



Winter Haven FL 33880
863-287-2320
allprohi1@gmail.com

Report: Sample report 01-16

INSPECTION REPORT

INSPECTION COMPANY:

ALLPRO HOME INSPECTIONS LLC
WINTER HAVEN, FL. 33880
Mobil # 863-287-2320
Of # 863-293-5245
InterNachi # 04083095
Florida license # HI-116
email: allprohi1@gmail.com

CLIENT / SITE INFORMATION:

DATE OF INSPECTION: 01-08-2016.
CLIENT NAME: John Doe Jr.
ST. ADDRESS: Any street.
CITY, STATE, ZIP: Anywhere in central Fl.
OCCUPIED: No.
DISCLOSURE:

A general property inspection is a non-invasive, visual examination of the readily accessible areas of a residential or commercial property, performed for a fee, of which is designed to help identify defects within specific systems and components as defined by the (SOP) Standards of Practice of the State of Florida, that are both observed and deemed material by the Inspector at the time of inspection. An inspection is not technically exhaustive and will not identify concealed or latent defects.
Home inspectors in the State of Florida are NOT county building officials. NO determination of any code compliance, past, present or future will be made or reported on.

NOTE: any reference made of front, back, right or left side of building or property is made from street view looking towards structure or property.

BUILDING CHARACTERISTICS:

AGE: 29 yrs.
STRUCTURE TYPE: Single Family home.
STORIES: 1
FOUNDATION: Slab on grade.

UTILITY SERVICES:

WATER SOURCE: Public utility. Meter is located in rear NE corner. Flow dial or indicator is not turning or showing flow when viewed. This is an indication that NO significant leakage is present in main or supply lines at time of inspection.

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SEWAGE DISPOSAL: Undetermined, No information provided.
GAS TYPE: None installed.
UTILITIES STATUS: All installed utilities operational at time of inspection.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Dry.
AMBIENT TEMP in F: 70° - 80°

GROUNDS / EXTERIOR

DRIVEWAY:

TYPE: Concrete.
CONDITION: Typical drying / curing cracks present.

WALKWAYS:

TYPE: Concrete.
CONDITION: No problems noted at time of inspection.

GRADING:

SITE: Relatively flat site.
OBSERVATIONS: No signs of past or present standing water seen on perimeter of structure.

PORCH(s) / DECK(s)

TYPE: Concrete slab.
CONDITION: No problems noted at time of inspection.
POOL/ PORCH ENCLOSURE: Aluminum framed, window enclosed.
CONDITION: Overall condition is good.
 Door closure needs repair.

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WALL / FOUNDATION / CRAWLSPACE

EXTERIOR WALLS:

WALL TYPE:

Masonry / Block.

SIDING / VENEER:

Hard stucco veneer.

CONDITION:

Settling cracks seen in some areas around perimeter.

A larger crack is noted on right side of garage door lintel. Recommend further inspection by a qualified person in this field.



COLUMNS AND SUPPORTS:

TYPE:

Aluminum post.

CONDITION:

No problems seen.

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SLAB ON GRADE:

MATERIAL: Concrete slab.
CONDITION: Slab is not visible due to floor coverings.
Drying and settling cracks are most likely present. No raised or settled areas are seen.

ROOF / ATTIC

PRIMARY ROOF:

STYLE: Hip.
ROOF ACCESS: Walked.
ROOF COVERING: Composition shingle, Architectural style.
ROOF COVERING STATUS: There appears to be two sets of shingles installed on roof.
Active leakage is present on front and rear overhangs.
Repair and further inspection of entire roof covering by a licensed roofer is advised.



FLASHINGS:

TYPE: Combination of materials used; Sheet metal and Lead plumbing vent boots.
CONDITION: Roof appears to be leaking around drip edges on front and rear of home.

FASCIA:

TYPE: Aluminum.
CONDITION: No problems seen. NOTE: Areas hidden from view behind gutters can not be seen or



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reported on.

SOFFIT:

TYPE: Ventilated panels.
CONDITION: No problems seen.

GUTTERS::

TYPE: Aluminum.
CONDITION: Overall condition is fair, fasteners need to be tightened up.

ATTIC AREA:

ACCESS : Pull down ladder.
ROOF FRAMING: Engineered trusses.
CONDITION: No visible problems seen at time of inspection.
ROOF SHEATHING: Plywood.
CONDITION: Sign of past or present leakage seen.
Further evaluation and repair is recommended by a qualified person that specializes in this trade or field of construction



VENTILATION: Combination of attic ventilation is installed: Soffit and Low profile off peak vents.
CONDITION: Ventilation appears adequate.

INSULATION TYPE: Loose fill blown fiberglass.

