



## Home Inspection Report

LOCATED AT:  
1234 Sample Dr  
Sunny, FL

PREPARED EXCLUSIVELY FOR:  
Happy Homeowner

INSPECTED ON:  
Friday, March 11, 2022



Inspector, Brandon Testone HI8889  
BLT Inspections, Inc.



# Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, **this summary does not contain every detailed observation and we recommend that you read the entire report.** The summary items were listed as a courtesy which, in the opinion of the inspector, emphasize limitations and/or deficiencies that you should be aware of. Some of these items may require re-inspection and/or repair by a skilled tradesman, technician, or specialist. Others can be easily handled by a homeowner such as yourself. In listing these items, the inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for any maintenance, repair and/or replacement costs.

We recommend getting a home warranty with any home. Appliances, systems and components can break down at any time and our inspection does not guarantee or warranty against any such failures. We recommend consultation with your Real Estate Professional with regards to home warranties or any concerns listed in this report.

## HVAC System

### HVAC SYSTEM OBSERVATIONS

**s-30:** The hvac system was functional but does not appear to have been serviced recently. A qualified hvac contractor is recommended for further evaluation and routine maintenance.

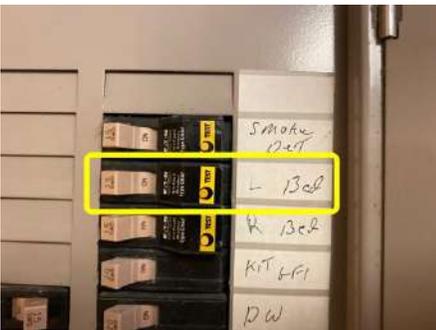
**s-31:** There was some dirt and/or microbial growth stains visible around the air handler. Although commonly found, we could not determine or verify the type of stains present. We suggest cleaning and/or further evaluation by a qualified contractor.



## Electrical System

### ELECTRICAL OBSERVATIONS

**s-42:** One of the afci breakers safety device is not working properly. It does not trip when tested. A qualified contractor is recommended to replace.



## Plumbing System

### MAIN SERVICE/PIPING

**s-55:** The hot water pressure is noticeably lower at this fixture. A qualified contractor is recommended to further evaluate and address as needed.



Upstairs rear bathroom

### WATER HEATER OBSERVATIONS

**s-63:** The water heater is 17 years old and nearing the end of its expected service life. We suggest budgeting for replacement.

## Kitchen

### FIXTURES

**s-75:** The faucet is very stiff and leaks when tested.



**s-76:** The vegetable sprayer was not functional when tested.



**PLUMBING**

**s-77:** There is water leaking from the supply line/connection under the sink.



**Bathrooms**

**WALLS**

**s-82:** There was some dirt and/or microbial growth stains observed. Although commonly found, we could not determine or verify the type of stains present. We suggest cleaning and/or further evaluation by a qualified contractor.



Upstairs rear bathroom

**FLOOR**

**s-83:** Some of the floor tiles are loose. Problem appears to be caused by water intrusion. Suggest monitoring and addressing as needed.



Upstairs front bathroom



Upstairs rear bathroom

## TOILETS

**s-88:** The toilet is loose and not properly secured and/or sealed to the floor.



Upstairs rear bathroom

**s-89:** The toilet was not functional when tested. Suggest to repair/replace as needed.



Downstairs bathroom

## Interior Rooms

### FLOORS

**s-95:** The carpet is stained/soiled in areas.



Various areas throughout



Various areas throughout

Friday, March 11, 2022  
Happy Homeowner  
1234 Sample Dr  
Sunny, FL

Dear Happy Homeowner,

We have enclosed the report for the property inspection we conducted for you on Friday, March 11, 2022 at:

1234 Sample Dr  
Sunny, FL

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Brandon Testone  
BLT Inspections, Inc.



