

Your guiding light through the unseen process of home buying!



Prepared For: Happy Homebuyer

123 Main Street

Anytown FL 33414

Date: 6/30/2026

Year Built: 1959 Square Ft. 1232

Weather: 91° Clear & Dry

Home Inspection

Wind Mitigation Inspection

4 Point Inspection

Pool Inspection

Property Records Search

William Scott

15618893595

beaconhis@gmail.com

Home Inspector: HI3928

Mold Assessor: MRSA1589

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Introduction

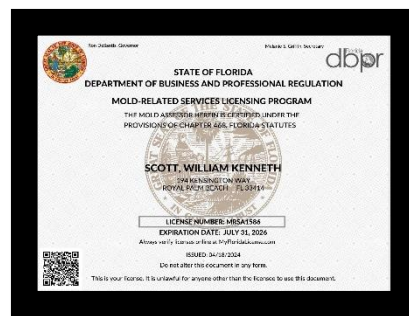
Thank you for choosing Beacon Home Inspection Services, we appreciate your confidence and the opportunity to conduct this inspection for you!

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!



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.

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

Exterior Areas

Page 22 Item: 2	Roof, Chimney & Fascia Observations	• GENERAL OBSERVATIONS: • Serviceability of the roof is questionable; further more invasive evaluation by a licensed roofing contractor is recommended. • Roof Covering – Concrete Tile: The concrete tile roof has been coated with an elastomeric-type roof coating/sealant. Variations in the appearance, weathering, and coating application indicate that portions of the roof appear to have been coated or recoated at different times, possibly as part of previous leak repairs or maintenance. The age of the roof could not be verified, as no roof replacement permit was found during a search of the local building department records. As of December 15, 2022, Citizens Property Insurance Corporation clarified that roof coatings and sealants, including elastomeric coatings, do not constitute a roof replacement and are not accepted in lieu of roof replacement when replacement is otherwise required for insurability. During the inspection, minor fungal deterioration and potential water intrusion points were observed at multiple soffit locations. Additionally, water seepage staining was noted at multiple areas of the freshly painted fascia, suggesting that cosmetic painting may have concealed or masked previous moisture intrusion. Collectively, the multiple coating applications, apparent maintenance history, fungal deterioration, potential leak points, and seepage staining are strong indicators that the roof underlayment has reached or exceeded the end of its serviceable life expectancy. Based on these observations, roof replacement is recommended. The client should anticipate that roof replacement may be necessary to satisfy current insurance underwriting requirements. Evaluation by a qualified licensed roofing contractor is recommended to determine the remaining service life and provide proposals for replacement. • FASCIA: • Seep staining deterioration of the underlayment noted on fascia at multiple locations throughout the exterior. This is an indication of age and deterioration of the underlayment and may be an indication that water is starting to infiltrate the underlayment. Whether active leaks inside the home or attic are noted or not, a further, more invasive evaluation and potential repairs by a licensed roofing contractor is recommended to prevent deterioration, wood rot and potential leaks. Monitor these areas at the interior of the home for leaks. • PLUMBING VENT(s): • *Cast iron vent pipe noted. See Interior/Exterior plumbing section for more information on cast iron plumbing. • EVES/SOFFITS:
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		• Minor wood rot or deterioration noted at some soffit areas. This may be an indication of active or previous leaks. Check with the seller to determine exact cause and if these issues have been addressed.
Page 28 Item: 4	Gutters & Grading Observations	• Extensions / Splash blocks missing or insufficient at multiple locations throughout the exterior: Install to divert water away from the foundation. • Clean channel drains and replace channel drain cover at the front of the garage area.

Electrical, HVAC & Plumbing

Page 33 Item: 1	Main Electrical Observations	• SERVICE ENTRANCE: • Clear vegetation from service entrance. Windstorm hazard, Electrical service interruptions may occur during windstorms.
Page 35 Item: 2	Branch Interior/ Exterior Electrical Observations	• INTERIOR OUTLETS: • Loose or improperly secured outlet(s) noted at Kitchen 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. • EXTERIOR SWITCHES: • Switch cover(s) at: rear of the home are for interior use, damaged or missing at: I would recommend replacement to prevent water intrusion, rust, deterioration, possible failure or electrocution.
Page 39 Item: 3	HVAC System Observations	• 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. • 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.
Page 42 Item: 4	Main Interior/ Exterior Plumbing Observations	• MAIN PLUMBING DRAINS: • CAST IRON DRAIN LINES: Stock photo of a new and old cast iron drain piping. • No visible PVC main drain clean outs noted. This is an indication the home may have cast iron drain lines. See drain line section for more information on cast iron drain lines.

Kitchen

Page 48 Item: 1	Kitchen Observations	• CAULK: • Back splash needs Minorcaulking/ rerouting to prevent water intrusion into or behind the cabinetry below which can cause damage to the cabinetry and the potential development of mold and indoor air quality issues. • REFRIGERATOR: • No water line connected to the refrigerator at the time of inspection. Water dispenser and ice maker could not be evaluated for operations. • DISHWASHER: • Minor cosmetic damage noted at the brand-new dishwasher. These are cosmetic in nature only and do not affect function. • CABINETRY: • Loose upper cabinet noted at the kitchen area, I recommend tightening and caulking around all upper cabinets
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Bathrooms

Page 51 Item: 1	Master Bath Observations	• CAULK & GROUT: • Vanity top/ back splash needs caulk/ grout repair to prevent moisture intrusion into or behind the cabinetry below which may cause damage to the cabinetry and or indoor air quality issues.
Page 51 Item: 2	Guest Bath Observations	• 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.

Interior Features

Page 58 Item: 1	Doors Observations	• BEDROOM DOOR(S): • Master Bedroom and guest bathroom doors do not latch properly. Minor adjustments will be needed for proper operation and privacy.
Page 59 Item: 2	Windows Observations	• CAULKING AND SEALANT: • Maintenance Tip: Caulk around the interior of the window at the half bath area. Some areas around the windows are missing caulking and there are minor gaps that need to be filled in with caulk or drywall mud to help energy efficiency and to reduce conditions that are conducive to mold growth.

Attic/Garage

Page 63 Item: 1

Attic Observations

• STRUCTURAL:

• No major system safety or function concerns, no visual evidence of any structural concerns in the areas that were inspected.

• INSULATION:

• *Not enough insulation. Insulation throughout the attic is aged, degraded, matted down or disturbed to the point where insulation should be added or replaced. Contact FP&L, they sometimes perform free energy audits and will add insulation at no cost to the owner. 1-800-DIAL-FPL (1-800-342-5375).

• Attic Insulation: A mixture of potential vermiculite insulation, identified by its visual appearance, and blown-in loose-fill fiberglass insulation was observed throughout the attic. The material has not been tested, and the presence of asbestos cannot be determined by visual inspection alone. Some vermiculite insulation installed prior to the early 1990s may contain asbestos fibers. Evidence of prior work within the attic, including electrical modifications and HVAC ductwork replacement, was observed. If renovation, remodeling, or additional work requiring disturbance of the insulation is planned, the material should be evaluated and, if appropriate, sampled by a qualified asbestos inspector or environmental testing laboratory before it is disturbed.

• Some areas of insulation have been disturbed or removed by tradesmen. Redistribution or installation of more insulation is recommended to improve energy efficiency and prevent deterioration of indoor air quality.

• ELECTRICAL:

• Electrical Box Covers noted as missing or damaged in the attic which is a potential shock or electrocution hazard. Recommend installing proper cover(s).

• **Cloth wiring noted in the attic.** Cloth wiring was used between the 1920s through the 1960s. Cloth covered wire conductors will either be copper, tinned copper or aluminum. Aluminum wiring was used in homes between the early 1960s through the mid 70s due to a worldwide copper shortage between these years. Aluminum wiring is considered to be unsafe due to the fact that as aluminum expands and contracts as the wiring heats and cools under load. Over time expansion and contractions may cause connections to become loose. Loose connections can lead to overheating and arcing and create fire hazards at these connections. At Beacon Home inspection Services you and your family's health and safety as well as protection of your investment is our top priority, and we make every effort to determine and identify unsafe conditions. Due to conditions of limited accessibility, safety and or liability concerns as well as techniques that fall well outside the scope of a home inspection, if cloth covered wiring is observed whether copper, tinned copper or aluminum wiring is or is not identified a further more invasive inspection by a licensed electrician is highly recommended as all cloth wiring is now considered to be nearing or past its serviceable life expectancy of 50 years. Cracks/ deterioration of the cloth insulator which cannot be seen during a visual inspection can also be an electrocution/ fire hazard. For homes built between 1960 and 1976 aluminum wiring or remnants of aluminum wiring may be present in the home that can not be visually detected. Identification of the types of conductors is limited to the main electrical panel inspection only and all types of conductors observed at the main panel will be listed under the main electrical section of the report.

• **Electrical Wiring:** Although the main electrical service equipment appears to have been updated, live cloth-insulated branch circuit wiring was observed within the attic serving portions of the home's electrical system. Due to the finished wall and ceiling coverings, the type and condition of the concealed branch circuit wiring throughout the remainder of the home could not be determined. Additional cloth-insulated wiring may exist within the concealed wall and ceiling cavities. The presence of cloth-insulated wiring may affect the insurability of the home and could result in additional underwriting requirements by some insurance carriers.

Recommendation: Evaluation by a qualified licensed electrical contractor is recommended to determine the extent of the remaining cloth-insulated wiring and to discuss repair or replacement as needed.

• **INSECT/ WDO ACTIVITY:**

		• Insect damage or activity noted in the form of drywood termite pellets, galleries and or shed wings. I would highly recommend checking with the seller to see when the last termite inspection/ treatment was performed and if there are any warranties or termite bonds on the property. If no proof can be provided in writing that service was performed within the last six months further evaluation and treatment options by a licensed pest control company is highly recommended. See environmental section of the report for more information on termites.
Page 70 Item: 2	Garage Observations	• GARAGE CEILING: • Water stains or previous repairs noted at garage ceiling. See Photo(s) These areas were scanned with infrared technology and found to be dry at the time of inspection. I would recommend speaking to the seller regarding these repairs and their origins. Any roof repairs should be documented in writing and you should check to see if there are any transferable warranties for the repairs. Monitor for the redevelopment of leaks.

Pool Inspection

Page 75 Item: 1	Pool Observations	• POOL HEATER: • The pool heater controls are locked and the heater appears to be controlled by an Aqualink type remote control system. Heater could not be evaluated for operations. Have seller demonstrate operations prior to closing. • The pool is not properly enclosed to prevent unauthorized access of small children. This is a significant safety issue and liability. I would highly recommend correcting this issue immediately. Fencing, gates and gate latches must be 48" above grade at minimum and gate(s) or pool enclosure screen door(s) must self close and latch when held and released from any position. See photos of deficiency or deficiencies. Adjust gates or pool screen enclosure doors for proper closure prior to closing. The gates and or latching system for the pool enclosure need to be adjusted for proper closure. If proper adjustments or repairs cannot be made in a timely manner, installation of padlocks or safety screening is highly recommended. • POOL TIMER: • The timer is functional but aged and / or rusted. Replacement may soon be needed.
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Environmental & WDOs

Page 85 Item: 1	Mold Observations	• Conditions Conducive to Mold Growth: • CLOSETS: • Potential Conditions Conducive to Mold Growth: Attic ventilation openings were observed in the ceilings of multiple interior closets, creating a direct pathway between the attic and the closet spaces. The attic contains potential vermiculite insulation and loose-fill fiberglass insulation, while the closets are not directly conditioned and are equipped with solid doors, limiting air circulation. This configuration may allow heat, humidity, and insulation particulates to enter the closets, creating conditions conducive to microbial growth. Although no visible organic or biological growth was observed during the inspection or under UV light, the freshly painted surfaces may conceal evidence of previous moisture intrusion or microbial growth. Recommendation: Seal the attic ventilation openings and improve closet ventilation by installing louvered doors or providing conditioned air through the HVAC system. • LAUNDRY: • Potential Conditions Conducive to Mold Growth: The laundry room, adjacent half bathroom, and three linen closets are not served by the home's HVAC system and are therefore unconditioned spaces. Moisture content testing of the accessible wall surfaces within the laundry room was performed and found to be within the normal range at the time of the inspection. Although no visible organic or biological growth was observed during the inspection or under UV light, the freshly painted surfaces may conceal evidence of previous moisture intrusion or microbial growth. Recommendation: Consider extending the home's HVAC system to condition the laundry room and adjoining closet areas to improve temperature and humidity control and reduce conditions conducive to future microbial growth.
Page 89 Item: 2	WDO Observations	• Insect activity noted in the form of Drywood termite pellets noted at Attic. Further evaluation in the form of a full WDO inspection by a licensed pest control company is recommended.