CONDITION: Insulation has compacted over time and a true "R" value is no longer achieved.
TIP: Recommend you contact your local Electrical Utility Company to find out if they perform FREE energy audits. After having their inspections they will typically provide incentives, if they determine that you need them in the form of vouchers for upgrading conditions in your home that cause you use excessive power consumption. These programs are not limited to insulation only. Some include upgrading windows, weather stripping, water heaters and appliances including Heat and Air system.

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HEATING / AIR / DISTRIBUTION SYSTEMS

PRIMARY HEATING SYSTEM:

- SYSTEM TYPE:* Heat pump with supplement heat strips.
- FUEL TYPE:* Electric.
- POWER SOURCE:* 240 Volt.
- SERVICE DISCONNECT:* Disconnect present.
- ESTIMATED CAPACITY:* 4 Ton / 48000 BTU.
- ESTIMATED AGE:* 13 yrs.
- EXTERIOR UNIT:* Insulation is missing or deteriorated on refrigerant lines. Replacing is recommended.



- INTERIOR UNIT:* No visible problems seen
 - AIR FILTERS:* Disposable Pleated type.
- NOTE: This is a visual inspection only. Units are not opened or disassembled.

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CONDITION:
CONTROLS:
RETURN TEMPERATURE in F:

Dirty / restricting air flow across coils.
 Unit responded to normal controls. Thermostats are not tested for calibration.
 74.5.



SUPPLY TEMPERATURE in F:

Heat pump mode. 103.0
 Supplemental heat mode. 89.4.



TEMPERATURE RISE in F:

Heat Pump mode. 28.5
 Supplemental heat mode. 14.9.

CONDITION:

Unit appeared to be providing and adequate temperature rise in relation to the ambient temperature at time of inspection.

PRIMARY COOLING SYSTEM:

SYSTEM TYPE:

Split system / central unit.

FUEL TYPE:

Electric.

POWER SOURCE:

Same as unit(s) listed above.

ESTIMATED CAPACITY:

Same as unit(s) listed above.

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ESTIMATED AGE: Same as unit(s) listed above.
EXTERIOR UNIT: See comment concerning unit(s) above.
INTERIOR UNIT: See comment concerning unit(s) above.
CONDENSATE LINE: Installed with a drip loop.
NOTE: drip loops need cleaning on a regular basis (at least once a month) to clear lines of build up
Maintenance tip: pouring a cup of White Vinegar down drain, if accessible at least once a month will help control slime build up and help prevent blockage and service calls .
FLOAT SWITCH: **Float switch is not installed in condensate line or on drain pan. These are a recommended for all interior or attic mounted units. These switches when working properly cut off unit if condensate line becomes blocked allowing water to back up. This can help prevent ceiling, wall, flooring, personal property damage and mold due to condensate water overflow.**
DRAIN PAN(s): Installed. Pan is dry at time of inspection.
COIL: Coil is not inspected. Unit is sealed and coil is not visible from underneath or thru duct work. NO determination can be made.
AIR FILTERS: See note concerning filter above.
CONTROLS: See note concerning thermostat above.
RETURN TEMPERATURE in F: 69.8.



SUPPLY TEMPERATURE in F: 52.2.

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AIR TEMPERATURE DROP in F:

17.6 / Typical air drop is between 14-20 degrees. This is based on a working temperature of between 75 and 95 degrees.

Lower ambient temperature is giving a higher than normal air drop

CONDITION:

Unit appeared to be providing and adequate air temperature drop in relation to the ambient temperature at time of inspection.

PRIMARY DUCT WORK:

TYPE:

Combination of materials are used; Duct board and Flex duct.

CONDITION:

Overall visible duct work appears to be in a sound condition.

ELECTRICAL SYSTEM

SERVICE TYPE:

TYPE:

Overhead, 120/240 volt.

MAST & ATTACHMENTS:

CONDITION:

No problems seen.

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MAIN PANEL:

MAIN PANEL LOCATION:

Garage.

SERVICE AMPS

200 AMPS.

MAIN DISCONNECT:

Circuit breaker.

ENTRANCE CABLE:

Stranded Aluminum cable.