# Table of Contents

Executive Summary.....	2
Introduction: Scope of Work.....	8
General Information .....	9
Exterior & Grounds.....	9
HVAC System.....	11
Electrical System.....	13
Plumbing System.....	16
Attic Spaces.....	18
Kitchen.....	19
Bathrooms.....	21
Interior Rooms .....	25
Laundry Area.....	27

## Introduction: Scope of Work

The inspection was performed in accordance with the International Association of Certified Home Inspectors. For a copy of the InterNACHI SOP click: <http://www.nachi.org/sop>. This inspection shall also comply with the Standards of Practice of the Florida Department of Business and Professional Regulation. For a copy of the Florida SOP click: <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=61-30>.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas can be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

This report does not include inspection for wood destroying insects, pet urine, radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water and/or soil contamination. We are not trained or licensed to discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

You are advised to seek professional opinions and acquire estimates of repair to any defects, comments, improvements or recommendations mentioned in this report. We recommend that any professionals making repairs inspect the property further in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Please note that home inspectors are generalists, feel free to hire other specialists such as roofers, plumbers, electricians, engineers, etc. to further evaluate the property prior to closing.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard pre-inspection agreement provided by BLT Inspections Inc.

## General Information

### INFORMATION/CONDITIONS

- 1: Year property built: 2005
- 2: Property occupied/vacant: Occupied
- 3: Other present during inspection: Buyer/Tenant
- 4: Readily accessible attic space present: Yes w/ limitations
- 5: Readily accessible crawlspace present: No
- 6: Detached garage/structure(s) inspected: No
- 7: Weather conditions: Clear
- 8: Temperature: 85 degrees
- 9: Soil conditions: Dry
- 10: Water on: Yes
- 11: Electric on: Yes

### GENERAL COMMENTS

12: Common areas under the jurisdiction of a homeowners association are outside the scope of this inspection. Although some of these areas may have been looked at, they were not evaluated and are excluded from this inspection. Some of the items identified in this inspection report may fall under the care and responsibility of the homeowners association. Requests for repairs and/or corrections in the following areas should be directed accordingly:

- 1) Exterior & Grounds
- 2) Attic Spaces
- 3) Roof

## Exterior & Grounds

*The inspector shall observe all accessible exterior surfaces, operate all accessible doors, test a representative number of windows, outlets, hose bibs, and probe any exterior components where deterioration is suspected. Obstructed windows, outlets, hose bibs, etc. will not be inspected and/or verified for proper function. We will inspect driveways, walks, steps, railings, porches, patios/decks, vegetation, grading and/or drainage systems that are adjacent to the home. We cannot guarantee and/or always determine if the property had previous water problems or could have future problems with water or drainage. The sellers or occupants will generally have the most intimate knowledge about the property, and you should ask them about its history and/or issues. Fences, sprinklers, retaining walls, docks, water softeners and generators are beyond the scope of this inspection and therefore excluded.*

### BASIC INFORMATION

- 13: Primary exterior wall covering: Stucco & Vinyl siding
- 14: Primary exterior wall structure: Concrete block & Wood frame

### LIMITATIONS

15: Our review of the exterior is limited to the balconies, decks, doors, windows, and features directly related to this unit. See 'General Information' above regarding the common areas.

## EXTERIOR DOORS

16: One or more of the exterior doors weatherstripping is damaged.



Front entry door

17: The door handle is loose and the hardware sticks- needs to be serviced to operate smoothly.



Rear door

## WINDOWS/SCREENS

18: Some of the window screens are damaged.



## EXTERIOR HOSE BIBS

19: Some of the hose bib handles are damaged and/or missing.



Missing handle

## HVAC System

The inspector shall observe and operate permanently installed HVAC systems by using their normal operating controls. Dismantling the condensing unit/air handler panels and/or extensive inspection of the internal components such as compressors, evaporators, fan motors and internal electrical components is beyond the scope of this inspection. Window units, portable hvac units, and the uniformity or adequacy of the heated/cooled air supply to various rooms is beyond the scope of this inspection. The inspector will not operate hvac systems in certain modes when weather conditions or other circumstances may cause equipment damage. If further evaluation or assurances of the hvac system is desired, a licensed hvac contractor is recommended.

### BASIC INFORMATION

20: Type of system: Central HVAC

21: AC Unit Pics



22: Air Handler Pics



23: Approximate age: 4 years old

24: Energy source: Electricity

25: Capacity: 2 ton

26: Supply/Return Air Temps: Within normal operating range



Cool

### THERMOSTAT(S)

27: The thermostat(s) responded properly when tested.



