CR PRO HOME INSPECTIONS
(305) 912 7679
info@crproinspections.com
HTTPS://www.CRProInspections.com

RESIDENTIAL REPORT

1234 Main St.
Miami, FL

Buyer Name
05/26/2020 9:00AM

Inspector
NICK CALERO
3054314816
nick@crproinspections.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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15.1.3 Pool - Concerns: Pool surface damage
15.1.4 Pool - Concerns: Pool surface cleaning needed
15.1.5 Pool - Concerns: Seal worn out

15.1.6 Pool - Concerns: Pool timer cover missing

1: INSPECTION DETAILS

2: WIND MITIGATION

		IN	NI	NP	D

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

A1 General information















3: EXTERIOR/ GROUND VIEW

		IN	NI	NP	D
3.1	Gutters and Downspouts	X			X
3.2	Eaves, Soffits & Fascia	X			X
3.3	Exhaust Vent	X			
3.4	Siding, Flashing & Trim	X			X
3.5	Exterior Doors	X			X
3.6	Walkways, Patios & Driveways	X			X
3.7	Decks, Balconies, Porches & Steps	X			
3.8	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.9	Crawlspace	X			
3.10	Hose bibb	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Deficiencies

3.1.1 Gutters and Downspouts

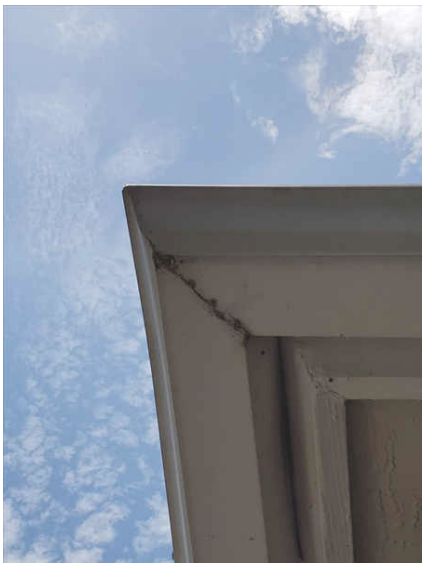
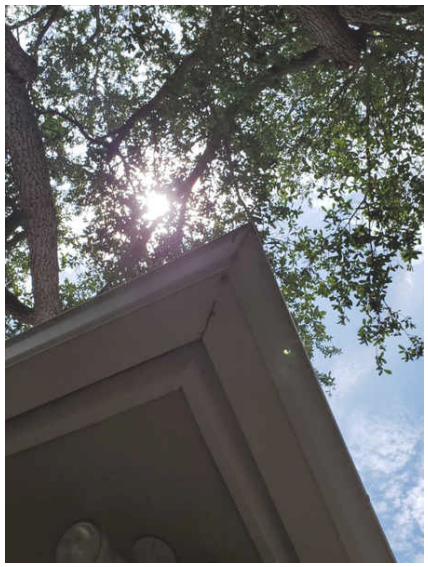
Safety Hazard

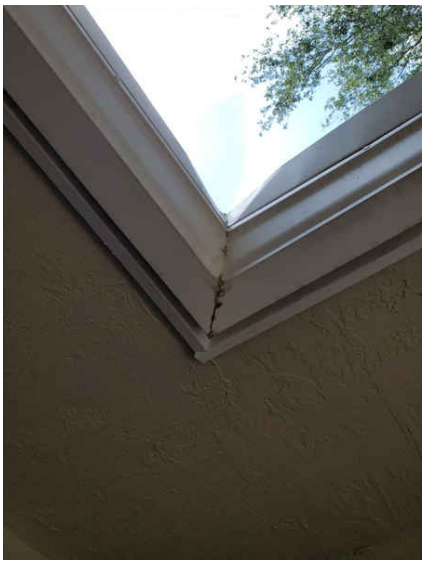
DAMAGED, LEAKING, OR MISSING

Requires repair as downspout or gutter is not functioning as intended

Recommendation

Contact a qualified handyman.

