

# Home Inspection Report



1000 SW Broadway Ave, Okeechobee , FL 34972

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**Inspection Date:**

Thursday August 3, 2017

**Prepared For:**

Client Client

**Prepared By:**

Curry, Dyron  
PO Box 8542  
Port St Lucie, FL 34985-8542  
7729851960

**Report Number:**

483

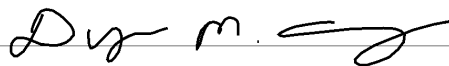
**Inspector:**

Dyron Curry

**License/Certification #:**

FL--HI1183

**Inspector Signature:**



# Report Summary

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## Items Not Operating

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Inoperable: Shed garage door needs repair

## Major Concerns

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Detected: Small leak in the attic above the garage. Recommended: Roofing contractor to evaluate

## Potential Safety Hazards

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None apparent

## Deferred Cost Items

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Deferred Cost Item: As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

## Improvement Items

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Repair/Replace: Loose range controller knobs

## Items To Monitor

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Monitor: Rot on the front door frame. Rot on the patio door frame

Deferred Cost Item: As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

# Report Overview

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## Scope of Inspection

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All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

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## Main Entrance Faces

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West

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## State of Occupancy

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Occupied

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## Weather Conditions

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Sunny

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## Recent Rain

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Yes

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## Ground Cover

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Dry

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## Approximate Age

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10-15 years

# Structure

## Description

<b>Foundation</b>	<ul style="list-style-type: none"> <li>• Poured Concrete</li> </ul>
<b>Columns</b>	<ul style="list-style-type: none"> <li>• Not Visible</li> </ul>
<b>Floor</b>	<ul style="list-style-type: none"> <li>• Concrete</li> </ul>
<b>Wall</b>	<ul style="list-style-type: none"> <li>• Masonry</li> </ul>
<b>Ceiling</b>	<ul style="list-style-type: none"> <li>• Joist</li> </ul>
<b>Roof</b>	Trusses Plywood Sheathing

## Limitations

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Comments

**Positive attributes** The construction of the home is high quality. The materials and workmanship, where visible, are above average.

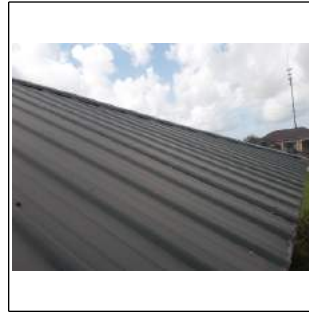
**General comments** No major defects were observed in the accessible structural components of the house.

# Roofing

## Description

**Roof covering** • Metal

## Photos



**Roof flashings** • Metal

**Chimneys** • None

**Roof drainage system** None

**Skylight** • Plastic Bubble Type

**Method of inspection** • Viewed from ladder at eave

## Limitations

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Comments

**Positive attributes** The roof coverings are newer and appear to be in generally good condition.

**General comments** In all, the roof coverings show evidence of normal wear and tear for a home of this age.

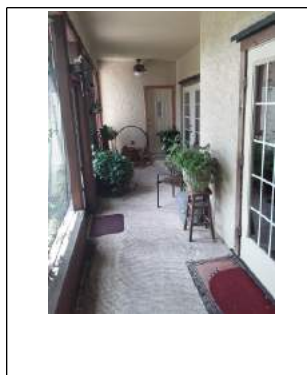
# Exterior

## Description

**Wall covering**

- Block

## Photos



Repair: Rot around the patio door



**Eaves / soffits / fascias**

- Wood

**Doors**

- Metal
- French Doors

**Window/door frames and trim**

- Wood
- Metal-Covered

**Entry driveways**

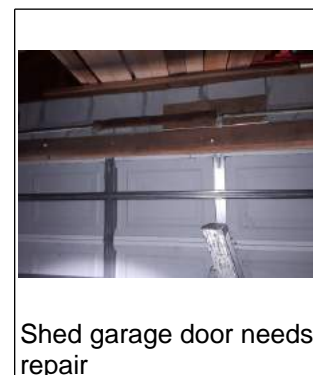
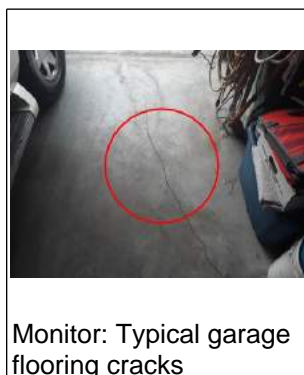
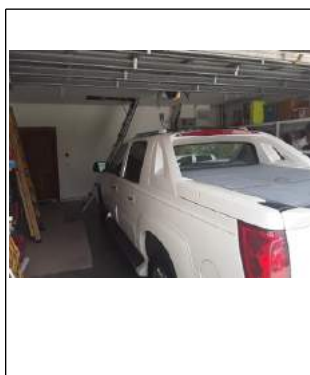
- Concrete