### AIR FILTER(S)

28: The filter is dirty which decreases its effectiveness and blocks air flow. We recommend it be replaced.



12x12x1

### DRAIN PANS/LINES

29: Appeared serviceable at the time of inspection.



### HVAC SYSTEM OBSERVATIONS

30: The hvac system was functional but does not appear to have been serviced recently. A qualified hvac contractor is recommended for further evaluation and routine maintenance.

**31:** There was some dirt and/or microbial growth stains visible around the air handler. Although commonly found, we could not determine or verify the type of stains present. We suggest cleaning and/or further evaluation by a qualified contractor.



### **GENERAL COMMENTS**

**32:** For system longevity and efficiency, filters should be replaced/cleaned regularly and the unit(s) should be serviced annually by a qualified HVAC technician. The average life expectancy for AC units is typically 10-15 years.

## **Electrical System**

*Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels and overcurrent protection devices. We use a standard electrical tester to check a representative number of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices which we cannot detect during a standard home inspection. Landscape lighting, low voltage wiring, underground, concealed and/or inaccessible circuits are excluded from this inspection. Determining the actual capacity of the system requires load calculations which is beyond the scope of this inspection. If further evaluation or assurances of the electrical system is desired, a licensed electrical contractor is recommended.*

### **GFCI'S**

**33:** Gfci receptacles and/or breakers were observed and appeared to be in good working order.

### **MAIN SERVICE**

**34:** Service entry into building: Underground supply

**35:** Main voltage: 120/240 volts

**36:** Main amperage: 150 amps

## ELECTRICAL PANELS

37: Manufacturer: Cutler Hammer



38: Branch circuit protection type: Circuit breakers & Ground/Arc fault circuit interrupters

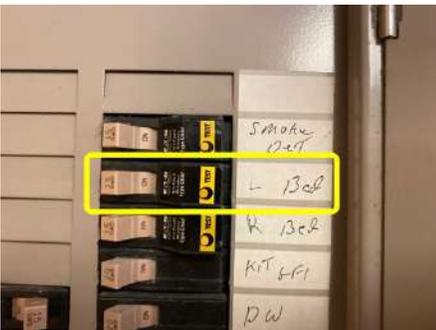
39: Branch conductor type: Copper where viewed

40: Branch wiring type: Romex (NM) Non-metallic cable where viewed

## ELECTRICAL OBSERVATIONS

41: The panel cover was removed for inspection and the wiring, breakers and panel(s) appear to be in serviceable condition with exception to the item(s) listed below.

42: One of the afci breakers safety device is not working properly. It does not trip when tested. A qualified contractor is recommended to replace.



## SERVICE GROUNDING

43: The electrical system appears to be grounded. However, we could not see the point at which the ground connection is made. This is common because its typically below grade somewhere near the meter. To verify the adequacy and location of the ground source, a qualified electrical contractor is a recommended.



Ground wire is present

### FIXTURES/FANS

**44:** Some of the lights and/or bulbs were not functional at the time of inspection. Suggest having the bulbs replaced as needed so that the operation of the fixtures can be verified.



Front bedroom closet light



Front bedroom closet light



Upstairs front bathroom



Upstairs rear bedroom



Attic light

### OUTLETS/SWITCHES

**45:** There are missing and/or damaged cover plates that should be replaced.



Missing weatherproof cover



Missing cover

**46:** There are switches with unknown functions noted.



## GENERAL COMMENTS

**47:** We advise the use of a licensed electrician for cost estimates, repairs, upgrades and routine maintenance.

## Plumbing System

*Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. All underground piping related to water supply, waste, or sprinkler use is excluded as it is not accessible for visual inspection. The inspector will not operate systems that have been shut down or winterized, operate pressure relief valves, test water shut off valves or test the calibration of thermostats. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. If further evaluation or assurances of the plumbing system is desired, a licensed plumbing contractor is recommended.*

## BASIC INFORMATION

**48:** Water source: Public

**49:** Waste disposal: Public

**50:** Primary supply piping: CPVC where seen

**51:** Primary drain/waste piping: PVC where seen

**52:** Water pressure: Normal range (40-80 psi)



**53:** Main water shut-off location: We were unable to locate a main shut-off valve- suggest verifying location with seller, homeowners association or local service provider

## MAIN SERVICE/PIPING

**54:** The main service piping (supply/drainage) is mostly concealed below grade and we were not able to verify the condition or type of materials used. Although the piping appeared to be serviceable, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition which is not within the scope of this inspection. Any other plumbing system/piping concerns, items to address or things to be aware of, will be additionally listed below or in other sections of this report.



