended to extend its functionality until replacement.

Requires Attention



11 years old

## 4. Bathroom

### 4.1 TUB/SHOWER/SURROUND

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#### COMMENTS:

Caulking and grout around the tub/shower area is deteriorated

The caulking and grout around the tub/shower area are deteriorated, which could lead to moisture intrusion and potential water damage. It is recommended to remove and replace the deteriorated caulking and grout to ensure a watertight seal. Consider consulting a professional to ensure proper application and to prevent any future issues. Regular maintenance will prolong the integrity of the tub/shower surround.

Maintenance





## 5. Kitchen

### 5.1 DISHWASHER

**DESCRIPTION:** Samsung

**NAMEPLATE:**



**COMMENTS:**

Drain pipe is not properly installation

The dishwasher drain line was not properly installed, and a qualified plumber should repair or reconfigure it to ensure proper drainage and prevent potential backflow or leaks.

Maintenance



## 5.2 RANGE/OVEN

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**DESCRIPTION:** Samsung

**FUEL SOURCE:** Electric

**NAMEPLATE:**



**COMMENTS:**

Unit is in good condition at the time of the inspection.

The kitchen range/oven is in good condition at the time of inspection. It functions properly with no visible issues. I recommend regular cleaning and maintenance, including checking connections and ensuring proper ventilation, to sustain performance and efficiency.

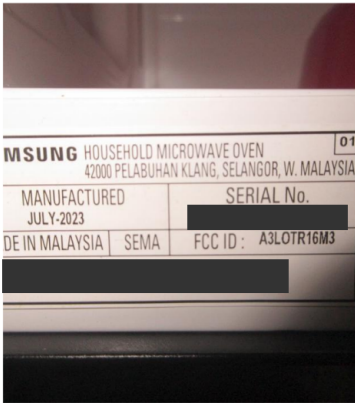


### 5.3 MICROWAVE

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DESCRIPTION: Samsung

NAMEPLATE:



COMMENTS:

Unit is in good condition at the time of the inspection.

The kitchen microwave was observed to be in good condition at the time of inspection. It is functioning properly with no visible signs of damage or wear. For optimal performance, ensure regular cleaning and follow the manufacturer's maintenance guidelines.



### 5.4 REFRIGERATOR

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DESCRIPTION: LG

NAMEPLATE:



COMMENTS:

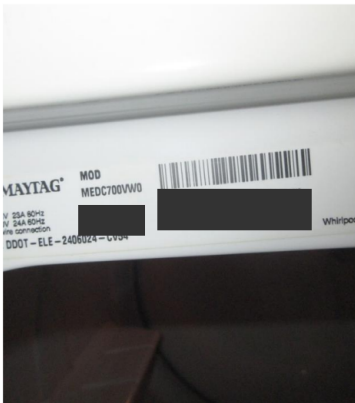
Unit is in good condition at the time of the inspection.

The kitchen refrigerator is in good condition at the time of inspection. Ensure routine maintenance, including cleaning the coils and checking door seals, to maintain efficiency and longevity. Regularly monitor temperature settings to keep food stored safely.



5.5 DRYER

NAMEPLATE:



COMMENTS:

Nearing the end of its useful life



## 5.6 WASHER

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NAMEPLATE:



COMMENTS:

Unit is in good condition at the time of the inspection.

Despite the conditions of the unit, any equipment can still break down, whether from normal wear-and-tear or an electrical or mechanical issue without signs.



# 6. Interior

## 6.1 CEILING

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COMMENTS:

Ceiling has crack

A crack was observed in the concrete ceiling, and evaluation by a qualified structural engineer or concrete repair specialist is recommended to determine the cause and make any necessary repairs.

Requires Attention



## 6.2 DOORS

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COMMENTS:

Missing door knob.

A door knob was missing and should be replaced to restore proper operation, security, and privacy.

Maintenance





## 6.3 WINDOWS

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### COMMENTS:

Sliding window drag wheel in the bottom

The sliding window exhibits an issue with the drag wheel at the bottom, causing difficulty in opening and closing. It is recommended to have a professional adjust or replace the wheel to ensure smooth and proper operation. Regular maintenance can prevent future issues.



# Summary

## COMPARATIVE HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report*.

### Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

### Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

## 1. Electrical

### 1.1 MAIN PANEL

#### COMMENTS:

Double tap is present in the breaker.