Page 90 Item: 3	Lead Paint/ Asbestos Observations	• ASBESTOS: • Insulation: • Apparent vermiculite insulation present; this type of insulation may contain asbestos, which has been linked to cancer (mesothelioma). The EPA makes the following recommendation at http://www.epa.gov/asbestos/pubs/insulation.html : "What should I do if I have vermiculite attic insulation? DO NOT DISTURB IT. Any disturbance has the potential to release asbestos fibers into the air. Limiting the number of trips you make to your attic and shortening the length of those trips can help limit your potential exposure. EPA and ATSDR strongly recommend that: Vermiculite insulation be left undisturbed in your attic. Due to the uncertainties with existing testing techniques, it is best to assume that the material may contain asbestos. You should not store boxes or other items in your attic if retrieving the material will disturb the insulation. Children should not be allowed to play in an attic with open areas of vermiculite insulation. If you plan to remodel or conduct renovations that would disturb the vermiculite, hire professionals trained and certified to handle asbestos to safely remove the material. You should never attempt to remove the insulation yourself. Hire professionals trained and certified to safely remove the material."
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Life Safety

Page 95 Item: 1	Life Safety Observations	• FIRE EXTINGUISHERS: • No fire extinguishers located in the home. Installation in the kitchen and garage is recommended at a minimum for proper protection in case of fire.
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Wind Mitigation Deficiencies

Page 97 Item: 1	Wind Mitigation Deficiencies	• WIND MITIGATION DEFICIENCIES: • ROOF • No permit information for the last reroofing is available. Life expectancy is from a visual standpoint only. For a more accurate estimate on your roof's remaining serviceable lifespan a more invasive inspection by a licensed roofing contractor is recommended. Lack of permitting for the roof will affect the insurability of the home. I would highly recommend that you check with your insurance company and obtain in writing that the home is insurable and that you obtain a cost for insuring the home prior to closing. • Roof To Wall Attachments: • Toenails are defined in the 2002 FBC as a nail or nails driven through the roofing truss into the wall top plate or metal attachments that do not meet minimum roof to wall attachment requirements for the 1802 Wind Mitigation Form. Roof to wall attachments are by far the largest credit you will receive from your insurance company. Updating the roof to wall attachments to meet minimum 2002 FBC code is highly recommended. Check with your underwriter to see if updating would be cost effective. • GARAGE DOOR(S) • Your garage door is wind rated but not impact rated. You will receive a partial credit for your wind rated garage door but can save on your insurance rates by updating to an impact rated garage door. Check with your underwriter to see if upgrading would be cost effective.
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What We Inspect

A Home Inspection is a non-invasive visual examination of a residential dwelling performed for a fee which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, environmental or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure and components; The inspection will almost always be limited by vegetation, possessions, insulation or inaccessible conditions that the inspector may deem as unsafe. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. We inspect all of the systems, components, and conditions described in accordance with the standards of practice set forth by The International Association of Certified Home Inspectors (InterNACHI). However, some components that are inspected and found to be functional may not necessarily appear in the report, such as cosmetic concerns and issues that do not affect function or safety. A home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The report is not intended to be a "check list" of all items that need repair or general maintenance. It is designed to identify material defects or deficiencies that would have a significant adverse impact on the value of the real-property, or that involve an unreasonable health or safety risk to people on the property. This home inspection report will not reveal every condition that may exist or ever could exist, but only those material defects that were observed on the day of the inspection in accordance with the terms of the contract. Further evaluation and service recommendations that we make within this report should be completed DURING YOUR INSPECTION CONTINGENCY by qualified, licensed specialists, who may well identify additional defects or recommend upgrades that could affect our evaluation. By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations set forth in the PREINSPECTION AGREEMENT which was filled out prior to your inspection. If you do not have a copy, please contact Beacon Home Inspection Services and a copy will be provided to you electronically. If you do not agree to be bound by the PREINSPECTION AGREEMENT in its entirety, you must contact Beacon Home Inspection Services immediately upon receipt of this completed report. In addition, all electronic and

paper copies of the inspection report must be deleted and destroyed, and may not be used in whole or in part for consideration in a real estate transaction.

Note that this report is a snapshot in time. We recommend that you or your authorized representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Overall General Conditions

1. General Observations

Observations:

• *****

• OVERALL CONDITIONS:

• The home appears to be structurally sound but is dated. Please read your report carefully and aside from updating recommendations pay particular attention to the environmental section of the report for potential issues regarding mold, lead paint and or asbestos, the plumbing section regarding **galvanized supply lines** and **cast iron drain lines** as well as the electrical section regarding cloth or aluminum wiring and in rare cases knob & tube wiring. The home is in the age range of original construction where one or more of these issues may be a concern to your health and or finances. 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.

• General Condition / Insurability, Health & Financial Concerns

The home appears to be structurally sound but is dated. Due to its age (pre-1970s construction), there are several areas that warrant close attention. Please read your report carefully and, aside from general updating recommendations, pay particular attention to:

Environmental concerns such as potential mold, lead-based paint, and/or asbestos.

Plumbing concerns such as galvanized supply lines and cast iron drain lines.

Electrical concerns such as cloth or aluminum wiring electrical outlet grounding/ proper polarity issues and, in rare cases, knob & tube wiring.

The home is within the age range of original construction where one or more of these issues may be present, which can impact your health and or finances.

Additionally, certain findings during the inspection may affect the insurability of the home or significantly impact the cost of insurance — for example, remaining roof life expectancy and the need for electrical or plumbing updates. These conditions should or will need to be addressed prior to insuring the home.

At Beacon Home Inspection Services, your family's health, safety, financial well-being, and long-term investment are our primary concerns. If there is anything in this report you do not understand or need clarification on, please contact me. I am always available to answer your questions, even after closing.

• Occupancy Limitations:

• Structures that are partially or fully occupied may conceal latent defects, including but not limited to: damage, active or previous leaks, water staining, visible microbial growth (mold), and wood-destroying organism (WDO) activity. The level of occupancy may prevent a complete visual and operational evaluation of concealed electrical outlets, plumbing fixtures, and interior cabinetry for signs of active or previous leaks. This limitation also applies to garages, interior and exterior storage closets, and attic spaces. General photos are included in this report to document the level of occupancy and placement of furniture and personal belongings at the time of inspection.

For heavily occupied homes, a pre-closing reinspection is strongly recommended to allow access to previously concealed areas once furnishings and stored items have been removed. Please contact Beacon Home Inspection Services for pricing and availability.

Overall General Conditions (continued)



General Condition / Insurability, Health & Financial Concerns

The home appears to be structurally sound but is dated. Due to its age (pre-1970s construction), there are several areas that warrant close attention. Please read your report carefully and, aside from general updating recommendations, pay particular attention to:

Environmental concerns such as potential mold, lead-based paint, and/or asbestos.

Plumbing concerns such as galvanized supply lines and cast iron drain lines.

Electrical concerns such as cloth or aluminum wiring electrical outlet grounding/ proper polarity issues and, in rare cases, knob & tube wiring.

The home is within the age range of original construction where one or more of these issues may be present, which can impact your health and or finances.

Additionally, certain findings during the inspection may affect the insurability of the home or significantly impact the cost of insurance — for example, remaining roof life expectancy and the need for electrical or plumbing updates. These conditions should or will need to be addressed prior to insuring the home.

At Beacon Home Inspection Services, your family's health, safety, financial well-being, and long-term investment are our primary concerns. If there is anything in this report you do not understand or need clarification on, please contact me. I am always available to answer your questions, even after 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 meets or extends below the grading the foundation cannot be visually inspected.**

• TYPE OF FOUNDATION:

• Slab on grade

• TYPE OF SIDING(S):

• Painted Concrete Block.

Observations:

• *****

• TYPE OF STRUCTURE:

• No visible structural concerns were observed with the home at the time of inspection. Minor settlement cracking is or may be considered as common settlement as long as cracks are not continuously traveling from the foundation into the walls. Any cracks, even minor cracks traveling from the foundation into the walls should be considered as a potential structural concern and should be evaluated further by a licensed contractor.

• SIDING, GENERAL OBSERVATIONS:

• No major system safety or function concerns noted with the siding at 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.

Exterior Areas (continued)



No visible structural concerns were observed with the home at the time of inspection. Minor settlement cracking is or may be considered as common settlement as long as cracks are not continuously traveling from the foundation into the walls. Any cracks, even minor cracks traveling from the foundation into the walls should be considered as a potential structural concern and should be evaluated further by a licensed contractor.



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

Exterior Areas (continued)

2. Roof, Chimney & Fascia Observations

Materials:

- **TYPE OF ROOF:** Gable Roof

ROOF COVERING TYPE: Concrete/ Clay Tile (25 year life expectancy)**ESTIMATED REMAINING LIFE EXPECTANCY:** Recommend Replacement

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

- **Permitting Status:**

- **No permit information for the last reroofing is available. Life expectancy is from a visual standpoint only. For a more accurate estimate on your roof's remaining serviceable lifespan a more invasive inspection by a licensed roofing contractor is recommended. Lack of permitting may affect the insurability of the home.**

- **INSPECTION TECHNIQUE:**

- Traversed roof.

- **FASCIA:**

- Freshly painted fascia and soffits noted. This may conceal visual past conditions and or the level of deterioration of the roof's underlayment.

Observations:

- **ROOF STRUCTURE:**

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

- **CONCRETE/CLAY TILES:**

- No significant visual deficiencies noted with the concrete tiles at the time of inspection.

- **UNDERLAYMENT:**

- No visible areas of underlayment at the time of inspection.

- **EXHAUST VENT(s):**

- No major system safety or function concerns noted with your exhaust vents at time of inspection.

- **GENERAL OBSERVATIONS:**

- **Serviceability of the roof is questionable; further more invasive evaluation by a licensed roofing contractor is recommended.**

Exterior Areas (continued)

• **Roof Covering – Concrete Tile:** The concrete tile roof has been coated with an elastomeric-type roof coating/sealant. Variations in the appearance, weathering, and coating application indicate that portions of the roof appear to have been coated or recoated at different times, possibly as part of previous leak repairs or maintenance. The age of the roof could not be verified, as no roof replacement permit was found during a search of the local building department records. As of December 15, 2022, Citizens Property Insurance Corporation clarified that roof coatings and sealants, including elastomeric coatings, do not constitute a roof replacement and are not accepted in lieu of roof replacement when replacement is otherwise required for insurability.

During the inspection, minor fungal deterioration and potential water intrusion points were observed at multiple soffit locations. Additionally, water seepage staining was noted at multiple areas of the freshly painted fascia, suggesting that cosmetic painting may have concealed or masked previous moisture intrusion. Collectively, the multiple coating applications, apparent maintenance history, fungal deterioration, potential leak points, and seepage staining are strong indicators that the roof underlayment has reached or exceeded the end of its serviceable life expectancy.

Based on these observations, roof replacement is recommended. The client should anticipate that roof replacement may be necessary to satisfy current insurance underwriting requirements. Evaluation by a qualified licensed roofing contractor is recommended to determine the remaining service life and provide proposals for replacement.

• **FASCIA:**

• Seep staining deterioration of the underlayment noted on fascia at multiple locations throughout the exterior. This is an indication of age and deterioration of the underlayment and may be an indication that water is starting to infiltrate the underlayment. Whether active leaks inside the home or attic are noted or not, a further, more invasive evaluation and potential repairs by a licensed roofing contractor is recommended to prevent deterioration, wood rot and potential leaks. Monitor these areas at the interior of the home for leaks.