## GENERAL COMMENTS

**64:** We recommend that all visible plumbing lines, fixtures and connections be inspected periodically for corrosion and/or leakage. For system longevity and efficiency, Water heaters should be serviced annually or according to manufacturers recommendations. We advise the use of a licensed plumber for cost estimates, repairs, upgrades and routine maintenance.

## Attic Spaces

*The inspector may enter the attic for observations or view the attic from the access depending upon the amount of space that is provided for inspection. Any areas that may be concealed or camouflaged from insulation, ductwork, or storage items are excluded from this inspection. The inspector is not required to move insulation, stored items, or determine the extent of damage caused by insects and/or water. If further evaluation or assurances of the attic space is desired, a qualified contractor is recommended.*

## BASIC INFORMATION

**65:** Insulation type: Fiberglass

**66:** Insulation depth: 6-10 inches on average

**67:** Method of inspection: Viewed from access



## ROOF PENETRATIONS

**68:** Pics of readily accessible roof penetrations



## LIMITATIONS

**69:** Due to limited access, concealed/obstructed areas and/or extreme temperatures, for inspectors safety, the attic inspection was limited to what we could view from the access opening(s). Client should be aware than unknown or concealed deficiencies may exist. If an exhaustive examination is desired, we recommend hiring a qualified contractor to further evaluate.

## SHEATHING/FRAMING

70: Overall, the sheathing/framing appears to be good condition where viewed. Any deficiencies, concerns or items to be aware of, will be additionally listed below.

## DUCTWORK

71: The ductwork is concealed and/or inaccessible in many areas but appears to be serviceable where viewed. Any deficiencies and/or concerns will be additionally listed below.

## GENERAL COMMENTS

72: A qualified individual is recommended to inspect the attic periodically for water, pest and rodent intrusion.

## Kitchen

*The inspector shall observe installed components and operate the basic functions of the following kitchen appliances: Ovens, stoves, trash compactor, garbage disposal, ventilation equipment, permanently installed dishwashers and microwave ovens. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation. Appliances can and will fail at any time during or after testing and should be checked again at final walk through. BLT Inspections will not be held responsible for these failures.*

## GENERAL OBSERVATIONS

73: The kitchen area and installed components were visually inspected and considered to be in serviceable condition based on the property's age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.





## CEILING

74: Moisture stains were visible. Although the stains appeared old at the time of inspection, the area should be monitored for active leakage and repaired if necessary.



Dry when tested



Dry when tested

## FIXTURES

75: The faucet is very stiff and leaks when tested.



76: The vegetable sprayer was not functional when tested.



## PLUMBING

77: There is water leaking from the supply line/connection under the sink.



## REFRIGERATOR

78: There was no ice in the bin at the of inspection and we were unable to verify proper functionality of the dispenser.



## CABINETS

79: The cabinet door and/or drawer is not opening/closing properly.



## GENERAL COMMENTS

80: We recommend checking appliances, sinks, and plumbing for corrosion and/or leakage periodically.

## Bathrooms

*The inspector shall observe the walls, ceiling, floors, doors, cabinets, receptacles, ventilation and all related readily accessible plumbing components. The condition of supply, drain, waste, and vent piping hidden within wall cavities is undetermined as they are not accessible for visual inspection. Determining whether shower pans, tub/shower surroundings are totally watertight is beyond the scope of this inspection. We do not test fixture overflows as they can sometimes be defective and cause interior water damage. If further*

*evaluation and/or testing is desired, a qualified plumbing contractor is recommended prior to closing.*

**GENERAL OBSERVATIONS**

**81:** The bathroom(s) and installed components were visually inspected and considered to be in serviceable condition based on the property's age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.