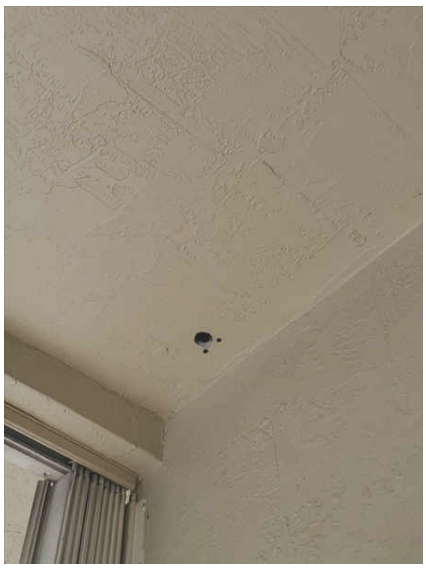



3.2.1 Eaves, Soffits & Fascia

Recommendation

GAP

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.



3.2.2 Eaves, Soffits & Fascia

Maintenance Item

SOFFIT VENT DAMAGED

Damaged vents allow moisture and animal intrusion

Recommendation

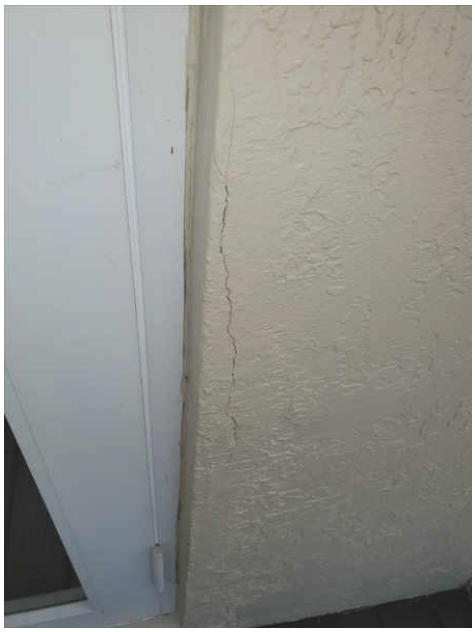
Contact a qualified professional.


3.4.1 Siding, Flashing & Trim

Recommendation

CRACKING - MAJOR

Moderate to major cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.


Wont affect overall structure but will fissure abd break off in time

3.4.2 Siding, Flashing & Trim

Recommendation

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.



3.4.3 Siding, Flashing & Trim

Recommendation

DAMAGE

Siding has damage that may require repair to reduce impact on rest of structure. Have repaired by licensed contractor

Recommendation

Contact a qualified professional.

3.4.4 Siding, Flashing & Trim

Maintenance Item

GAP PRESENT

A gap can lead to moisture or animal intrusion. Best to seal with exterior foam if possible to prevent future damage

Recommendation

Contact a qualified professional.

3.5.1 Exterior Doors

Recommendation

HARDWARE MISSING

Door is missing one or more pieces of hardware. Recommend replacing or upgrading.

3.5.2 Exterior Doors

Maintenance Item

CAULKING MISSING ON SCREWS

Exposed exterior screws require caulking to avoid rusting and damaging frame

Recommendation

Contact a qualified professional.


3.5.3 Exterior Doors

Maintenance Item

WATER INTRUSION PRESENT

Weather seal may be damaged or door was left ajar allowing water intrusion to come in

Recommendation

Contact a qualified professional.



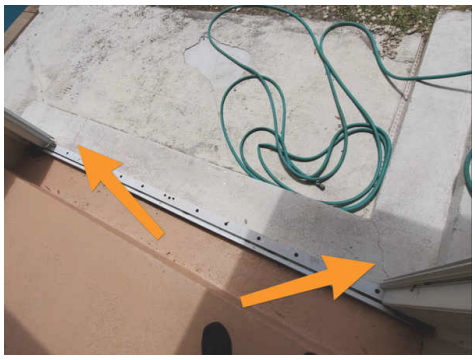
Left kf front door

3.6.1 Walkways, Patios & Driveways

Recommendation

PATIO CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.