• **PLUMBING VENT(s):**

• *Cast iron vent pipe noted. See Interior/Exterior plumbing section for more information on cast iron plumbing.

• **EVES/SOFFITS:**

• Minor wood rot or deterioration noted at some soffit areas. This may be an indication of active or previous leaks. Check with the seller to determine exact cause and if these issues have been addressed.

Exterior Areas (continued)



Seep staining deterioration of the underlayment noted on fascia at multiple locations throughout the exterior.

This is an indication of age and deterioration of the underlayment and may be an indication that water is starting to infiltrate the underlayment. Whether active leaks inside the home or attic are noted or not, a further, more invasive evaluation and potential repairs by a licensed roofing contractor is recommended to prevent deterioration, wood rot and potential leaks.

Monitor these areas at the interior of the home for leaks.



Exterior Areas (continued)



Roof Covering – Concrete Tile: The concrete tile roof has been coated with an elastomeric-type roof coating/sealant. Variations in the appearance, weathering, and coating application indicate that portions of the roof appear to have been coated or recoated at different times, possibly as part of previous leak repairs or maintenance. The age of the roof could not be verified, as no roof replacement permit was found during a search of the local building department records. As of December 15, 2022, Citizens Property Insurance Corporation clarified that roof coatings and sealants, including elastomeric coatings, do not constitute a roof replacement and are not accepted in lieu of roof replacement when replacement is otherwise required for insurability.

During the inspection, minor fungal deterioration and potential water intrusion points were observed at multiple soffit locations. Additionally, water seepage staining was noted at multiple areas of the freshly painted fascia, suggesting that cosmetic painting may have concealed or masked previous moisture intrusion. Collectively, the multiple coating applications, apparent maintenance history, fungal deterioration, potential leak points, and seepage staining are strong indicators that the roof underlayment has reached or exceeded the end of its serviceable life expectancy.

Based on these observations, roof replacement is recommended. The client should anticipate that roof replacement may be necessary to satisfy current insurance underwriting requirements. Evaluation by a qualified licensed roofing contractor is recommended to determine the remaining service life and provide proposals for replacement.

Exterior Areas (continued)



Serviceability of the roof is questionable; further more invasive evaluation by a licensed roofing contractor is recommended.



Exterior Areas (continued)



*Cast iron vent pipe noted. See Interior/Exterior plumbing section for more information on cast iron plumbing.



Minor wood rot or deterioration noted at some soffit areas. This may be an indication of active or previous leaks. Check with the seller to determine exact cause and if these issues have been addressed.

Exterior Areas (continued)



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 whats listed below.

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

4. Gutters & Grading Observations

Materials:

- Aluminum Gutters
- **Drip edge** noted

Observations:

• GUTTER SYSTEM OVERALL CONDITIONS:

- No significant issues observed with the gutter system at the time of inspection.

• GRADING:

- No deficiencies or safety concerns noted with the grading at the time of inspection.

• **Extensions / Splash blocks missing or insufficient at multiple locations throughout the exterior: Install to divert water away from the foundation.**

• **Clean channel drains and replace channel drain cover at the front of the garage area.**

Exterior Areas (continued)



Extensions / Splash blocks missing or insufficient at multiple locations throughout the exterior: Install to divert water away from the foundation.



No deficiencies or safety concerns noted with the grading at the time of inspection.



Clean channel drains and replace channel drain cover at the front of the garage area.

5. Drives/ Walks & Patio Observations

Observations:

- **DRIVEWAY(S):**

- Moderate cracks in the asphalt driveway. This is not uncommon for asphalt driveways. Reseal or repair as necessary.

- **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 PATIO:**

- No significant issues noted with the rear patio at the time of inspection.

Exterior Areas (continued)



Moderate cracks in the asphalt driveway. This is not uncommon for asphalt driveways. Reseal or repair as necessary.

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

3751 NE 5th AVE

Equipment Summary

Electrical System			
Panel Type	Manufacturer	Location	Amperage
Main Disconnect	GE	Exterior Rear	200A
Main Panel	GE	Laundry Room	150A

HVAC System						
System Type	Manufacturer	Model	Serial	Refrigerant	Tonnage	MFG Date
Condenser	Carrier	CA16NA036-A	0217E17602	R-410A	3 Ton	Jan 2017
Air Handler	Carrier	FJ4DNXB36	4924F33284	R-410A	3 Ton	Dec 2024

Water Heater				
Manufacturer	Model	Serial	Size	MFG Date
Rheem	XE38S06ST38U1	M231909550	38 Gallons	06/03/2019

Electrical, HVAC & Plumbing

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:**

• No major deficiencies or safety issues noted with your exterior main disconnect at the time of inspection other than what is listed below.

• Your exterior main disconnect was checked for proper grounding, scorching/arcing, moisture intrusion, rust and corrosion. No deficiencies noted with the main exterior disconnect other than what is listed.

• Proper ground for your exterior main disconnect is noted.

• 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.

• If Breaker demarcation labels are present or partially present labels are not always accurate and should not be relied upon as fact. A licensed electrician should confirm circuit locations, and power should always be tested with a meter before working on any electrical component.

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

• **AFCI**(s) were tested by the trip button and were noted to be functioning properly at the time of inspection.

• SERVICE ENTRANCE:

• **Clear vegetation from service entrance. Windstorm hazard, Electrical service interruptions may occur during windstorms.**

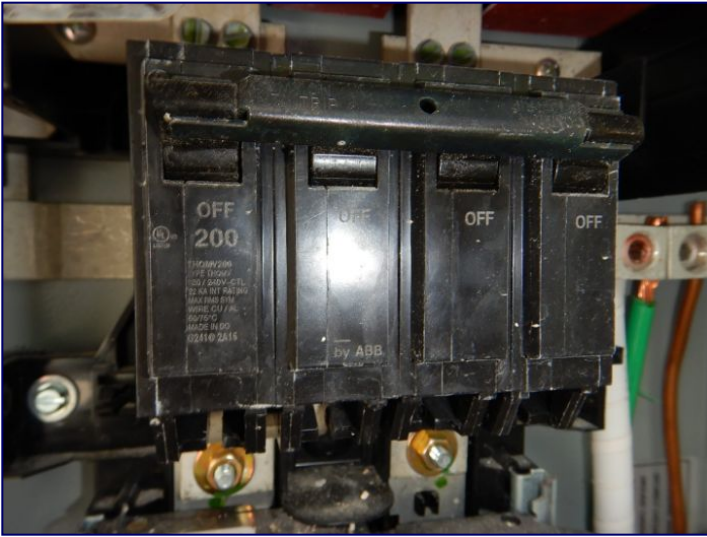


EXTERIOR MAIN DISCONNECT:



Your exterior main disconnect was checked for proper grounding, scorching/arcing, moisture intrusion, rust and corrosion. No deficiencies noted with the main exterior disconnect other than what is listed.

Electrical, HVAC & Plumbing (continued)



Main amperage coming into the home.

**MAIN ELECTRICAL PANEL:**

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.



Clear vegetation from service entrance. Windstorm hazard, Electrical service interruptions may occur during windstorms.

Electrical, HVAC & 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.

- 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. (Stock Photo)

- **EXTERIOR ELECTRICAL:**

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

- No major system safety or functional concerns with the exterior outlets noted at time of inspection.

- **EXTERIOR OUTLETS:**

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

- **EXTERIOR WIRING:**

- No operational concerns with visible exterior wiring noted at time of inspection. All accessible outlets were checked and noted to be wired with grounding and proper polarity.

- **EXTERIOR LIGHT FIXTURES:**

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

- **INTERIOR ELECTRICAL:**

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

- No major safety system or functional concerns for the interior GFCI's noted at time of inspection.

- **INTERIOR WIRING:**

- No major system safety or function concerns with "VISIBLE" wiring noted at time of inspection.

- **INTERIOR LIGHT SWITCHES:**

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

- **INTERIOR LIGHTING FIXTURES:**

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

- **INTERIOR OUTLETS:**

- **Loose or improperly secured outlet(s) noted at Kitchen 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.**

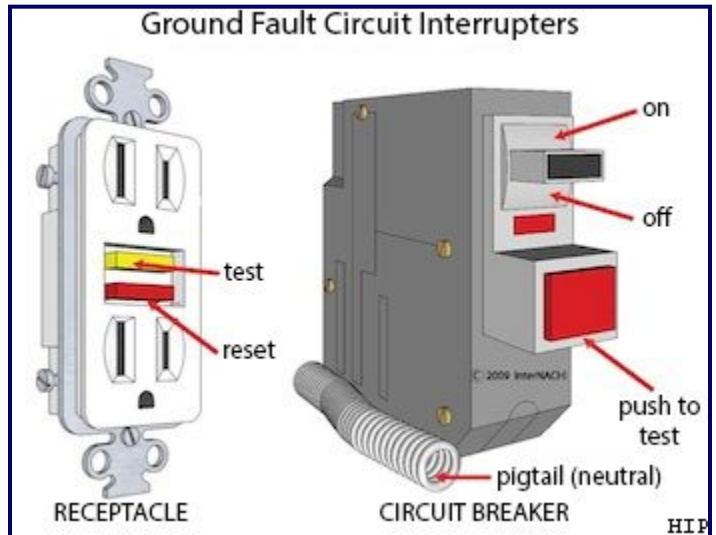
- **EXTERIOR SWITCHES:**

- **Switch cover(s) at: rear of the home are for interior use, damaged or missing at: I would recommend replacement to prevent water intrusion, rust, deterioration, possible failure or electrocution.**

Electrical, HVAC & Plumbing (continued)



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.
(Stock Photo)



EXTERIOR GFCIs: Stock Photo of a GFCI.



Switch cover(s) at: rear of the home are for interior use, damaged or missing at: I would recommend replacement to prevent water intrusion, rust, deterioration, possible failure or electrocution.



Loose or improperly secured outlet(s) noted at Kitchen
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 & Plumbing (continued)



Electrical, HVAC & Plumbing (continued)

3. HVAC System Observations

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

• Split system with electric heating package noted. These type of systems have an average life expectancy of around 15 years before the cost of repairs outweigh 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 type 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 recommend. This may include but is not limited to, adjustment of Freon levels, cleaning of the coils, replacement or cleaning of insulation that can harbor dust and or mold. 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 time of inspection.

• Air Handler Electrical:

• The air handler electrical disconnect is dated and appears to at or past its serviceable life expectancy. I would recommend replacement at the next HVAC change out.

• 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.

• HVAC thermostats have come a long way over the past few years. Not only are the newer smart thermostats more accurate, they can provide extra features to help monitor and control energy usage, humidity levels and some can even help prevent damage to your equipment by reminding you when to replace your filter(s) and by delaying the restart up of your HVAC components in the event of power surges, outages and flickering saving you time, money in energy and service calls and will help improve your overall indoor air quality.

In my opinion this is one of the easiest most cost effective improvements you can make to your new home. I personally have a Google Nest thermostat in my home. Aside from the aforementioned Pros it can also be controlled with smart home technology such as Amazon Alexa. I can control my downstairs Nest thermostat temperature from upstairs and when I tell Alexa "Goodnight" aside from turning off lights, TVs and locking doors it automatically sets my thermostat to a preselected temperature.

• AIR HANDLER COILS:

Electrical, HVAC & Plumbing (continued)

- Horizontal air handles (usually located in attics or mounted up near garage ceiling) coils are considered to be inaccessible as the removal of panels for these types of units are beyond the scope of a home inspection due to safety & liability reasons. It's important that you understand panels on these units are not removed due to the fact that over time insulation inside the air handler may become loose and disturbing the insulation could cause it to be pulled into the fan motor causing damage. Another reason these panels are not pulled (especially in unconditioned spaces such as attics, garages and exterior closets) is that removing these panels may damage the panel seals and allow contaminated air to be pulled into the unit and distributed to the rest of the home.

For HVAC air handlers over 5 years old a further more invasive evaluation, cleaning and treatment for mold with a biocide or antimicrobial is highly recommended.

- **CONDENSATE LINE:**

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

- **DUCT WORK:**

- Duct work appears to be relatively clean at the time of inspection. Duct work is visually inspected at the registers from ground level. Conditions inside to duct work cannot be determined.

