



TruView Inspections (HI7112)

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Inspected By: Luis Perez



Condo Unit Inspection

Prepared For:

Unspecified Client

Property Address:

Undisclosed Address

Sample , FL 12345

Inspected on Fri, Feb 2 2018 at 2:00 PM

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Thank you for the opportunity to conduct an inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Estimated repair costs are estimates and represent the fair market value of current materials, permit fees, and labor provided by licensed contractors in their respective trades. Repair costs are recommended to be confirmed by licensed contractors in every field of work. Please be aware that conditions may change prior to your moving in. This report is not a guarantee, warrantee, or an insurance policy with regards to the property. Home Inspectors of South Florida is not responsible for any damage that has occurred once inspector has left property. By receiving this report you are agreeing to all terms

mentioned above.

PLEASE NOTE: Your insurance company may require a 4-Point Inspection or a Roof Certificate in order to obtain property insurance. It is important to note that due to many changes in the insurance industry for South Florida, some insurance companies may decline issuing a policy on homes where any of the below listed deficiencies are noted in this report, a 4-Point Inspection Report and or a Roof Certificate.

Electric: Blown fuses/breakers Breaker blanks missing Exposed/unsafe wiring
Aluminum solid wiring
Aluminum stranded wiring Active Knob and Tube
Cloth wiring Hazardous panels, i.e., Federal Pacific, Sylvania, and Zinsco
Double tapped/wired breakers Electrical service less than 100 amps

Plumbing: Active leaks Improperly installed plumbing Indication of prior leaks Water heater issues
Polybutylene water piping

Roof: Visible signs of damage,deterioration, and or leaks.

Not having a roof permit application or contract date available can affect the wind mitigation as far as credits available and the 4 Point Insurance Inspection for obtaining insurance coverage.

Citizens adopted the following (ATB #015-12 - August 02, 2012) Shingle, built up tar and gravel or other roof coverings that are over 25 years old and tile, slate, clay, concrete or metal roof coverings that are over 50 years old must be replaced/updated to be eligible for coverage.

There are exceptions, but check with your insurance agent for coverage requirements. It is strongly recommended that the client check with the insurance company that will be issuing coverage for this home to verify if a policy will be written.

General

Property Type:	Single Family
Approximate Age:	30 years
Age Based On:	Listing
Bedrooms/Baths:	2/2
Furnished:	Yes
Occupied:	Yes
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Client, Selling Agent, Listing Agent
Square Feet:	1945
	Condition: Satisfactory
Inspector License Number:	HI7112

I certify that I personally inspected the premises at the location address listed above on the inspection date noted. I certify that the enclosed statements are true and correct. :

A handwritten signature in black ink, appearing to be 'JMR', is written over a faint circular stamp.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation. Inspector is also unable to determine life expectancy of an electrical panel.

Main Disconnect Location:	Meter Box
Service Panel Location:	Interior
Service Panel Manufacturer:	Square D
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	150 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory

(Electrical continued)



Comment 1:
Electrical panel.



Figure 1-1



Figure 1-2

HVAC

HVAC System Type:

Central Split System

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Replace
Condenser Make:	Rheem
Condensor Size:	36,000 BTU (3 Tons)
Condenser Approximate Age:	2009
Expansion Coil Make:	Rheem
Expansion Coil Size:	48,000 BTU (4 Tons)
Expansion Coil Approximate Age:	2008
Condensate Drainage:	To Waste Drain
	Condition: Satisfactory
AC Supply Air Temp:	2009



Comment 2:

Condenser coils are damaged and deteriorated. Replacement is recommended. Estimated cost is \$2,500.

(Cooling continued)



Figure 2-1



Comment 3:

Main air duct is not properly sealed. Estimated cost is \$300.



Figure 3-1

(Cooling continued)



Comment 4:

Air conditioning needs to be serviced and coil needs to be cleaned. Estimated cost is \$300.



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

(Cooling continued)



Comment 5:

Apparent mold observed on air handler coils and on drywall inside air handler closet. It is recommended that a mold inspection and an indoor air quality test be performed for further evaluation.



Figure 5-1



Figure 5-2

(Cooling continued)


 **Comment 6:**
Air conditioning system does not have a heater. Estimated cost is \$500.



Figure 6-1

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection. Inspector is unable to inspect supply and drain lines that are behind walls, underground, or inside crawl spaces.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Unknown
Waste Pipe Material:	PVC, Cast Iron
	Condition: Satisfactory

Water Heater

Manufacturer:	Rheem
Fuel:	Electric
Capacity:	50 gal
Approximate Age:	2017
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	Not Present
Seismic Straps Installed:	Not Present

(Water Heater continued)



Comment 7:
Water heater.



Figure 7-1



Figure 7-2

Bathrooms

Bathroom #1

Location:	Master Bedroom
Bath Tub:	Recirculating Condition: Satisfactory
Shower:	Stall Condition: Repair
Sink(s):	Double Vanity Condition: Repair
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Stone Condition: Repair
Tub Surround:	Stone Condition: Satisfactory
Floor:	Stone Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Not Present

(Bathroom #1 continued)



Comment 8:
Bathroom 1.