# Exterior

## Description cont.

- Entry walkways and patios** • Concrete
- Porch / deck / steps / railings** • None
- Overhead garage door(s)** • Steel

## Photos



- Surface drainage** • Graded Away From House
- Retaining walls** • None
- Fencing** • Wood

## Limitations

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Comments

**Positive attributes** Soffit/Fascia Low Maintenance  
 The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.  
 The driveway and walkways are in good condition.

**General comments** The exterior of the home shows normal wear and tear for a home of this age.

# Electrical

## Description

**Size of service** • 200 Amp 120/240v Main Service

## Photos



200 Amps: Cutler Hammer



The breakers are in good physical condition

**Service drop** • Underground

**Service entrance conductors** • Copper

**Service equip / main disconnect** • Breakers

**Service grounding** • Copper

**Serv. panel / current protect.** • Panel Rating: 200 Amp

**Sub-panel(s)** • None Visible

**Distribution wiring** • Copper

**Wiring method** • Non-Metallic Cable "Romex"

**Switches / receptacles** • Grounded

**Ground fault circuit interrupter** • Bathroom(s)  
• Kitchen

**Smoke detector(s)** • Present

## Limitations

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Electrical

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## Comments

**Positive attributes** Outlets / Switches OK

All 3-prong outlets that were tested were appropriately grounded.

**Gfci** All visible wiring within the home is copper. This is a good quality electrical conductor.

**General comments** Inspection of the electrical system did not reveal the need for improvement.

# Cooling

## Description

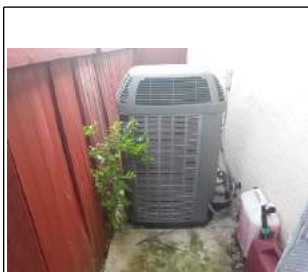
**Energy source**

- Electricity

**Central system type**

- Air Cooled Central Air Conditioning

## Photos



2005



2005



The air conditioning system was cooling properly during the inspection

**Through wall equipment**

- Not Present

**Other components**

- Air Handler/Fan

## Photos



## Limitations

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Comments

**Positive attributes** The capacity and configuration of the system should be sufficient for the home.  
 The location of the return air vents is well suited to air conditioning.  
 The system responded properly to operating controls.

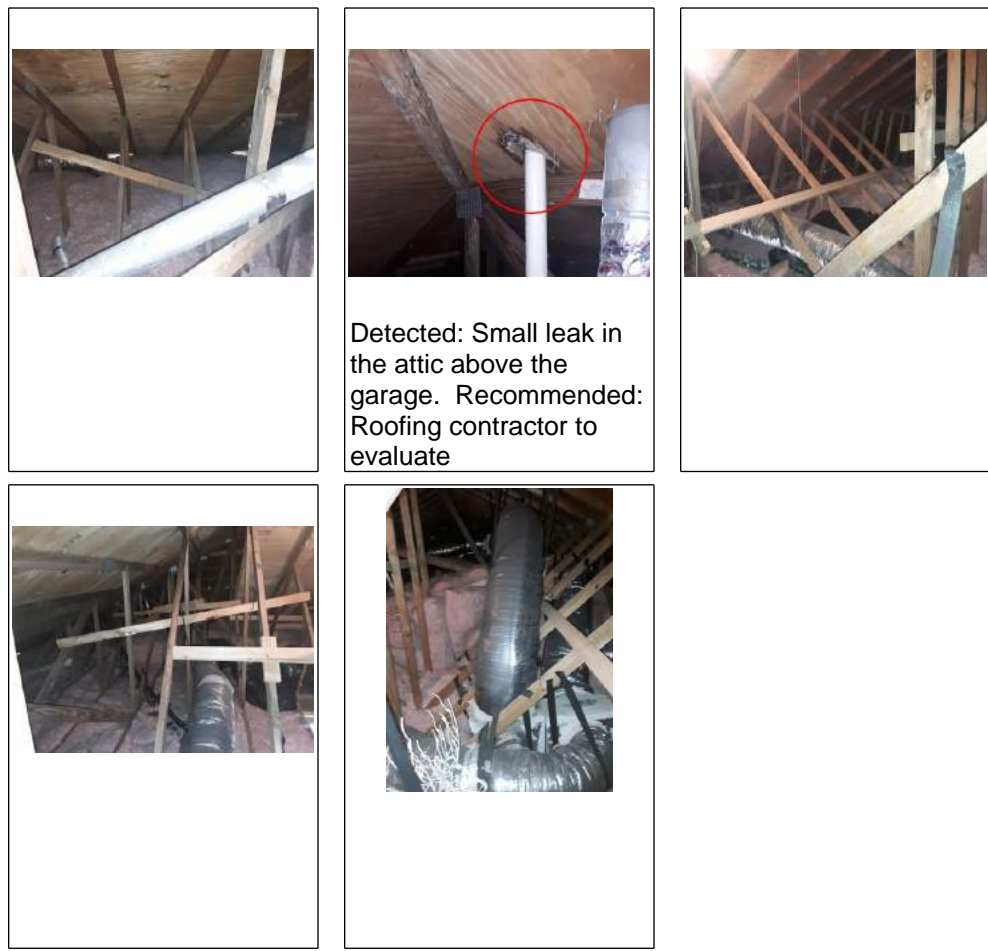
**General comments** The system is showing some signs of age and may require a higher level of maintenance.