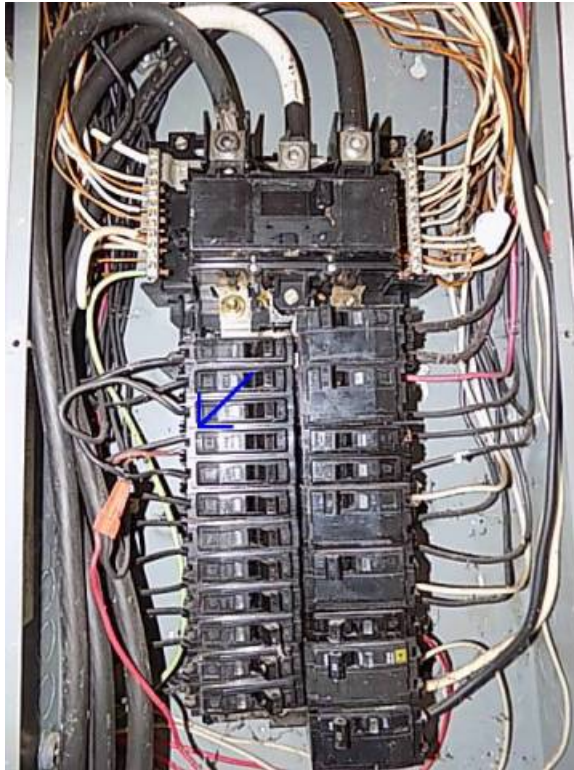
GROUNDING CONNECTION:

Grounding conductor is present and intact.

PANEL OBSERVATIONS:

Over current protection and wire sizing is correct so far as visible.
Double tap seen on one breakers. This is a potential hazard and not acceptable to several Insurance Underwriting companies.

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BRANCH CIRCUIT CONDUCTORS:

TYPE:

Copper.

CONDITION:

Overall visible condition is good.

FANS & LIGHTING:

CONDITION:

All lighting and fans (if installed) were operational.

NOTE: fan on rear porch is missing blades. Fan in dining area has a loose light fixture.



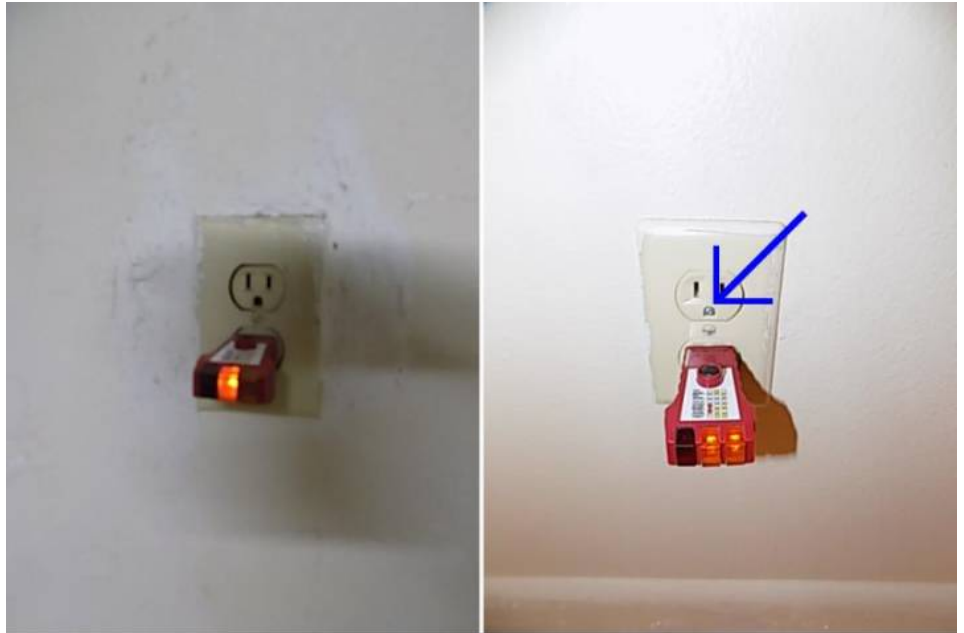
RECEPTACLES:

CONDITION:

A representative sampling of receptacles were tested. As a whole receptacles throughout the home are operational.

NOTE: one receptacle located in garage has an open ground and one receptacle front bedroom has a ground plug broken off inside.

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SWITCHES:

CONDITION:

A representative sampling of switches was tested. As a whole switches throughout the home are operational.
NO DETERMINATION can be made of any circuit that does not have an fixture installed at time of inspection.

GFCI / AFCI:

GFCI:

One GFCI receptacle located in garage did not responded to test button.
Ground Fault Circuit Interrupter (GFCI) protected outlets are not installed in all locations. These are recommended safety features, due to their proximity to water.
They are recommended on exterior, garage, bath rooms, laundry & kitchen receptacles.

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SMOKE & CARBON MONOXIDE DETECTORS:

OBSERVATIONS:

Installed.

NOTE: Most smoke and/or carbon monoxide detectors are only recommended for 10 years of use. I advise upgrading and installing additional units in all appropriate locations, per manufactures instructions.

PLUMBING

MAIN LINE:

MATERIAL:

Main line type is undetermined. Inspector is unable to view.