Figure 8-1



Figure 8-2



Figure 8-3



Figure 8-4

(Bathroom #1 continued)



Comment 9:
Sinks do not drain properly. Estimated cost is \$100.



Figure 9-1



Comment 10:
Shower floors are cracked. Estimated cost is \$500.



Figure 10-1

(Bathroom #1 continued)



Comment 11:

Observed loose tiles by shower. Estimated cost is \$300.



Figure 11-1

Bathroom #2

Location:	Bedroom 2
Shower:	Stall
	Condition: Repair
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Stone
	Condition: Satisfactory
Floor:	Stone
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #2 continued)



Comment 12:
Bathroom 2.



Figure 12-1



Figure 12-2



Figure 12-3



Figure 12-4

(Bathroom #2 continued)



Comment 13:
Shower head is leaking. Estimated cost is \$100.



Figure 13-1



Comment 14:
Shower floors are cracked. Estimated cost is \$500.



Figure 14-1

(Bathroom #2 continued)



Comment 15:

71% moisture levels observed by shower walls. It is recommended that an indoor air quality test be performed for further evaluation.



Figure 15-1



Comment 16:

Towel holder is loose. Estimated cost is \$100.



Figure 16-1

Kitchen

Cabinets: Laminated
Condition: Repair

Countertops: Wood
Condition: Marginal

Sink: Double
Condition: Satisfactory



Comment 17:
Kitchen.



Figure 17-1



Figure 17-2



Figure 17-3

(Kitchen continued)



Comment 18:
Cabinets have visible damage.



Figure 18-1



Comment 19:
Apparent mold growth observed on floors behind refrigerator. It is recommended that a mold inspection be performed for further evaluation.



Figure 19-1

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:	Kenmore Condition: Repair
Refrigerator:	General Electric Condition: Satisfactory
Dishwasher:	Kitchen Aid Condition: Satisfactory
Microwave:	Kenmore Condition: Satisfactory



Comment 20:
Appliances.



Figure 20-1



Figure 20-2

(Appliances continued)



Figure 20-3



Figure 20-4



Comment 21:

Oven light is not functional. Estimated cost is \$50.



Figure 21-1

Laundry

Built In Cabinets:	Yes
Laundry Sink:	Condition: Satisfactory
Dryer Venting:	Not Present
Laundry Hook Ups:	To Exterior
Washer:	Condition: Satisfactory
Dryer:	Kenmore
	Condition: Satisfactory
	Kenmore
	Condition: Marginal



Comment 22:
Laundry room.



Figure 22-1



Figure 22-2

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors. Inspector is not required to move furniture and is limited by furniture in the home. Interior inspection is not focused on cosmetics issues but rather safety hazards or visible damage.

Floors:	Tile, Carpet Condition: Repair
Walls:	Painted Drywall Condition: Repair
Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Impact Glass
Entry Door Types:	Sliding, Hinged Condition: Satisfactory
Entry Door Materials:	Impact
Interior Door Materials:	Wood



Comment 23:

Tile floors inside the unit are loose and there are broken tiles. Replacement is recommended. Estimated cost is \$3,000.



Figure 23-1



Figure 23-2

(Interior continued)



Figure 23-3



Figure 23-4



Figure 23-5

(Interior continued)



Comment 24:
Interior photos.



Figure 24-1



Figure 24-2



Figure 24-3



Figure 24-4

(Interior continued)



Figure 24-5

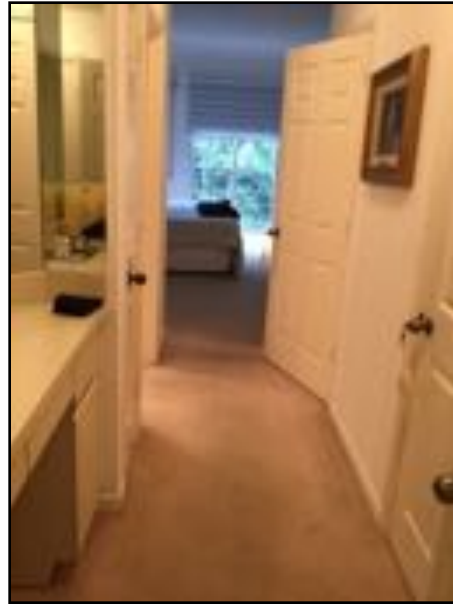


Figure 24-6



Figure 24-7

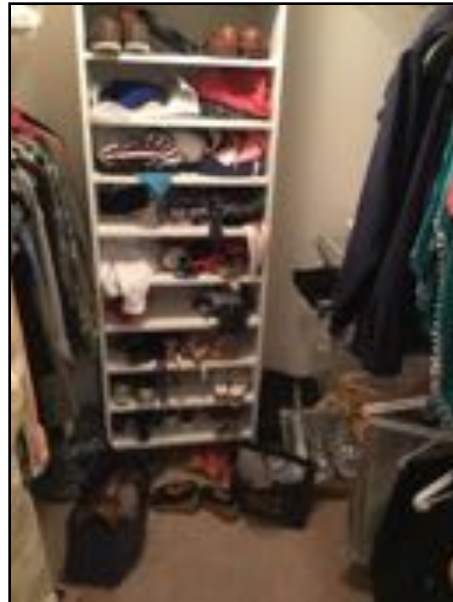


Figure 24-8

(Interior continued)



Comment 25:

Missing baseboards observed inside bedroom closets. Estimated cost is \$200.