## WALLS

**82:** There was some dirt and/or microbial growth stains observed. Although commonly found, we could not determine or verify the type of stains present. We suggest cleaning and/or further evaluation by a qualified contractor.



Upstairs rear bathroom

## FLOOR

**83:** Some of the floor tiles are loose. Problem appears to be caused by water intrusion. Suggest monitoring and addressing as needed.



Upstairs front bathroom



Upstairs rear bathroom

**84:** Some of the floor tiles are cracked. The tiles are not loose or otherwise defective and repair would be considered optional.



Various areas

## DOORS

**85:** Hardware is loose or missing.



Upstairs rear bathroom

## SINK

**86:** The drain stop is missing.



Upstairs rear bathroom

**87:** The drain stop is not functioning properly.



Downstairs bathroom

## TOILETS

**88:** The toilet is loose and not properly secured and/or sealed to the floor.



Upstairs rear bathroom

**89:** The toilet was not functional when tested. Suggest to repair/replace as needed.



Downstairs bathroom

## SHOWERS

**90:** The shower head connection leaks.



Upstairs rear bathroom

## GENERAL COMMENTS

**91:** Toilets, bath fixtures, sinks, and plumbing connections should be inspected periodically for corrosion and/or leakage.

## Interior Rooms

*The inspector shall observe the walls, ceilings, floors, doors, and a representative number of windows and electrical outlets. Obstructed windows, outlets, etc. will not be inspected or verified for proper function and should be tested at final walk through when the obstructions have been removed. Personal items, furniture and window dressings including blinds, will not be moved and will limit the inspectors ability to inspect the entire space. We do not inspect for animal urine and it's presence is excluded from this inspection.*

## GENERAL OBSERVATIONS

**92:** The interior rooms and installed components were visually inspected and considered to be in serviceable condition based on the property's age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.

## WALLS

93: There was damage noted which you should view for yourself and address as needed.



## CEILING

94: Patchwork and/or stains were visible. Although it appeared old at the time of inspection, the area should be monitored for active leakage and repaired if necessary.



Living/Dining Rooms



Living/Dining Rooms



Living/Dining Rooms

## FLOORS

95: The carpet is stained/soiled in areas.



Various areas throughout



Various areas throughout

## CLOSET

96: The door comes off track when used and is in need of adjustment.



## WINDOWS

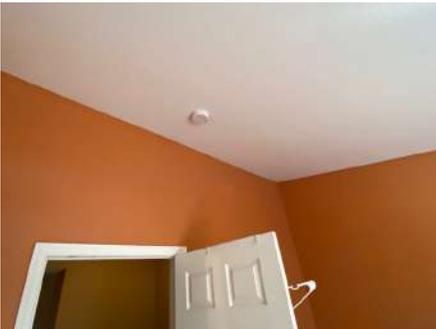
97: The window locking hardware does not align and/or lock properly.



Upstairs rear bedroom

## SMOKE/CO DETECTORS

98: The smoke/co detectors were inspected for location only.



## GENERAL COMMENTS

99: Smoke and/or carbon monoxide detectors should be tested when you first take possession of the property. Detectors should be tested monthly and the batteries checked regularly. Any detectors that are near or have exceeded 10 years of age should be replaced.

## Laundry Area

*If possible, the washer and dryer will be activated briefly to ensure that water, power and/or gas is available. However, they are not fully tested or evaluated as part of this inspection. We suggest verifying with seller full operation of the appliances prior to closing if they are included with the sale of the home.*

## GENERAL OBSERVATIONS

**100:** The laundry area and installed components were visually inspected and considered to be in serviceable condition based on the property's age allowing for normal wear and tear. Any concerns, items to address or things to be aware of, will be additionally listed below.



## WASHER/DRYER

**101:** The units were not tested or evaluated as part of this inspection.



## DRYER VENT/LOCATION

**102:** The dryer exhausts at the front of the home. We recommend cleaning prior to use.



## GENERAL COMMENTS

**103:** Washer hoses and connections should be inspected periodically for corrosion and/or leakage. Dryer lint traps, ducts and exhaust covers should also be occasionally inspected and cleaned to guard against lint accumulation that can be a fire hazard.