During the inspection of the electrical main panel, it was observed that there is a double tap present at the breaker. This condition occurs when two conductors are connected to a breaker meant for only one, which can lead to overheating and potential fire hazards. It is recommended to have a licensed electrician evaluate the situation further and correct the wiring by either installing a breaker designed for double taps or providing separate breakers for each conductor if needed.

Safety

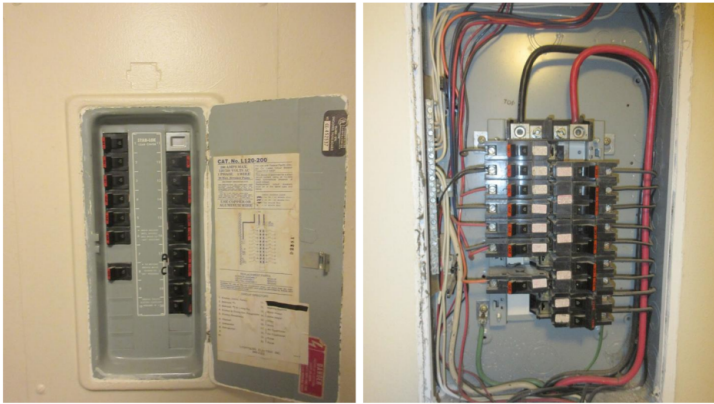


A Federal Pacific Electrical panel

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hazard. Recommend consulting a licensed electrician to evaluate the panel's condition and consider upgrading to a modern, safer panel system.

Safety



## 1.2 GFCI/AFCI

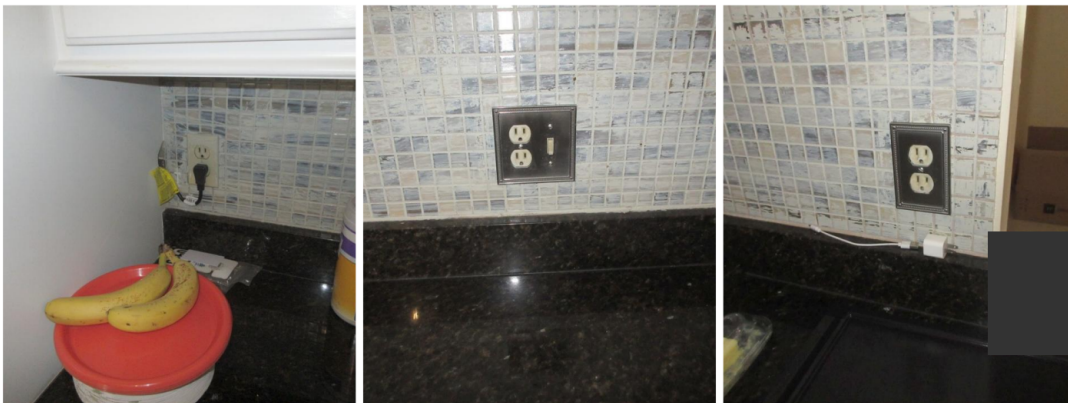
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### COMMENTS:

Not present in the kitchen where they are required

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Safety



## 1.4 WIRING

---

### COMMENTS:

Exposed

Exposed electrical wiring was observed, creating a potential shock and fire hazard; recommend evaluation and repair by a qualified electrician.

Safety



---

Wire is not properly attached to house structure.

Electrical wiring was not properly secured to the house structure, and a qualified electrician should evaluate and properly fasten the wiring as needed for safety and code compliance.

Safety



## 2. Plumbing

### 2.2 WATER HEATER

---

#### COMMENTS:

Rusted

The water heater shows signs of rust, which can indicate potential internal corrosion and may lead to leaks or failure. It is recommended to have a licensed plumber assess the condition promptly and consider replacement to prevent possible water damage.

Requires Attention



## 3. Heating/Cooling

### 3.2 AC-CONDENSER

---

#### COMMENTS:

Unit is nearing the end of its design life

The AC condenser unit is nearing the end of its design life. It is recommended to budget for a replacement in the near future and schedule a professional evaluation to ensure continued performance and efficiency.

Requires Attention



11 years old

### 3.3 AIR HANDLER

---

#### COMMENTS:

Nearing the end of its useful life

The Air Handler is nearing the end of its useful life. Consider budgeting for a replacement in the near future to ensure system efficiency and reliability. Regular maintenance and



monitoring by a qualified HVAC technician are recommended to extend its functionality until replacement.

Requires Attention



11 years old

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Ceiling has crack

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Requires Attention