# Insulation

## Description

**Attic** • R30 Fiberglass in Main Attic

## Photos



**Roof cavity** • None Visible

**Exterior wall** • Not Visible

**Basement wall** No basement

**Crawl space** No crawl space

**Floor cavity** None

**Vapor retarders** N/a

**Roof ventilation** • Soffit Vents

# Insulation

## Description cont.

<b>Crawl space ventilation</b>	None
<b>Exhaust fan/vent locations</b>	<ul style="list-style-type: none"><li>• Bathroom</li><li>• Dryer</li></ul>

## Limitations

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Comments

**Positive attributes** This is a well insulated home.

**General comments** Recommended: Roofing contractor to evaluate and repair the sheathing rot in the attic over the garage

# Plumbing

## Description

- Water supply source** • Private Water Supply
- Service pipe to house** • Copper
- Main water valve location** In the shed

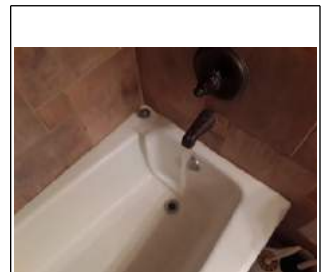
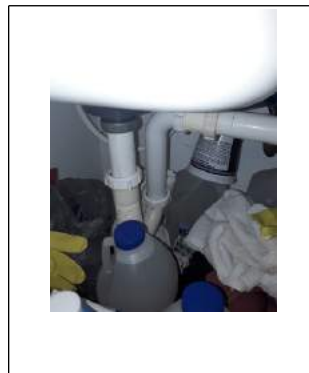
## Photos



Main Water Valve: In the shed

- Interior supply piping** • Copper
- Waste system** • Private Sewage System
- Drain / waste / vent piping** • Plastic

## Photos



The drainage in the tub is draining properly

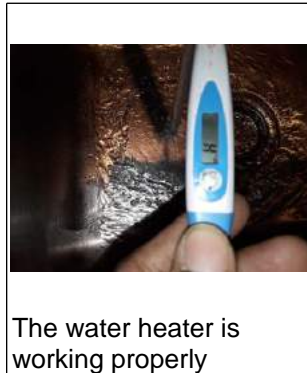
# Plumbing



## Water heater

- Gas

## Photos



## Fuel storage / distribution

Buried Tank

## Photos



## Fuel shut-off valves

Shut off valves are on the appliances

## Other components

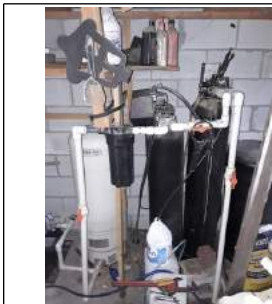
Well components

## Photos

# Plumbing



Well pump is new



Well components are operating properly



The water softener is in good working condition



Irrigation

## Limitations

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Comments

**Positive attributes** The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

**General comments** Monitor: The aging well components in the shed

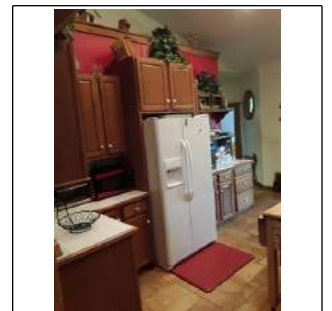
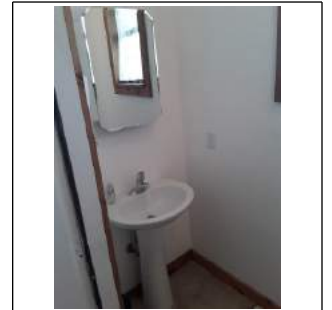
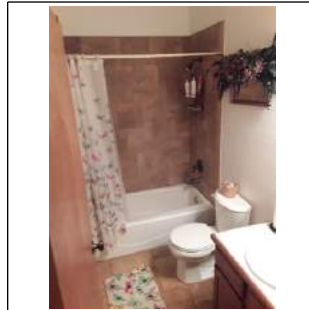
# Interior