Figure 25-1



Figure 25-2

Report Summary

Below is a summary of all deficiencies found at the property. If pages below are blank it is because property has no reported deficiencies.

HVAC: Cooling

1) Condenser coils are damaged and deteriorated. Replacement is recommended. Estimated cost is \$2,500.



Figure 2-1

2) Main air duct is not properly sealed. Estimated cost is \$300.



Figure 3-1

3) Air conditioning needs to be serviced and coil needs to be cleaned. Estimated cost is \$300.

(Report Summary continued)



Figure 4-1



Figure 4-2



Figure 4-3

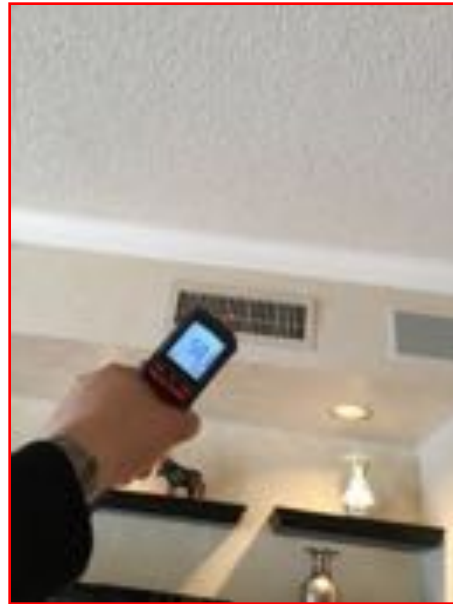


Figure 4-4

4) Apparent mold observed on air handler coils and on drywall inside air handler closet. It is recommended that a mold inspection and an indoor air quality test be performed for further evaluation.

(Report Summary continued)



Figure 5-1



Figure 5-2

5) Air conditioning system does not have a heater. Estimated cost is \$500.



Figure 6-1

(Report Summary continued)

Bathrooms: Bathroom #1

6) Sinks do not drain properly. Estimated cost is \$100.



Figure 9-1

7) Shower floors are cracked. Estimated cost is \$500.



Figure 10-1

8) Observed loose tiles by shower. Estimated cost is \$300.

(Report Summary continued)



Figure 11-1

Bathrooms: Bathroom #2

9) Shower head is leaking. Estimated cost is \$100.



Figure 13-1

10) Shower floors are cracked. Estimated cost is \$500.

(Report Summary continued)



Figure 14-1

11) 71% moisture levels observed by shower walls. It is recommended that an indoor air quality test be performed for further evaluation.



Figure 15-1

12) Towel holder is loose. Estimated cost is \$100.

(Report Summary continued)



Figure 16-1

Kitchen

13) Cabinets have visible damage.



Figure 18-1

14) Apparent mold growth observed on floors behind refrigerator. It is recommended that a mold inspection be performed for further evaluation.

(Report Summary continued)



Figure 19-1

Kitchen: Appliances

15) Oven light is not functional. Estimated cost is \$50.



Figure 21-1

(Report Summary continued)

Interior

16) Tile floors inside the unit are loose and there are broken tiles. Replacement is recommended. Estimated cost is \$3,000.



Figure 23-1



Figure 23-2



Figure 23-3



Figure 23-4

(Report Summary continued)



Figure 23-5

17) Missing baseboards observed inside bedroom closets. Estimated cost is \$200.



Figure 25-1

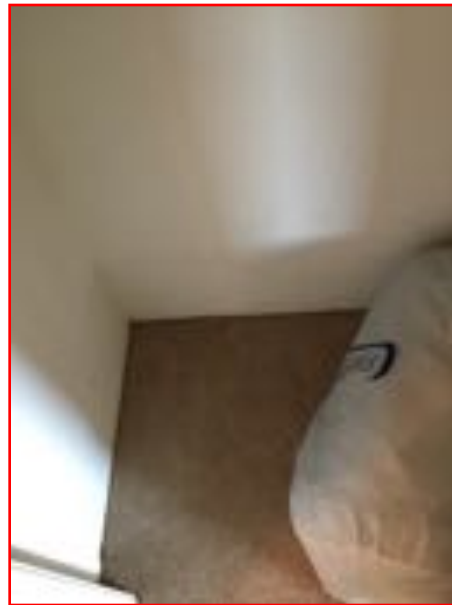


Figure 25-2