- **CONDENSER UNIT:**

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

- **Condenser Electrical:**

- Condenser disconnect is dated and appears to at or past its serviceable life expectancy. I would recommend replacement at the next HVAC change out.

- **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.**

- **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.**

Electrical, HVAC & Plumbing (continued)



No notable operational concerns with your condenser unit at 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.



The air handler electrical disconnect is dated and appears to be at or past its serviceable life expectancy. I would recommend replacement at the next HVAC change out.



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 & Plumbing (continued)



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



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 an 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 & 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 PEX Pipe supply lines.

• **Drain Line Material:**

• **No main clean outs visible at the time of inspection. For homes of this age this is an indication that the home has the original cast iron drain lines still in place. See the drain line section of the report for more information and recommendations regarding cast iron drain lines. See below for more information on cast iron drain lines.**

Observations:

• **VISIBLE PLUMBING OBSERVATIONS:**• **MAIN PLUMBING SUPPLY:**• **Water Shut Off Valve Location:**

• **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.**

• **SPIGOT(s):**

• No major safety or functional concerns with your spigots were noted at the time of inspection.

• **IRRIGATION:**

• Your irrigation valve/pump operated properly when activated by the timer/switch. The operations of your irrigation pump/motor or valve are checked for proper operation by the timer/switch. Irrigation plumbing inspections are beyond the scope of a home inspection due to ever changing conditions/damage by landscapers and underground plumbing which is inaccessible for a visual inspection. A wet check should be performed by a licensed irrigation company to check the irrigation system for leaks or damage, heads, and timed zones for proper operation, adjustments and watering schedule.

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

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

• **INTERIOR PLUMBING DRAINS:**

• No significant issues with your interior drainage. Showers and kitchen sinks were ran for a minimum of 20 minutes. There were no drainage issue observed at the time of inspection.

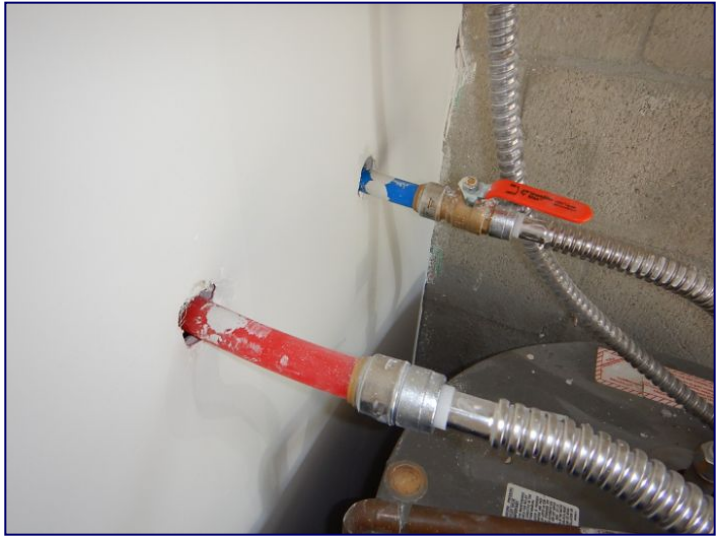
• **MAIN PLUMBING DRAINS:**• **CAST IRON DRAIN LINES:**Stock photo of a new and old cast iron drain piping.

• **No visible **PVC** main drain clean outs noted. This is an indication the home may have cast iron drain lines. See drain line section for more information on cast iron drain lines.**

Electrical, HVAC & Plumbing (continued)

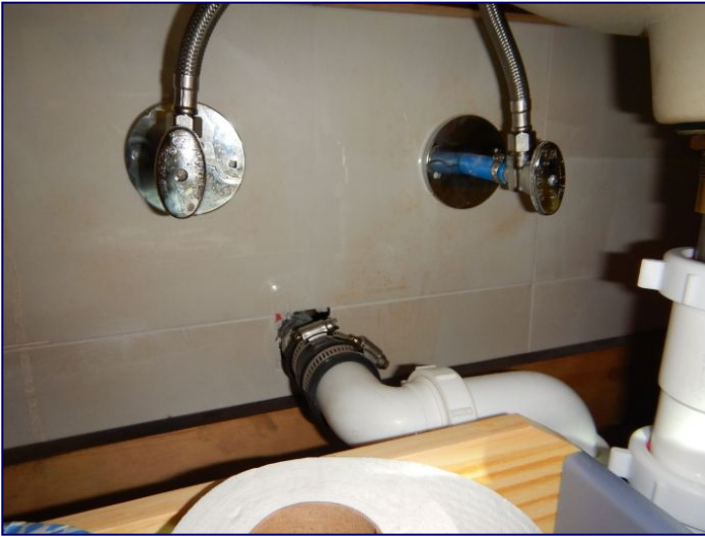


Your irrigation valve/pump operated properly when activated by the timer/switch. The operations of your irrigation pump/motor or valve are checked for proper operation by the timer/switch. Irrigation plumbing inspections are beyond the scope of a home inspection due to ever changing conditions/damage by landscapers and underground plumbing which is inaccessible for a visual inspection. A wet check should be performed by a licensed irrigation company to check the irrigation system for leaks or damage, heads, and timed zones for proper operation, adjustments and watering schedule.



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

Electrical, HVAC & 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.

Electrical, HVAC & Plumbing (continued)

5. Water Heater 1 Observations

Materials:

• **WATER HEATER FUEL TYPE:**

- Electric water heater (Shutoff at panel box)

• **WATER HEATER SUPPLY LINES:**

- PEX supply lines with plastic TPR drain 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...**

• **ENCLOSURE:**

- No visible system safety or function concerns noted with the water heater enclosure at time of inspection.

• **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.

• **WATER TEMPERATURE:**

- **It is recommended that your water temperature not exceed 120° as this can be a scalding hazard to infants and the elderly. I would recommend lowering the temperature below 120°.**

• **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.

Electrical, HVAC & Plumbing (continued)



No visible system safety or function concerns noted with the water heater enclosure at time of inspection.



It is recommended that your water temperature not exceed 120° as this can be a scalding hazard to infants and the elderly. I would recommend lowering the temperature below 120°.

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.

- **COOKTOP:**

- Induction cook top noted. These type units require proper cookware to evaluate for operations. No cookware was available to test operations as the home is vacant. Have sellers demonstrate proper operations prior to closing.

- **CAULK:**

- Back splash needs Minorcaulking/ rerouting to prevent water intrusion into or behind the cabinetry below which can cause damage to the cabinetry and the potential development of mold and indoor air quality issues.

- **REFRIGERATOR:**

- No water line connected to the refrigerator at the time of inspection. Water dispenser and ice maker could not be evaluated for operations.

- **DISHWASHER:**

- Minor cosmetic damage noted at the brand-new dishwasher. These are cosmetic in nature only and do not affect function.

- **CABINETRY:**

- Loose upper cabinet noted at the kitchen area, I recommend tightening and caulking around all upper cabinets



Back splash needs Minorcaulking/ rerouting to prevent water intrusion into or behind the cabinetry below which can cause damage to the cabinetry and the potential development of mold and indoor air quality issues.

Kitchen (continued)



No water line connected to the refrigerator at the time of inspection. Water dispenser and ice maker could not be evaluated for operations.



Kitchen (continued)



Induction cook top noted. These type units require proper cookware to evaluate for operations. No cookware was available to test operations as the home is vacant. Have sellers demonstrate proper operations prior to closing.



Loose upper cabinet noted at the kitchen area, I recommend tightening and caulking around all upper cabinets



Minor cosmetic damage noted at the brand-new dishwasher. These are cosmetic in nature only and do not affect function.

Bathrooms

1. Master 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. Visible evidence of significant mold will be listed under the environmental section of the report.

• CAULK & GROUT:

• Vanity top/ back splash needs caulk/ grout repair to prevent moisture intrusion into or behind the cabinetry below which may cause damage to the cabinetry and or indoor air quality issues.



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. Visible evidence of significant mold will be listed under the environmental section of the report.

Vanity top/ back splash needs caulk/ grout repair to prevent moisture intrusion into or behind the cabinetry below which may cause damage to the cabinetry and or indoor air quality issues.

2. 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. Visible evidence of significant mold will be listed under the environmental section of the report.

• FIXTURES:

• Toilet paper holder is loose adjustments will be needed for proper operation.

• 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.

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.



Toilet paper holder is loose adjustments will be needed for proper operation.

3. Half 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. Visible evidence of significant mold will be listed under the environmental section of the report.

Bathrooms (continued)



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. Visible evidence of significant mold will be listed under the environmental section of the report.

Laundry

1. Laundry Observations

Observations:

• Laundry equipment is inspected and tested for general operations and safety and is evaluated on conditions in regard to the age of the appliances. Washing machines over the age of 10 years old should have a full inspection performed by a licensed appliance repair company to check the condition of the interior hoses, water fill valve, drain motor and belts if the unit is not a direct drive. Rubber supply lines should be replaced with braided stainless steel hoses as rubber hoses only have a 5 years life expectancy and are prone to leaks and bursting which could cause significant flood damage. Age and life expectancy of rubber supply lines cannot be determined so replacement is always recommended. Washing machines located over a living area should have an emergency drain pan to catch any leaks that may occur. Dryers are checked for proper heating and venting but the vent itself is inaccessible for visual inspection regarding clogging. Deficiencies observed at the time of inspection will be listed below along with photo(s). Photos will also be included to document general conditions at the time of inspection.

• 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 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.

• DRYER VENT:

• Dryer vent is inaccessible for a visual inspection due to placement of the appliances cabinetry or personal belongings. I would recommend having the dryer vent cleaned upon move in and maintained annually thereafter.

• SUPPLY:

• No major safety system or functional concerns for your water supply noted at 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 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 time of inspection.

Laundry (continued)



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 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 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 to when they were last replaced and replace as necessary.

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.

- **HOUSE TO GARAGE DOOR:**

- Auto closing hinges need to be added or adjusted for self closure. This is to prevent excess CO2 from entering the home. House to garage doors also act as a fire block to prevent fire and smoke from spreading so quickly into the living area of the home should a fire occur.

- **BEDROOM DOOR(S):**

- Master Bedroom and guest bathroom doors do not latch properly. Minor adjustments will be needed for proper operation and privacy.

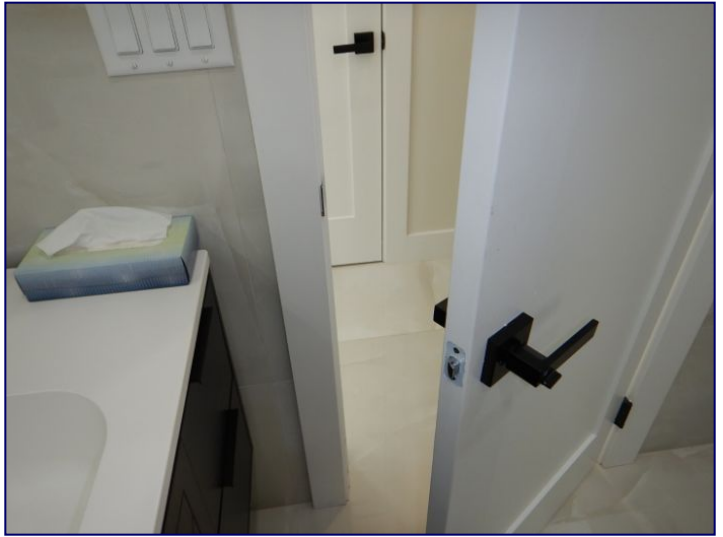


No significant cosmetic or functional concerns noted with the interior/ exterior doors noted at the time of inspection other than what is listed.



Auto closing hinges need to be added or adjusted for self closure. This is to prevent excess CO2 from entering the home. House to garage doors also act as a fire block to prevent fire and smoke from spreading so quickly into the living area of the home should a fire occur.

Interior Features (continued)



Master Bedroom and guest bathroom doors do not latch properly. Minor adjustments will be needed for proper operation and privacy.

2. Windows Observations

Observations:

- **GENERAL CONDITIONS:**

- Windows were operational at the time of inspection. No significant operational deficiencies noted at the time of inspection. Windows are evaluated and graded with the age of the windows taken into consideration. All accessible windows are checked for function and overall condition unless otherwise noted.