CONDITION:

Water pressure appears adequate.

Unable to locate house main cut off valve, inquire with owner as to location.

NOTE: Inspector turned off water to home at meter when leaving.

HOSE FAUCETS:

CONDITION:

Good, no problems seen.

SUPPLY LINES:

MATERIAL:

Rigid copper pipe.

CONDITION:

No signs of active leakage.

RISER LINES:

MATERIAL:

Soft copper tubing.

CONDITION:

Good. No signs of active leakage.

WASTE & VENT LINES:

MATERIAL:

PVC pipe.

CONDITION:

No visible leaks seen. No determination can be made of in slab, underground, or hidden pipes.

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FIXTURE DRAIN LINES

MATERIAL: PVC pipe.
CONDITION: No signs of active leakage.

PRIMARY WATER HEATER:

LOCATION: Garage.
TYPE: Electric.
SIZE: 40 US Gallons.
TPR VALVE: Installed with drain line.
TEMPERATURE 121.9.



CONDITION: Operational
No deterioration seen.

BATHROOM

BATHROOM AREA:

BATH LOCATION: Hallway.
VANITIES(s) No visible problems seen.
SINKS(s) / FIXTURE(s): Faucets are leaking on underside of sink. Repair or replacing needed.

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TOILET:

Tank screws have severe corrosion, this is a leak potential, repairs are needed.



TUB/SHOWER FIXTURES:

Tub valves appear to be in good condition, no signs of leakage.
NOTE: shower head is missing.

TUB/SHOWER AND WALLS:

Hard tile.

CONDITION:

Tub area appear to be in good condition.

BATH VENTILATION:

Window only.

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

VANITIES(s)

No visible problems seen.

SINK(s) / FIXTURE(s)

Outside sink is deteriorated and needs replacing.

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TOILET: Tank screws have severe corrosion, this is a leak potential, repairs are needed.



TUB/SHOWER FIXTURES: Shower valves and diverters appear to be in good condition, no signs of leakage.
NOTE: shower head is missing.

TUB/SHOWER AND WALLS: Hard tile.

CONDITION: Shower area appear to be in good condition.

BATH VENTILATION: None Installed, this is a recommended upgrade to help prevent the growth of mildew / mold.

KITCHEN / LAUNDRY AREA

Food disposal and dishwashers are run to test for leakage only. All other appliances are visually check for condition and power to units. No determination can be made of full cooking or cooling operations

COUNTERS AND CABINETS:

CONDITION: Overall condition is acceptable.

KITCHEN SINK(s):

CONDITION: Good, no problems seen.

FAUCET AND SPRAYERS: Good condition.

GARBAGE DISPOSAL:

CONDITION: None installed.

DISHWASHER:

TYPE: Built in.

CONDITION: Dishwasher is run in rinse or short wash mode to check for leakage only. No determination can be made of full wash or drying cycles. No active leakage seen.

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COOK TOP AND OVEN:

TYPE: Electric.
CONDITION: All burners and controls operational at time of inspection.

REFRIGERATOR:

TYPE: Electric.
CONDITION: Power was off when I arrived, unit was trying to cool, but this normally takes 24 hours. No determination of cooling condition can be made.

MICROWAVE:

TYPE: None installed.

VENTILATION:

TYPE: Range hood.
CONDITION: Operational.

LAUNDRY APPLIANCES and CONNECTIONS:

CONDITION: No laundry appliances installed at time of inspection.

INTERIOR

DOORS:

MAIN ENTRY DOOR: No problems seen.
DOOR CHIME: Operational.
EXTERIOR DOORS: Sliding glass.
CONDITION: No problems seen.
INTERIOR DOORS: Overall condition is good. Two have some damage.



WINDOWS:

TYPE: Single hung / Single pane.
CONDITION: Windows are builders grade and as such they are not energy efficient or a well constructed window. Ongoing periodic maintenance and lubrication is needed to balancers.

INTERIOR WALLS:

TYPE: Drywall.
CONDITION: General condition is good.

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TYPE: Drywall.
CONDITION: General condition is good.

TRIM WORK:

CONDITION: Fair.

FLOOR COVERINGS:

TYPE: Hard Tile.
CONDITION: Poor quality workmanship on grout.

GARAGE / CARPORT / STORAGE ROOM
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LOCATION:

TYPE: Attached, Two car.

CEILING:

TYPE: Drywall.
CONDITION: General condition is good.

FLOORS:

TYPE: Concrete.
CONDITION: Typical drying/curing cracks seen.

GARAGE DOOR(s):

CONDITION: Door in a good operational condition.
Mechanical door opener(s) is operational
No safety sensors installed.