## Description

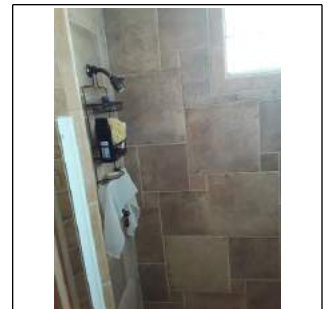
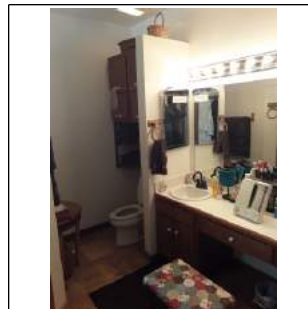
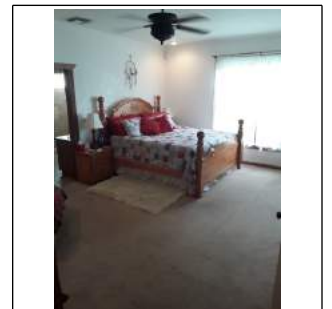
Wall/ceiling materials

- Drywall

## Photos

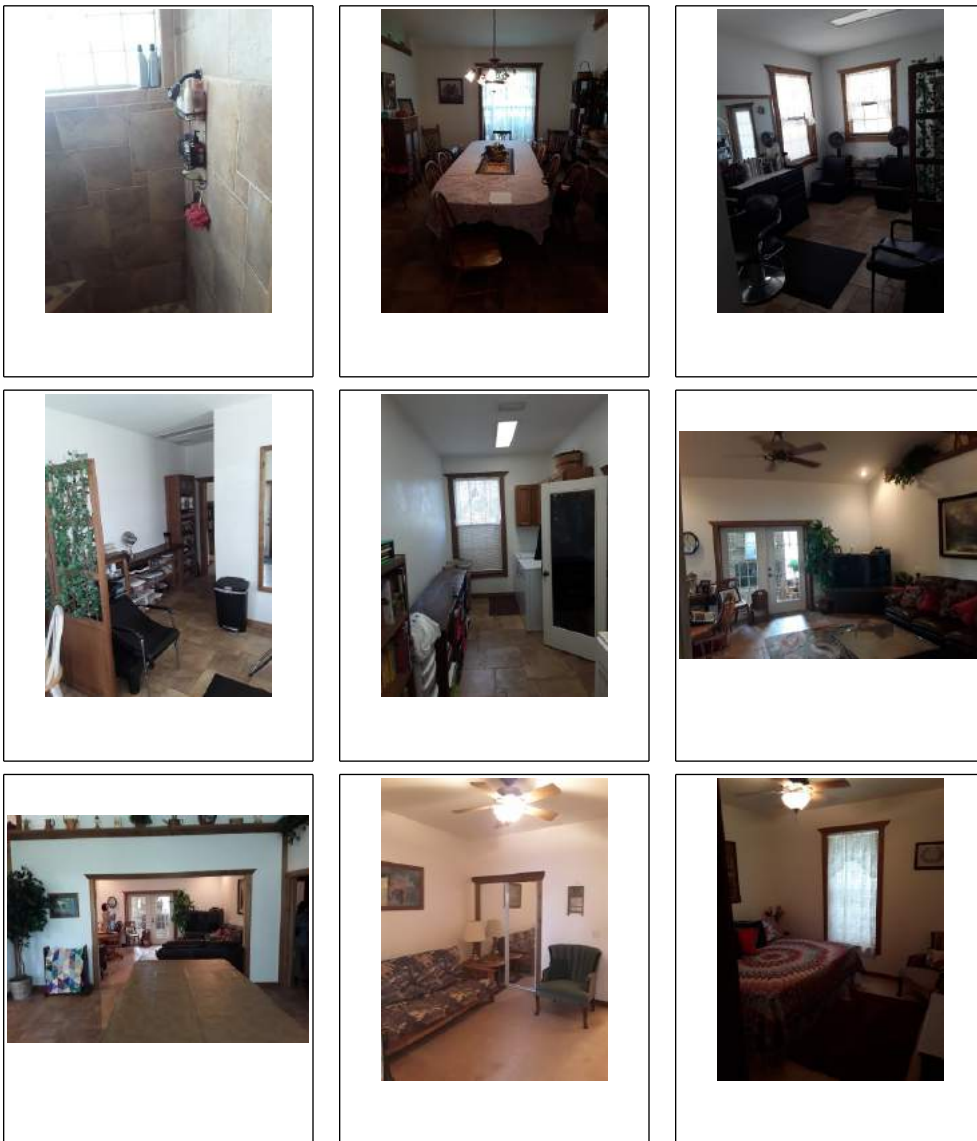


Front door moisture stains





# Interior



**Floor surfaces**

- Carpet /Laminate
- Tile

**Window type(s) / glazing**

- Double/Single Hung

**Doors**

- Wood-Hollow Core

**Limitations**

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

**Comments**

**Condition of finishes** On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

# Interior

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## Comments cont.

**Condition of windows and doors** The majority of the doors and windows are good quality.

**Condition of floors** Flooring is in good condition

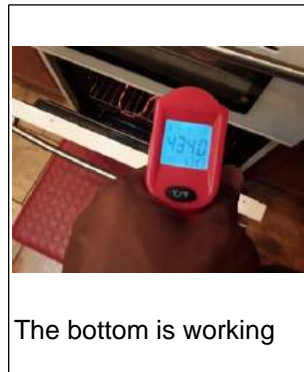
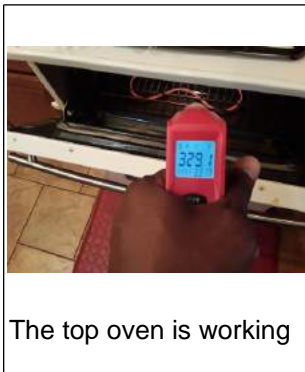
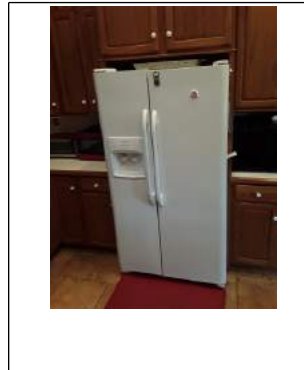
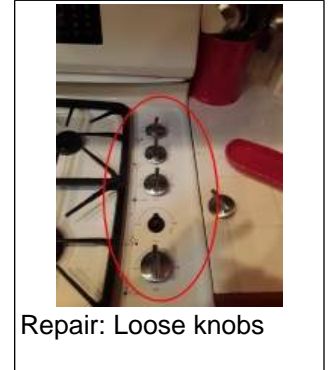
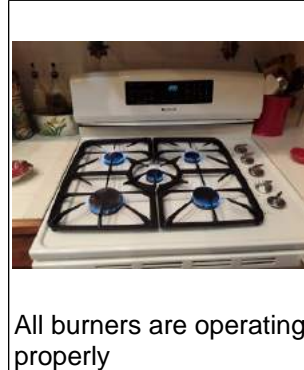
# Appliance

## Description

### Appliances tested

- Gas Range
- Clothes Washer
- Clothes Dryer
- Dishwasher
- Refrigerator
- Waste Disposer

### Photos

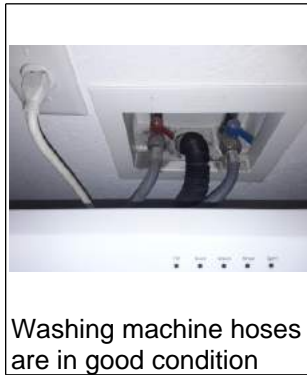


### Laundry facility

- Dryer Vented to Building Exterior
- Hot/Cold Water Supply for Washer

### Photos

# Appliance



## Other components tested

- Door Bell

## Limitations

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Comments

**Positive attributes** Most appliances that were tested responded satisfactorily.

**General comments** The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

# House in Perspective

## Description

**Description** Well Built/Aging Systems

## Observations

**Observations** This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

## Limitations

**Weather conditions** Dry weather conditions prevailed at the time of the inspection.

**Recent weather conditions** Rain/Wet Weather

**Limitations** Dry weather conditions prevailed at the time of the inspection.

## Comments

**Comments** For the purpose of this report, it is assumed that the house faces west.