- **CAULKING AND SEALANT:**

- **Maintenance Tip:** Caulk around the interior of the window at the half bath area. Some areas around the windows are missing caulking and there are minor gaps that need to be filled in with caulk or drywall mud to help energy efficiency and to reduce conditions that are conducive to mold growth.

Interior Features (continued)



Windows were operational at the time of inspection. No significant operational deficiencies noted at the time of inspection. Windows are evaluated and graded with the age of the windows taken into consideration. All accessible windows are checked for function and overall condition unless otherwise noted.



Maintenance Tip: Caulk around the interior of the window at the half bath area. Some areas around the windows are missing caulking and there are minor gaps that need to be filled in with caulk or drywall mud to help energy efficiency and to reduce conditions that are conducive to mold growth.

3. Ceilings, Walls & Flooring

Observations:

- Minor settlement cracks, nail pops or split drywall tape seams at walls and ceilings are considered to be normal for a house of this age and are cosmetic in nature only unless otherwise noted in the report.
- **CEILINGS:**
 - Spotlighting is a technique that we perform during every inspection where we go through the home with flashlights spotlighting the ceilings and walls with direct and indirect lighting. We do this at the end of the inspection so that we can give our individual and undivided attention to these areas. This allows us to detect minor water staining that might go undetected during the inspection process of the rest of the home. If any water staining is detected we will test it for moisture content (if accessible) or scan these areas with infrared technology. Due to inaccessible conditions in the attic or on the interior of the home not all leaks can be tested for moisture content in which case along with your infrared scan we will give you our best opinion and any recommendations that we feel are necessary.
 - No evidence of leaks past or present in the ceilings noted at the time of inspection.
- **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 time of inspection.

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.

Attic/Garage

Attic/Garage (continued)

1. Attic Observations

Materials:

- **INSULATION:**
- **INSULATION DEPTH:**
- **Insulation averages 3 to 4 inches. Recommend installing more.**
- **VENTS:**
- Passive vents noted.
- Soffit vents noted.

Observations:

- **GENERAL OBSERVATIONS:**
- **ACCESSIBILITY/ HATCH:**
- Because of limited inspection conditions such as inaccessible areas and visibility blocked by components and insulation attic inspections are a general conditions inspection. What we are looking for are structural issues, visible evidence of defects, unlicensed electrical or plumbing activity, type and condition of visible plumbing supply lines and visible evidence of termite and or rodent activity. This is a limited inspection and we can only report on what is readily visible.
- Attic partially traversed due to the size and accessibility of the attic over the accessible areas only.
- **PLUMBING:**
- No visible water supply line plumbing noted in the attic.
- *Cast iron plumbing vent(s) noted. This is an indication that the home had cast iron drain lines at the time of construction. See Interior/Exterior plumbing section for more information on cast iron drain lines in the home.
- **HVAC DUCTS:**
- No major system safety or function concerns with visible HVAC ducts noted at time of inspection.
- **ROOF PENETRATIONS:**
- No major system safety or function concerns, no visual evidence of any leaks past or present in the areas that were inspected.
- **CEILING PENETRATIONS:**
- No major system safety or function concerns. All penetrations that were able to be inspected appear to be well sealed.
- **VENTS:**
- No major system safety or function concerns with attic venting noted at time of inspection.
- **EXHAUSTS:**
- No major system safety or function concerns with exhaust vents noted at time of inspection.
- **RODENT/ RACCOON ACTIVITY:**
- No significant evidence of animal/rodent infestation noted in the areas of the attic that were accessible for inspection at the time of inspection.
- **STRUCTURAL:**
- **No major system safety or function concerns, no visual evidence of any structural concerns in the areas that were inspected.**
- **INSULATION:**
- ***Not enough insulation. Insulation throughout the attic is aged, degraded, matted down or disturbed to the point where insulation should be added or replaced. Contact FP&L, they sometimes perform free energy audits and will add insulation at no cost to the owner. 1-800-DIAL-FPL (1-800-342-5375.**

Attic/Garage (continued)

- **Attic Insulation:** A mixture of potential vermiculite insulation, identified by its visual appearance, and blown-in loose-fill fiberglass insulation was observed throughout the attic. The material has not been tested, and the presence of asbestos cannot be determined by visual inspection alone. Some vermiculite insulation installed prior to the early 1990s may contain asbestos fibers. Evidence of prior work within the attic, including electrical modifications and HVAC ductwork replacement, was observed. If renovation, remodeling, or additional work requiring disturbance of the insulation is planned, the material should be evaluated and, if appropriate, sampled by a qualified asbestos inspector or environmental testing laboratory before it is disturbed.
- Some areas of insulation have been disturbed or removed by tradesmen. Redistribution or installation of more insulation is recommended to improve energy efficiency and prevent deterioration of indoor air quality.
- **ELECTRICAL:**
 - Electrical Box Covers noted as missing or damaged in the attic which is a potential shock or electrocution hazard. Recommend installing [proper cover(s)].
 - Cloth wiring noted in the attic. Cloth wiring was used between the 1920s through the 1960s. Cloth covered wire conductors will either be copper, tinned copper or aluminum. Aluminum wiring was used in homes between the early 1960s through the mid 70s due to a worldwide copper shortage between these years. Aluminum wiring is considered to be unsafe due to the fact that as aluminum expands and contracts as the wiring heats and cools under load. Over time expansion and contractions may cause connections to become loose. Loose connections can lead to overheating and arcing and create fire hazards at these connections. At Beacon Home Inspection Services you and your family's health and safety as well as protection of your investment is our top priority, and we make every effort to determine and identify unsafe conditions. Due to conditions of limited accessibility, safety and or liability concerns as well as techniques that fall well outside the scope of a home inspection, if cloth covered wiring is observed whether copper, tinned copper or aluminum wiring is or is not identified a further more invasive inspection by a licensed electrician is highly recommended as all cloth wiring is now considered to be nearing or past its serviceable life expectancy of 50 years. Cracks/ deterioration of the cloth insulator which cannot be seen during a visual inspection can also be an electrocution/ fire hazard. For homes built between 1960 and 1976 aluminum wiring or remnants of aluminum wiring may be present in the home that can not be visually detected. Identification of the types of conductors is limited to the main electrical panel inspection only and all types of conductors observed at the main panel will be listed under the main electrical section of the report.
 - Electrical Wiring: Although the main electrical service equipment appears to have been updated, live cloth-insulated branch circuit wiring was observed within the attic serving portions of the home's electrical system. Due to the finished wall and ceiling coverings, the type and condition of the concealed branch circuit wiring throughout the remainder of the home could not be determined. Additional cloth-insulated wiring may exist within the concealed wall and ceiling cavities. The presence of cloth-insulated wiring may affect the insurability of the home and could result in additional underwriting requirements by some insurance carriers. Recommendation: Evaluation by a qualified licensed electrical contractor is recommended to determine the extent of the remaining cloth-insulated wiring and to discuss repair or replacement as needed.
- **INSECT/ WDO ACTIVITY:**
 - Insect damage or activity noted in the form of **drywood termite pellets**, galleries and or shed wings. I would highly recommend checking with the seller to see when the last termite inspection/ treatment was performed and if there are any warranties or termite bonds on the property. If no proof can be provided in writing that service was performed within the last six months further evaluation and treatment options by a licensed pest control company is highly recommended. See environmental section of the report for more information on termites.

Attic/Garage (continued)



No major system safety or function concerns, no visual evidence of any structural concerns in the areas that were inspected.

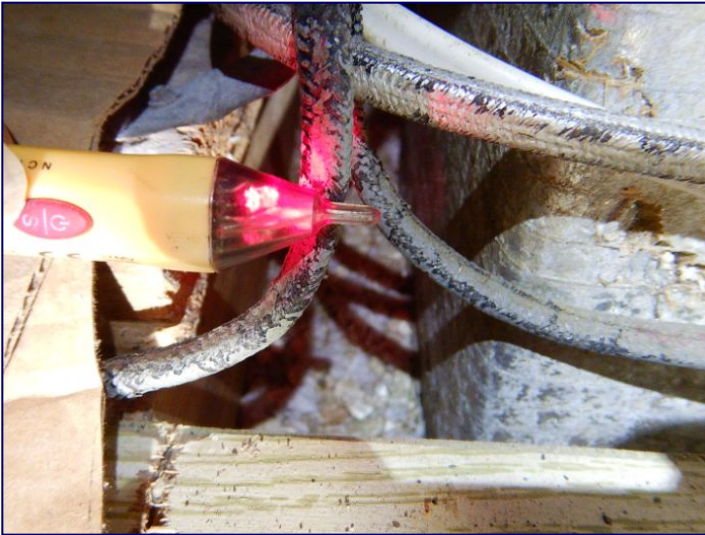


No major system safety or function concerns with visible HVAC ducts noted at time of inspection.



Attic Insulation: A mixture of potential vermiculite insulation, identified by its visual appearance, and blown-in loose-fill fiberglass insulation was observed throughout the attic. The material has not been tested, and the presence of asbestos cannot be determined by visual inspection alone. Some vermiculite insulation installed prior to the early 1990s may contain asbestos fibers. Evidence of prior work within the attic, including electrical modifications and HVAC ductwork replacement, was observed. If renovation, remodeling, or additional work requiring disturbance of the insulation is planned, the material should be evaluated and, if appropriate, sampled by a qualified asbestos inspector or environmental testing laboratory before it is disturbed.

Attic/Garage (continued)



Cloth wiring noted in the attic. Cloth wiring was used between the 1920s through the 1960s. Cloth covered wire conductors will either be copper, tinned copper or aluminum. Aluminum wiring was used in homes between the early 1960s through the mid 70s due to a worldwide copper shortage between these years. Aluminum wiring is considered to be unsafe due to the fact that as aluminum expands and contracts as the wiring heats and cools under load. Over time expansion and contractions may cause connections to become loose. Loose connections can lead to overheating and arcing and create fire hazards at these connections. At Beacon Home inspection Services you and your family's health and safety as well as protection of your investment is our top priority, and we make every effort to determine and identify unsafe conditions. Due to conditions of limited accessibility, safety and or liability concerns as well as techniques that fall well outside the scope of a home inspection, if cloth covered wiring is observed whether copper, tinned copper or aluminum wiring is or is not identified a further more invasive inspection by a licensed electrician is highly recommended as all cloth wiring is now considered to be nearing or past its serviceable life expectancy of 50 years. Cracks/ deterioration of the cloth insulator which cannot be seen during a visual inspection can also be an electrocution/ fire hazard. For homes built between 1960 and 1976 aluminum wiring or remnants of aluminum wiring may be present in the home that can not be visually detected. Identification of the types of conductors is limited to the main electrical panel inspection only and all types of conductors observed at the main panel will be listed under the main electrical section of the report.

Attic/Garage (continued)



Some areas of insulation have been disturbed or removed by tradesmen. Redistribution or installation of more insulation is recommended to improve energy efficiency and prevent deterioration of indoor air quality.



Electrical Box Covers noted as missing or damaged in the attic which is a potential shock or electrocution hazard. Recommend installing [roper cover(s)].



Some areas of insulation have been disturbed or removed by tradesmen. Redistribution or installation of more insulation is recommended to improve energy efficiency and prevent deterioration of indoor air quality.

Attic/Garage (continued)



General Conditions Photo(s) of attic.



*Not enough insulation. Insulation throughout the attic is aged, degraded, matted down or disturbed to the point where insulation should be added or replaced. Contact FP&L, they sometimes perform free energy audits and will add insulation at no cost to the owner. 1-800-DIAL-FPL (1-800-342-5375).

Attic/Garage (continued)



Insect damage or activity noted in the form of drywood termite pellets, galleries and or shed wings. I would highly recommend checking with the seller to see when the last termite inspection/ treatment was performed and if there are any warranties or termite bonds on the property. If no proof can be provided in writing that service was performed within the last six months further evaluation and treatment options by a licensed pest control company is highly recommended. See environmental section of the report for more information on termites.