3.6.2 Walkways, Patios & Driveways

Recommendation

DECK FLOORING LOOSE OR DAMAGED

Deck flooring is loose and can be compromised due to contact with water or other. Have repair or replaced

Recommendation

Contact a qualified professional.

3.8.1 Vegetation, Grading, Drainage & Retaining Walls

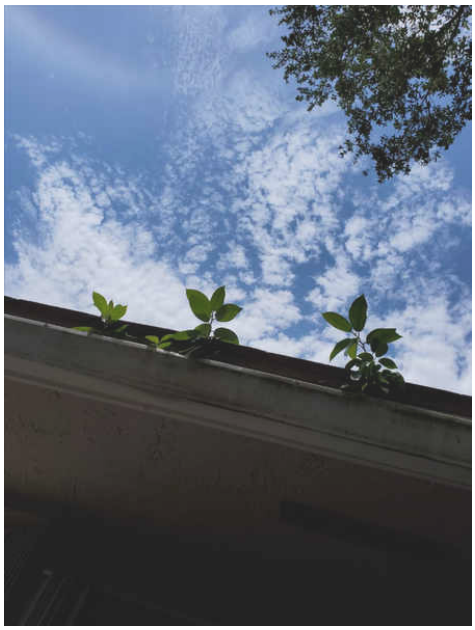
Recommendation

TREES AND OR PLANTS AGAINST HOUSE

Vegetation can cause staining and wall damage. Vegetation should be trimmed back to avoid damage

Recommendation

Contact a qualified professional.



4: ROOF

		IN	NI	NP	D
4.1	Coverings	X			X
4.2	Roof Drainage Systems	X			
4.3	Flashings	X			
4.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Deficiencies

4.1.1 Coverings

Maintenance Item

EXCESSIVE WEAR

Excessive wear can be due to poor materials, heavy water contact, or impact damage. Severe wear and tear could lead to expanded shingle damage and leaking. Have roofing contractor evaluate further for repair or replacement

Recommendation

Contact a qualified roofing professional.

4.1.2 Coverings

Recommendation

MORTAR CRACKING OR MISSING

Mortar helps seal tiles together and prevent additional moisture intrusion. Cracking is normal but can indicate wear or age on roof. Excessive cracking can lead to movement or shift of tiles

Recommendation

Contact a qualified professional.

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
5.1	Foundation	X			
5.2	Basements & Crawlspaces	X			
5.3	Floor Structure	X			
5.4	Wall Structure	X			
5.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

6: HEATING

		IN	NI	NP	D
6.1	Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution Systems	X			
6.4	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

7: COOLING

		IN	NI	NP	D
7.1	Cooling Equipment	X			X
7.2	Normal Operating Controls	X			
7.3	Distribution System	X			
7.4	Presence of Installed Cooling Source in Each Room	X			
7.5	AC venting	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling Equipment: **Brand**
Goodman

Cooling Equipment: Air handler

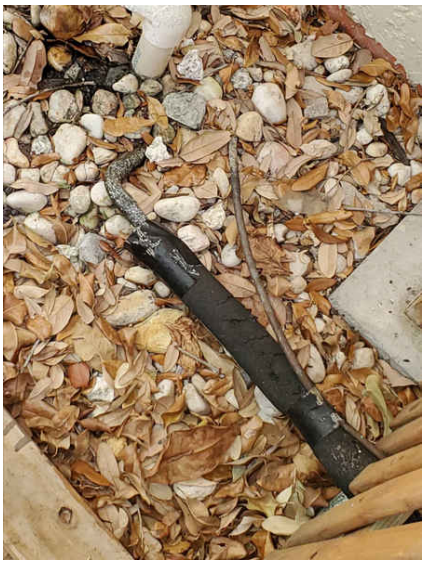
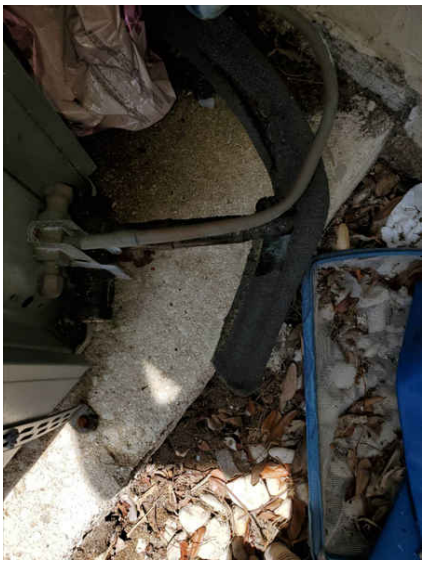
Deficiencies