Some areas of insulation have been disturbed or removed by tradesmen. Redistribution or installation of more insulation is recommended to improve energy efficiency and prevent deterioration of indoor air quality.



General Conditions Photo(s) of attic.

Attic/Garage (continued)



*Not enough insulation. Insulation throughout the attic is aged, degraded, matted down or disturbed to the point where insulation should be added or replaced. Contact FP&L, they sometimes perform free energy audits and will add insulation at no cost to the owner. 1-800-DIAL-FPL (1-800-342-5375).

2. Garage Observations

Observations:

- **GENERAL OBSERVATIONS:**

- Personal items in garage block complete inspection of all floor, wall and ceiling areas. It is recommended that you perform a visual re-inspection prior to closing. No significant deficiencies noted with the garage area other than what is listed below. If no deficiencies are listed, no significant issues were observed at the time of inspection.

- **GARAGE DOOR OPENER:**

- The garage door is manually operated, no garage door opener is installed.

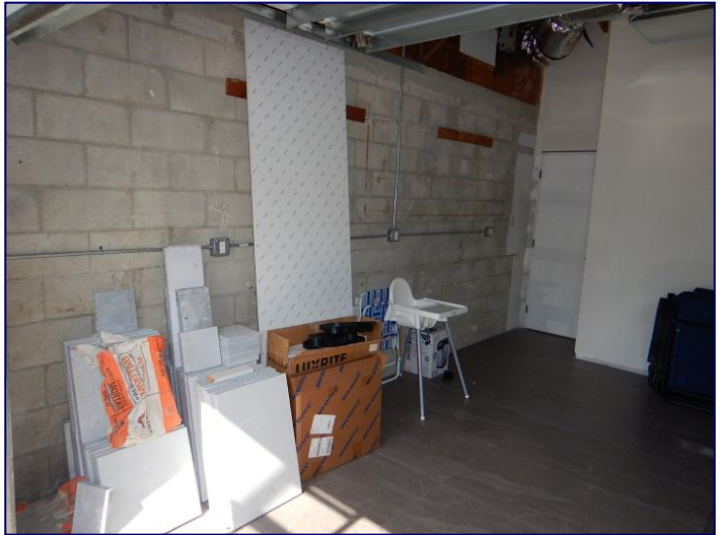
- **GARAGE FLOOR:**

- The garage flooring could not be evaluated due to the floor covering.

- **GARAGE CEILING:**

- Water stains or previous repairs noted at garage ceiling. See Photo(s) These areas were scanned with infrared technology and found to be dry at the time of inspection. I would recommend speaking to the seller regarding these repairs and their origins. Any roof repairs should be documented in writing and you should check to see if there are any transferable warranties for the repairs. Monitor for the redevelopment of leaks.

Attic/Garage (continued)



Personal items in garage block complete inspection of all floor, wall and ceiling areas. It is recommended that you perform a visual re-inspection prior to closing. No significant deficiencies noted with the garage area other than what is listed below. If no deficiencies are listed, no significant issues were observed at the time of inspection.



Water stains or previous repairs noted at garage ceiling. See Photo(s) These areas were scanned with infrared technology and found to be dry at the time of inspection. I would recommend speaking to the seller regarding these repairs and their origins. Any roof repairs should be documented in writing and you should check to see if there are any transferable warranties for the repairs. Monitor for the redevelopment of leaks.

Pool Inspection

Scope of Inspection

- In-ground pools and hot tubs are visually inspected for overall condition and operation.
- Inspections include:
 - Pool equipment grounding
 - Function of timers, controls, and manual water valves
 - Estimated visual age and serviceability

Exclusions:

- Above-ground pools and hot tubs are outside the scope of a home inspection.
- Remote-controlled equipment, low-voltage wiring, and related systems are not evaluated. Sellers should demonstrate these prior to closing.

Pool Heaters

- Inspected for general condition, grounding, and control panel operation.
- Proper heating performance and exact water temperature cannot be guaranteed due to time limits and equipment needs.

Plumbing

- Only above-ground plumbing is inspected for leaks.
- Underground lines cannot be visually evaluated or guaranteed.
- Signs such as washout or sinking pavers may indicate underground leaks; these should be further evaluated by a licensed leak detection contractor.
- Recommended: Check property water usage with your local utility. If usage appears high, arrange a professional leak detection inspection before closing.

Decking & Surfaces

- Inspected for:
 - Shifting or sinking pavers/tiles

Pool Inspection (Cont.)

- Cracks beyond minor settlement
- Damage, missing grout, or loose coping materials/tiles

⚠ Surfaces below the waterline cannot be fully evaluated and are beyond the scope of a home inspection.

Life Safety

As the new homeowner, you assume responsibility for all pool safety and liability issues immediately upon closing.

We inspect and report on:

- Loose or unstable handrails
- Slides, diving boards, and trip hazards
- Pool enclosures, gates, and barriers to prevent unauthorized or unsupervised access by children or pets

✅ Buyer Recommendations:

- Address all safety concerns before closing.
- During your final walk-through, personally verify that pool gates and screen doors automatically close and latch or that ingress access points into the pool area are properly secured. Conditions may change between your home inspection and closing.

Deficiencies

- All observed issues will be documented in this section of the report.
- If no deficiencies are listed, none were observed at the time of inspection.

Pool Inspection

Pool Inspection (continued)

1. Pool Observations

Materials:**• POOL FILTER:**

- Cartridge filter noted.

• BACK PRESSURE GAUGE:

- Back pressure was noted to be between: 5 to 10 PSI. Anything over 20 PSI, it's time to clean the filter.

Observations:**• OVERALL POOL CONDITIONS:**

- All comments on components or conditions below the water line are made from a visual standpoint only. Conditions under the water line cannot be fully evaluated due to inaccessibility.

• WATER QUALITY:

- Water appears clear at the time of inspection. Chemical balance of your water is very important to the overall health of a pool. Not only for human bathers but for the health of the pool equipment and surfaces as well. Even if you hire an outside company to maintain your pool I would recommend purchasing a test kit so you can personally monitor the quality of your water and your pool company. Water quality and proper operations and or calibration of chemical monitors/ feeders cannot be determined and is beyond the scope of a visual home inspection. I would recommend having the pool/ jacuzzi water tested and properly balanced and any chemical feeders be checked and properly calibrated by a licensed pool company as soon as possible after closing.

• SKIMMER & BASKET:

- The strainer baskets had Minor debris in them at the time of inspection. Monitor and clean regularly as organic material can elevate phosphates and nitrates in your pool water and promote algae growth.

• POOL PUMP & MOTOR:

- Pool motor/pump operated properly by the on/off switch and or timer at the time of inspection.
- Pool motor appears to be properly grounded at the time of inspection.
- Pool equipment is controlled by an Aqualink type remote control and could not be evaluated for operations. Have the seller demonstrate operations of all auxiliary operations of the pool equipment prior to closing.

• POOL FILTER:

- Filter housing is appears to be serviceable at the time of inspection. For conditions of the filter media itself, a more invasive inspection by a licensed pool company will be needed as disassembly or filter housings are beyond the scope of a home inspection.

• SERVICE VALVES:

- All service valves were checked and appear open and close properly.

• POOL DECK:

- Cool Decking:
- No safety or functional concerns noted with the cool decking at the time of inspection.

• COPING TILE:

- No safety or functional concerns noted with the coping tile at the time of inspection.

• LIFE SAFETY:**• FENCING / POOL GATE(S):****• SAFETY NETTING:**

- Safety netting was located rear of the home.

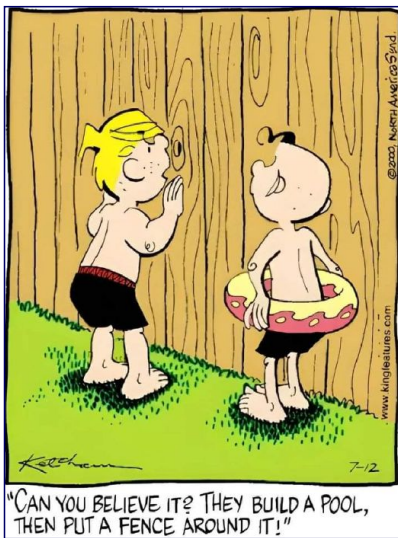
• INGRESS/ EGRESS:

- It is highly recommended that you install window and door chimes on all egress' leading out to the pool to prevent unknown or unauthorized access to the pool area by small children.

• POOL HEATER:

Pool Inspection (continued)

- The pool heater controls are locked and the heater appears to be controlled by an Aqualink type remote control system. Heater could not be evaluated for operations. Have seller demonstrate operations prior to closing.
- The pool is not properly enclosed to prevent unauthorized access of small children. This is a significant safety issue and liability. I would highly recommend correcting this issue immediately. Fencing, gates and gate latches must be 48" above grade at minimum and gate(s) or pool enclosure screen door(s) must self close and latch when held and released from any position. See photos of deficiency or deficiencies. Adjust gates or pool screen enclosure doors for proper closure prior to closing. The gates and or latching system for the pool enclosure need to be adjusted for proper closure. If proper adjustments or repairs cannot be made in a timely manner, installation of padlocks or safety screening is highly recommended.
- **POOL TIMER:**
- The timer is functional but aged and / or rusted. Replacement may soon be needed.



FENCING / POOL GATE(S):



Water appears clear at the time of inspection. Chemical balance of your water is very important to the overall health of a pool. Not only for human bathers but for the health of the pool equipment and surfaces as well. Even if you hire an outside company to maintain your pool I would recommend purchasing a test kit so you can personally monitor the quality of your water and your pool company. Water quality and proper operations and or calibration of chemical monitors/ feeders cannot be determined and is beyond the scope of a visual home inspection. I would recommend having the pool/ jacuzzi water tested and properly balanced and any chemical feeders be checked and properly calibrated by a licensed pool company as soon as possible after closing.

Pool Inspection (continued)



Pool motor/pump operated properly by the on/off switch and or timer at the time of inspection.



Pool motor appears to be properly grounded at the time of inspection.



The pool heater controls are locked and the heater appears to be controlled by an Aqualink type remote control system. Heater could not be evaluated for operations. Have seller demonstrate operations prior to closing.

Pool Inspection (continued)



The timer is functional but aged and / or rusted. Replacement may soon be needed.



Safety netting was located rear of the home.



The pool is not properly enclosed to prevent unauthorized access of small children. This is a significant safety issue and liability. I would highly recommend correcting this issue immediately. Fencing, gates and gate latches must be 48" above grade at minimum and gate(s) or pool enclosure screen door(s) must self close and latch when held and released from any position. See photos of deficiency or deficiencies. Adjust gates or pool screen enclosure doors for proper closure prior to closing. The gates and or latching system for the pool enclosure need to be adjusted for proper closure. If proper adjustments or repairs cannot be made in a timely manner, installation of padlocks or safety screening is highly recommended.

General Notes

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.

- *The age of this home is within range of a construction period when it was common practice to use galvanized supply lines and or cast iron waste lines. Sometimes a partial replacement of these lines may have been performed leaving no visible signs of their existence. Whether galvanized supply lines and or cast iron waste lines were noted on this report or not it is highly recommended that you check all permitting for the property, have your realtor or representative speak with the seller about these issues and have them state in writing that all galvanized supply lines and cast iron waste lines have been replaced. If neither of these issues can be confirmed as being resolved your next course of action should be to hire a licensed plumbing company to scope the lines and if needed, give you an estimated life expectancy and cost for replacement of these lines.

- **PRESENT AT THE INSPECTION:**

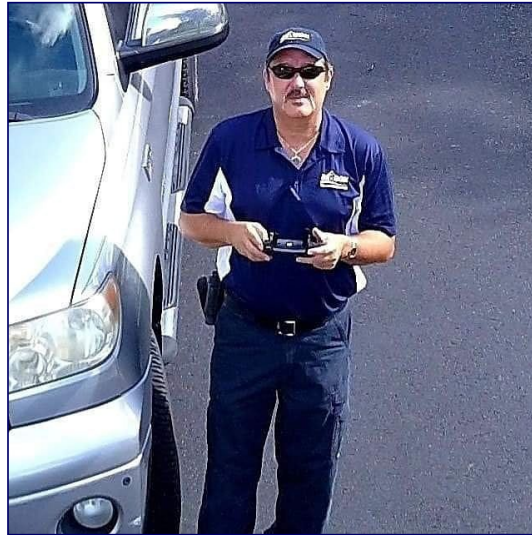
- Buyers realtor
- Buyer or buyer's representative.
- Cost of repairs - There are several places you can go for approximate costs of repairs. Good online sources for finding qualified professionals include Angie's List (www.angieslist.com), and the Better Business Bureau (www.bbb.org).

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.

- 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

General Notes (continued)



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.

Mold & Moisture (Cont.)

For this reason, we always err on the side of caution.

Scope of Inspection

- This is a non-invasive inspection: no moving stored items or destructive techniques unless permitted.
- Unsafe or dangerous areas are not entered.
- I perform inspections according to the International Association of Certified Indoor Air Consultants (IAC2) Standards of Practice.
- I am licensed to assess and test mold, but not to perform remediation.

EPA Guidelines

- Mold areas under 10 sq. ft. may be cleaned by non-licensed individuals.
- Areas over 10 sq. ft.: EPA recommends hiring a licensed mold remediator.
- EPA Mold Cleanup Guide: <https://www.epa.gov/mold/mold-cleanup-your-home> - EPA also advises: "If you believe you may have a hidden mold problem, consider hiring a professional."

Next Steps

If mold or organic growth is suspected—or if household members are sensitive to mold—professional Mold Inspection / Air Quality Testing is recommended. These tests identify mold type, spore levels, and other airborne allergens.

If testing was performed:

- Review this report alongside your laboratory results.
- Contact me with questions so we can review findings together.

Report Purpose

This report documents:

- Visible mold growth
- Moisture intrusion
- Conditions that promote mold development

⚠ Keep in mind: this inspection provides a visual evaluation at the time of inspection. It complements, but does not replace, the general home inspection.

☎ For remediation services, contact:

Mathew Belcastro – Belcastro Mold Removal
(561) 542-7547

Environmental & WDOs

Environmental & WDOs (continued)

1. Mold Observations

Materials:

- ENVIRONMENTAL CONDITIONS:

Observations:

- When performing a visual assessment for mold we can only determine the possibility of conditions that may or may not exist that may or may not have adverse health affects on occupants since mold exposure effects each individual differently. The health and tolerance from exposure to mold must be taken into consideration for each individual that will be occupying or spending time in the home. Overall assessment of conditions in the home are based on the assumption that occupants have a healthy immune system and tolerance to some level of mold exposure. It is not uncommon to find some level of mold during a home inspection. Areas such as but not limited to inside and around your HVAC air handler, HVAC plenum and registers, around windows, throughout any cabinets that are listed as dated, exterior storage closets and throughout your garage area.

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).

It is not a law but EPA guidelines recommends that any visible mold growth over 10 square feet (0.93 m²) be properly remediated by a licensed mold remediator.

Any areas of concern noted within this report should be addressed to improve your indoor air quality.

Whether indoor air quality testing is recommended at the time of inspection or not you should refer to this link when cleaning areas of concern: [How To Clean Mold](#)

Concrobium is a residential strength, non-toxic, environmentally friendly antimicrobial that can be found at your local Home Depot that you can use to clean up areas of visible mold that were found during your inspection and is highly recommended to help improve indoor air quality. Please read your report carefully. At Beacon Home Inspection Services you and your families health and safety as well as the financial investment is our top priorities, and we are licensed, certified and insured in the state of Florida to perform mold assessments, surface sampling and indoor air quality testing.

. If there's anything in this report you don't understand or need clarification on don't hesitate to call. We are always here to help and answer any questions you may have.

- GENERAL OBSERVATIONS:

- This home appears to have gone through a recent renovation and fresh paint is noted throughout the home. While this may improve conditions from a cosmetic standpoint new paint may cover up conditions that may affect indoor air quality. It is highly recommended that you check with the seller on any information about the home and the conditions the home was in or kept under prior to renovation. This includes but is not limited to the length of time the home was vacant and not air conditioned, any water intrusion issues, visible issues of mold or mold remediation that had been performed on the property prior to renovation.

- Fresh paint was observed throughout the home, although it improves appearance condition prior to painting cannot be determined. Fresh paint may conceal previous conditions, such as water damage, wood rot or other visible signs of mold or conditions conducive to mold growth prior to painting.

- **MOISTURE CONTENT:** Moisture content in your walls and other substrates in the home is relative to your overall indoor air quality due to the fact that in order for mold to form, there must be or must be or have been a minimum of 15% moisture content in these substrates at some point in time. 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: 7 to 8% during the time of inspection. These are 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.

- VISUAL MOLD CONDITIONS:

Environmental & WDOs (continued)

- There were no visible, infrared or olfactory signs that would lead me to believe that there is a serious indoor air quality issue in the home. Indoor air quality testing at this time is not recommended unless someone in the home is immunocompromised or are sensitive to mold. If so, Indoor Air Quality testing is recommended regardless of what is or isn't found during your inspection. Also, If you or any of your family members have any issues after moving into the home such as upper respiratory infections, Flu like symptoms, headaches or nausea keep in mind that you are in a new environment which may be a contributing factor and indoor air quality testing should be considered.

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). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified and licensed in the state of Florida to conduct a mold assessment and surface/air testing to identify potential types and levels of airborne mold that may be present in the home.

- **Conditions Conducive to Mold Growth:**

- **CLOSETS:**

- **Potential Conditions Conducive to Mold Growth:** Attic ventilation openings were observed in the ceilings of multiple interior closets, creating a direct pathway between the attic and the closet spaces.

The

attic contains potential vermiculite insulation and loose-fill fiberglass insulation, while the closets are not directly conditioned and are equipped with solid doors, limiting air circulation. This configuration may

allow heat, humidity, and insulation particulates to enter the closets, creating conditions conducive to microbial growth.

Although no visible organic or biological growth was observed during the inspection or under UV light, the

freshly painted surfaces may conceal evidence of previous moisture intrusion or microbial growth.

Recommendation: Seal the attic ventilation openings and improve closet ventilation by installing louvered doors or providing conditioned air through the HVAC system.

- **LAUNDRY:**

- **Potential Conditions Conducive to Mold Growth:** The laundry room, adjacent half bathroom, and three

linen closets are not served by the home's HVAC system and are therefore unconditioned spaces.

Moisture content testing of the accessible wall surfaces within the laundry room was performed and found

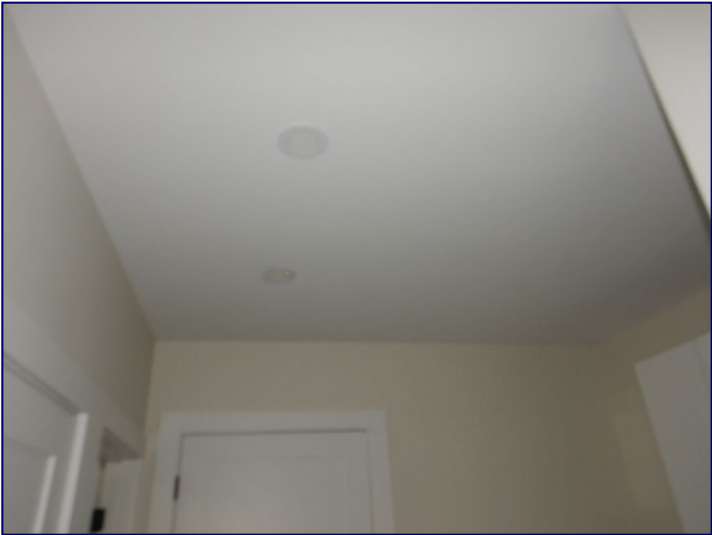
to be within the normal range at the time of the inspection. Although no visible organic or biological growth

was observed during the inspection or under UV light, the freshly painted surfaces may conceal evidence

of previous moisture intrusion or microbial growth.

Recommendation: Consider extending the home's HVAC system to condition the laundry room and adjoining closet areas to improve temperature and humidity control and reduce conditions conducive to future microbial growth.

Environmental & WDOs (continued)



Environmental & WDOs (continued)

When performing a visual assessment for mold we can only determine the possibility of conditions that may or may not exist that may or may not have adverse health affects on occupants since mold exposure effects each individual differently. The health and tolerance from exposure to mold must be taken into consideration for each individual that will be occupying or spending time in the home. Overall assessment of conditions in the home are based on the assumption that occupants have a healthy immune system and tolerance to some level of mold exposure. It is not uncommon to find some level of mold during a home inspection. Areas such as but not limited to inside and around your HVAC air handler, HVAC plenum and registers, around windows, throughout any cabinets that are listed as dated, exterior storage closets and throughout your garage area.

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).

It is not a law but EPA guidelines recommends that any visible mold growth over 10 square feet (0.93 m²) be properly remediated by a licensed mold remediator. Any areas of concern noted within this report should be addressed to improve your indoor air quality. Whether indoor air quality testing is recommended at the time of inspection or not you should refer to this link when cleaning areas of concern: [How To Clean Mold](#)

Concrobium is a residential strength, non-toxic, environmentally friendly antimicrobial that can be found at your local Home Depot that you can use to clean up areas of visible mold that were found during your inspection and is highly recommended to help improve indoor air quality. Please read your report carefully.

At Beacon Home Inspection Services you and your families health and safety as well as the financial investment is our top priorities, and we are licensed, certified and insured in the state of Florida to perform mold assessments, surface sampling and indoor air quality testing.

. If there's anything in this report you don't understand or need clarification on don't hesitate to call. We are always here to help and answer any questions you may have.

Environmental & WDOs (continued)



Potential Conditions Conducive to Mold Growth: Attic ventilation openings were observed in the ceilings of multiple interior closets, creating a direct pathway between the attic and the closet spaces. The attic contains potential vermiculite insulation and loose-fill fiberglass insulation, while the closets are not directly conditioned and are equipped with solid doors, limiting air circulation. This configuration may allow heat, humidity, and insulation particulates to enter the closets, creating conditions conducive to microbial growth.

Although no visible organic or biological growth was observed during the inspection or under UV light, the freshly painted surfaces may conceal evidence of previous moisture intrusion or microbial growth. Recommendation: Seal the attic ventilation openings and improve closet ventilation by installing louvered doors or providing conditioned air through the HVAC system.



Environmental & 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.**

- Visual termite activity on the property was noted during your inspection as listed below. I would highly recommend checking with the seller to find out when the last termite inspection/ treatment was performed on the property and if any warranties or termite bonds are in place for the property. If no inspection/ treatment has been performed in the last 6 months and this information cannot be provided in writing, a full WDO inspection with treatment options by a licensed pest control company is highly recommended.

- **There is a notification tag at the attic that indicates that a WDO inspection was recently performed by a licensed pest control company. The tag indicates that no active WDO activity was noted and no treatment was performed. You should still check with the seller on any findings and or recommendations that were made. I would also check on any warranties or WDO bonds that may be applicable to the property. If these cannot be provided in writing you may also want to check with the pest control company for any available information.**

- **Insect activity noted in the form of Drywood termite pellets noted at Attic. Further evaluation in the form of a full WDO inspection by a licensed pest control company is recommended.**



There is a notification tag at the attic that indicates that a WDO inspection was recently performed by a licensed pest control company. The tag indicates that no active WDO activity was noted and no treatment was performed. You should still check with the seller on any findings and or recommendations that were made. I would also check on any warranties or WDO bonds that may be applicable to the property. If these cannot be provided in writing you may also want to check with the pest control company for any available information.



Insect activity noted in the form of Drywood termite pellets noted at Attic. Further evaluation in the form of a full WDO inspection by a licensed pest control company is recommended.

Environmental & WDOs (continued)

3. Lead Paint/ Asbestos Observations

Observations:

- **LEAD PAINT**

- Though the home was constructed prior to 1978 there are no visual concerns regarding lead paint. This does not mean that lead paint is not present, only that there are no visual signs of unencapsulated areas that would lead me to believe that there is a health concern regarding lead paint. This does not include soil contamination from previous remediation as there is no way to visually determine soil contamination. If lead paint soil contamination is a concern, we are certified for sampling in the state of Florida. Sampling usually have a 3 day wait time as samples must be mailed and processed at a certified laboratory.