7.1.1 Cooling Equipment

Recommendation

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

7.1.2 Cooling Equipment

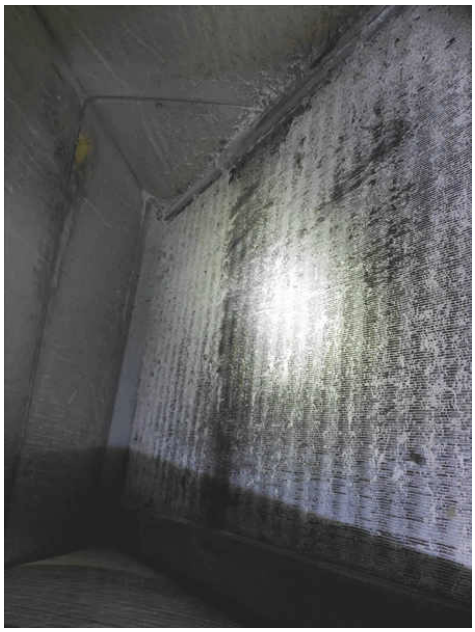
Recommendation

COILS DIRTY

Dirty coils can lead to air handling working twice as hard to produce cold air throughout the home. Regular maintenance is required. Cleaning coils for both compressor and air Handler can save money in energy costs and future repairs

Recommendation

Contact a qualified professional.



7.1.3 Cooling Equipment

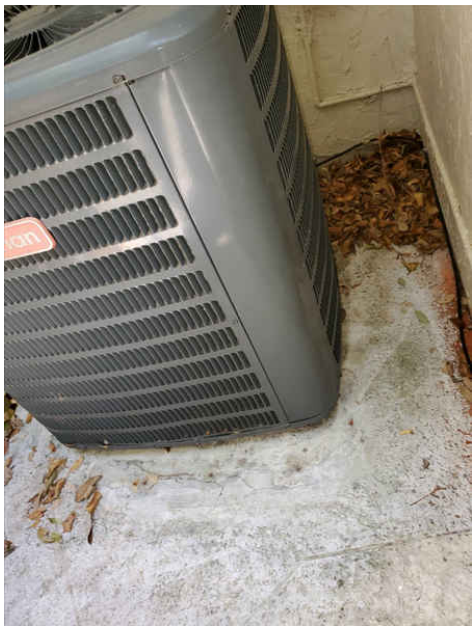
Recommendation

CONDENSER LOOSE FROM SLAB

Unit should not be loose but strapped down doe risk of future damage

Recommendation

Contact a qualified professional.



8: PLUMBING

		IN	NI	NP	D
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			X
8.3	Water Supply, Distribution Systems & Fixtures	X			
8.4	Hot Water Systems, Controls, Flues & Vents	X			
8.5	Fuel Storage & Distribution Systems	X			
8.6	Sump Pump	X			
8.7	Bathroom ventillation	X			
8.8	Irrigation system	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Drain, Waste, & Vent Systems: Sink