- **ASBESTOS:**

- **Insulation:**

- Apparent vermiculite insulation present; this type of insulation may contain asbestos, which has been linked to cancer (mesothelioma). The EPA makes the following recommendation at <http://www.epa.gov/asbestos/pubs/insulation.html> :

"What should I do if I have vermiculite attic insulation?

DO NOT DISTURB IT. Any disturbance has the potential to release asbestos fibers into the air.

Limiting the number of trips you make to your attic and shortening the length of those trips can help limit your potential exposure. EPA and ATSDR strongly recommend that:

Vermiculite insulation be left undisturbed in your attic. Due to the uncertainties with existing testing techniques, it is best to assume that the material may contain asbestos.

You should not store boxes or other items in your attic if retrieving the material will disturb the insulation.

Children should not be allowed to play in an attic with open areas of vermiculite insulation.

If you plan to remodel or conduct renovations that would disturb the vermiculite, hire professionals trained and certified to handle asbestos to safely remove the material.

You should never attempt to remove the insulation yourself. Hire professionals trained and certified to safely remove the material."

Environmental & WDOs (continued)



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You should never attempt to remove the insulation yourself. Hire professionals trained and certified to safely remove the material."

4. FHA/ VA Water Sampling

Observations:

- **FHA/ VA Water Sampling** tests the well water for E.coli, Total Coliform (Fecal Bacteria), Iron, Lead, Nitrates, PH and Turbidity. The presence of one or more of these conditions can have serious consequences on health and corrective measures can be extremely expensive. The presence of these conditions cannot be determined by a visual inspection and can only be detected by sampling the well water at the most used potable source which would be the kitchen tap and sending these samples to a state certified laboratory for analysis. Due to the potential for serious health consequences and the cost of remediation if these conditions exist, FHA/ VA Water Sampling is always recommended on homes with well water prior to the end of your home inspection period and prior to all property transfers.

- FHA/ VA Water Sampling is only recommended for water systems that derive their potable water from a well.

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, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and 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:****• Optimal and minimal placement of smoke/ carbon monoxide detectors and fire extinguishers.**

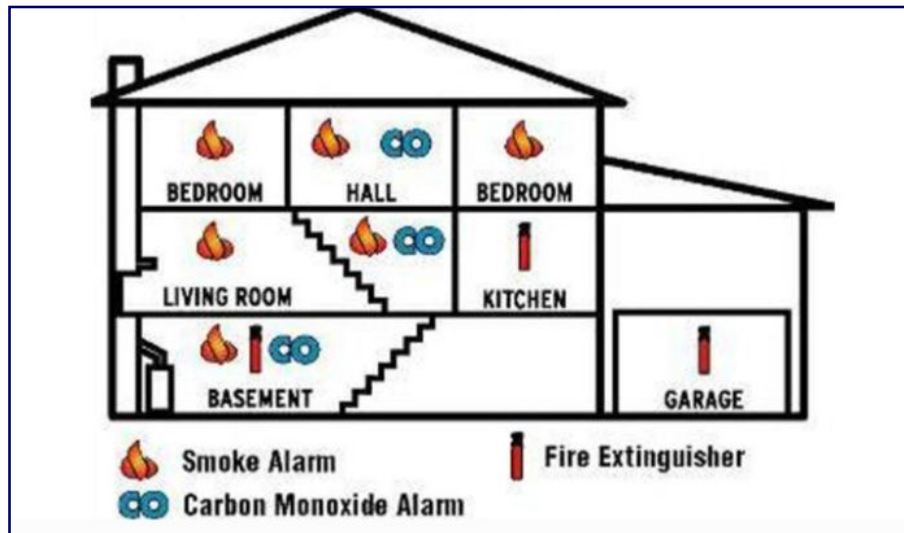
• No visual concerns with the smoke detectors that are present noted at time of inspection. I would recommend replacing the batteries prior to occupancy of the home.

• 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 CO2 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 extinguishers located in the home. Installation in the kitchen and garage is recommended at a minimum for proper protection in case of fire.



Optimal and minimal placement of smoke/ carbon monoxide detectors and fire extinguishers.

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**Materials:****• Wind Mitigation Deficiencies:**

The wind mitigation inspection is to provide your insurance company with wind/ debris impact mitigating factors as well as roof structure mitigation features to determine how well the structure will hold up in the event of wind storms and or hurricanes.

Keep in mind that operations and serviceability of accordion shutters and or permanent attachments are beyond the scope of a home inspection.

The amount of shutter panels to achieve full coverage is estimated and cannot be guaranteed.

It is recommended that you as the owner evaluate accordion shutter operations, the serviceability of any attachments and that the proper amount of shutter panels are on the property immediately after closing.

Observations:**• WIND MITIGATION DEFICIENCIES:****• ROOF**

• No permit information for the last reroofing is available. Life expectancy is from a visual standpoint only. For a more accurate estimate on your roof's remaining serviceable lifespan a more invasive inspection by a licensed roofing contractor is recommended. Lack of permitting for the roof will affect the insurability of the home. I would highly recommend that you check with your insurance company and obtain in writing that the home is insurable and that you obtain a cost for insuring the home prior to closing.

• Roof To Wall Attachments:

• Toenails are defined in the 2002 FBC as a nail or nails driven through the roofing truss into the wall top plate or metal attachments that do not meet minimum roof to wall attachment requirements for the 1802 Wind Mitigation Form.

Roof to wall attachments are by far the largest credit you will receive from your insurance company.

Updating the roof to wall attachments to meet minimum 2002 FBC code is highly recommended.

Check with your underwriter to see if updating would be cost effective.

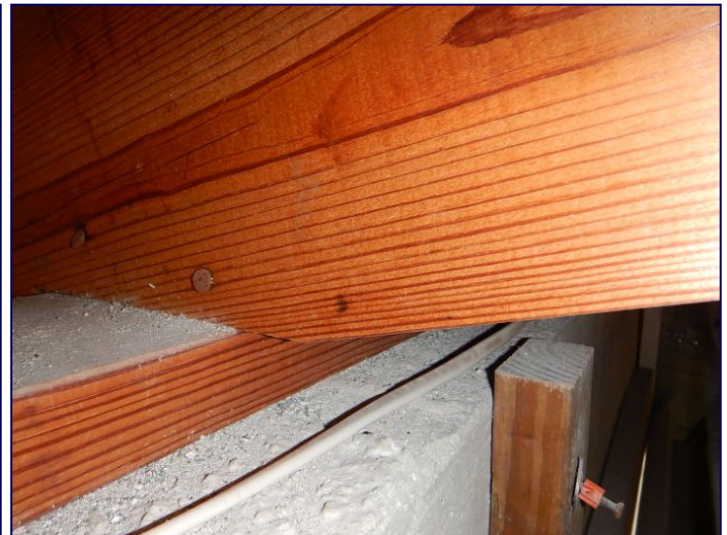
• GARAGE DOOR(S)

• Your garage door is wind rated but not impact rated. You will receive a partial credit for your wind rated garage door but can save on your insurance rates by updating to an impact rated garage door. Check with your underwriter to see if upgrading would be cost effective.

Wind Mitigation Deficiencies (continued)



Your garage door is wind rated but not impact rated. You will receive a partial credit for your wind rated garage door but can save on your insurance rates by updating to an impact rated garage door. Check with your underwriter to see if upgrading would be cost effective.



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Roof to wall attachments are by far the largest credit you will receive from your insurance company.

Updating the roof to wall attachments to meet minimum 2002 FBC code is highly recommended. Check with your underwriter to see if updating would be cost effective.

Photos



Structures that are partially or fully occupied may conceal latent defects, including but not limited to: damage, active or previous leaks, water staining, visible microbial growth (mold), and wood-destroying organism (WDO) activity. The level of occupancy may prevent a complete visual and operational evaluation of concealed electrical outlets, plumbing fixtures, and interior cabinetry for signs of active or previous leaks.

This limitation also applies to garages, interior and exterior storage closets, and attic spaces. General photos are included in this report to document the level of occupancy and placement of furniture and personal belongings at the time of inspection.

For heavily occupied homes, a pre-closing reinspection is strongly recommended to allow access to previously concealed areas once furnishings and stored items have been removed. Please contact Beacon Home Inspection Services for pricing and availability.



Glossary

<i>Term</i>	<i>Definition</i>
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cast Iron Drain Lines	Cast iron is a heavy, durable metal piping material commonly used for building drain, waste, and vent systems. In typical residential construction, cast iron drain piping was commonly installed from the early 1900s until approximately 1972, when plastic drain piping became more prevalent. However, cast iron installations are not uncommon in condominiums, apartments, high-rises, and other multifamily buildings constructed through the mid-1990s. Cast iron remains an approved plumbing material and may still be used where durability, fire resistance, and reduced plumbing noise are desired. Cast iron drain pipes carry wastewater away from plumbing fixtures and may be located beneath the building, within walls, or underground between the building and the municipal sewer or septic system. Although cast iron piping is known for its strength and sound-dampening properties, it can deteriorate with age. Common concerns include internal corrosion, scaling, restricted flow, cracking, leaking joints, and deterioration along the bottom of horizontal drain lines. The presence of cast iron piping does not, by itself, establish that the system is defective or near the end of its service life. Its age, installation, environmental exposure, maintenance history, and present condition must all be considered. Because much of the piping is concealed, its complete condition and remaining service life cannot be determined during a standard visual inspection. Older cast iron drain systems, or systems displaying evidence of deterioration, should be evaluated with internal drain line scoping by a licensed plumbing company. 
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.

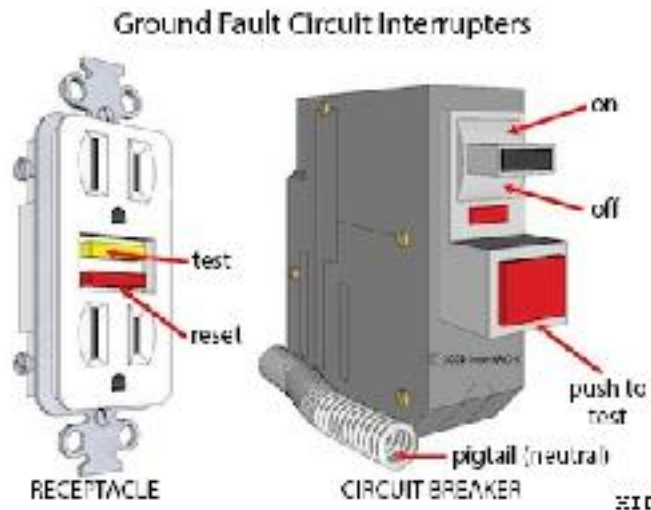
Drywood Termite Pellets

Drywood termite pellets, commonly called frass, are small, hard fecal pellets expelled from termite galleries through small openings in infested wood. They may accumulate in small piles beneath trim, framing, furniture, window sills, or other wood components. The presence of pellets may indicate current or previous drywood termite activity, although the extent and location of an infestation cannot be determined by visual inspection alone. If drywood termite pellets are observed, further evaluation by a licensed pest control/WDO professional is recommended prior to the end of your inspection contingency.



GFCI

A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.



Galvanized Supply Lines

Galvanized water-supply lines are steel pipes coated with zinc to help resist rust and corrosion. They were commonly installed in homes before copper and plastic piping became widely used. As galvanized pipes age, the protective coating can deteriorate and corrosion or mineral deposits may develop inside the piping. This can restrict water flow, reduce water pressure, discolor the water, and eventually contribute to leakage or pipe failure. Because deterioration typically occurs internally, the full condition of galvanized piping may not be apparent during a visual inspection.



Mud Tubes

Mud tubes are shelter tunnels constructed by subterranean termites from soil, wood particles, and saliva. They allow termites to travel between the soil and a structure while remaining protected from light, predators, and dry conditions. Their presence is evidence of current or previous subterranean termite activity and may be associated with concealed wood damage. Evaluation by a licensed pest-control/WDO professional is recommended prior to the end of your inspection contingency period.



PVC

Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

TPR Valve

The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