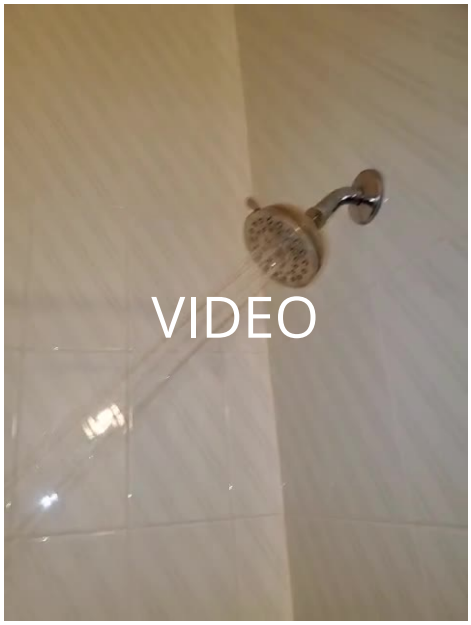

Drain, Waste, & Vent Systems: Toilet





Drain, Waste, & Vent Systems: Showers and tubs









Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

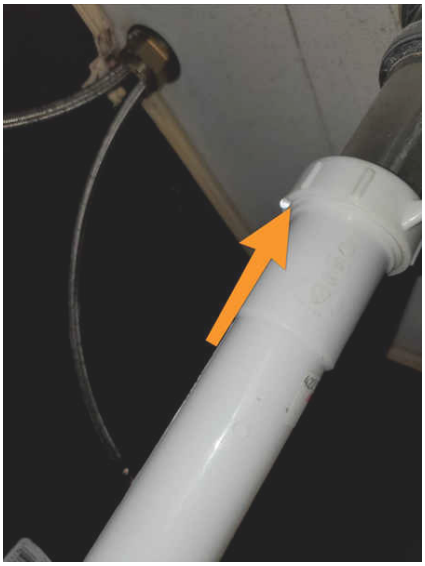
Deficiencies

8.2.1 Drain, Waste, & Vent Systems

Recommendation

LEAKING PIPE

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.



8.2.2 Drain, Waste, & Vent Systems

Recommendation

LEAKING FAUCET

Water is leaking from faucet. Can cause water damage to surrounding area. Consider repairing or replacing

Recommendation

Contact a qualified professional.

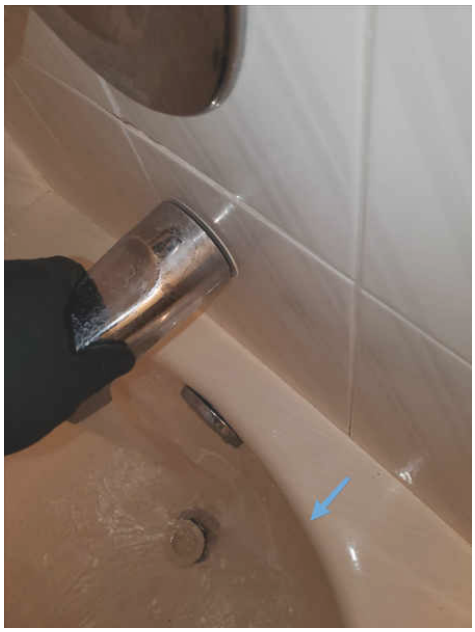
8.2.3 Drain, Waste, & Vent Systems

Maintenance Item

FAUCET HANDLE LOOSE

Recommendation

Recommended DIY Project



8.2.4 Drain, Waste, & Vent Systems

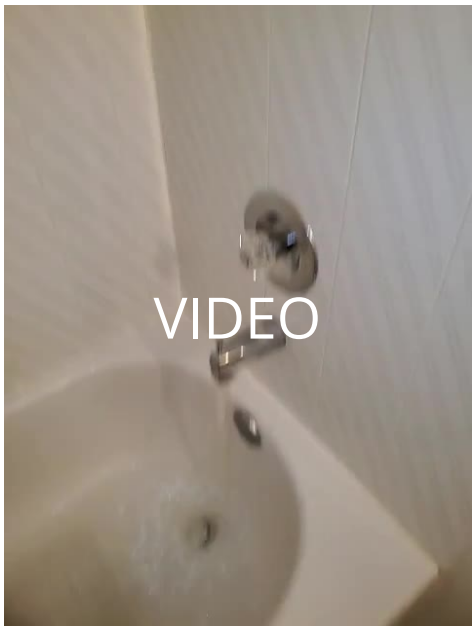
Recommendation

DIVERTER NOT PROPERLY WORKING

The diverter pushes water out to the shower head. A non functioning diverter does not allow full pressure to be distributed one way. Repair or replace as needed

Recommendation

Contact a qualified professional.



8.2.5 Drain, Waste, & Vent Systems

Maintenance Item

DRAIN STOP NOT WORKING AS INTENDED

Recommendation

Contact a qualified professional.

8.2.6 Drain, Waste, & Vent Systems

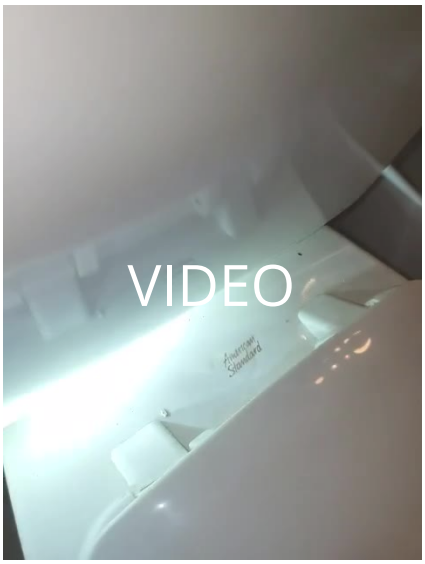
Maintenance Item

TOILET LEAK

Moisture is present around base of toilet and can be due to poor fastening of toilet

Recommendation

Contact a qualified professional.



Hallway bathroon

8.2.7 Drain, Waste, & Vent Systems

Recommendation

UNABLE TO INSPECT

Damage or lack of water is preventing inspector from testing and or inspecting area

Recommendation

Contact a qualified professional.

Water is turned off to tub

8.8.1 Irrigation system

Maintenance Item

IRRIGATION PUMP NOT WORKING OR UNABLE TO TEST

Irrigation pump is too old or too damaged to operate. Unit may not be fully functional and should be reviewed by exterior irrigation specialist

Recommendation

Contact a qualified professional.

8.8.2 Irrigation system

Recommendation

PUMP APPEARS EXCESSIVELY WORN

Unit appears to be at end of life. Consider replacement

Recommendation

Contact a qualified professional.

9: ELECTRICAL

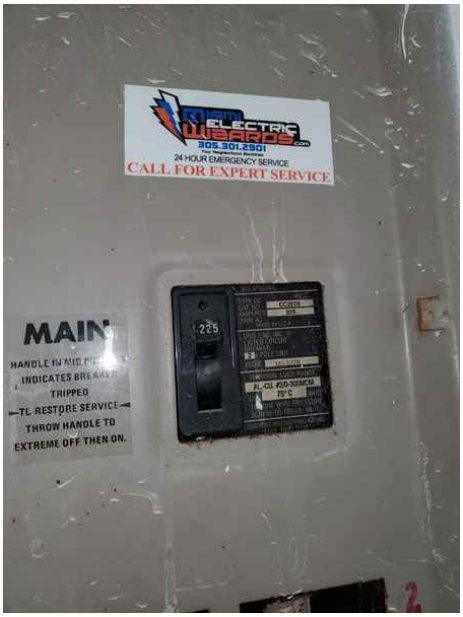
		IN	NI	NP	D
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
9.3	Branch Wiring Circuits, Breakers & Fuses	X			X
9.4	Lighting Fixtures, Switches & Receptacles	X			X
9.5	GFCI & AFCI	X			
9.6	Smoke Detectors	X			X
9.7	Carbon Monoxide Detectors	X			
9.8	Doorbell	X			
9.9	Junction boxes	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

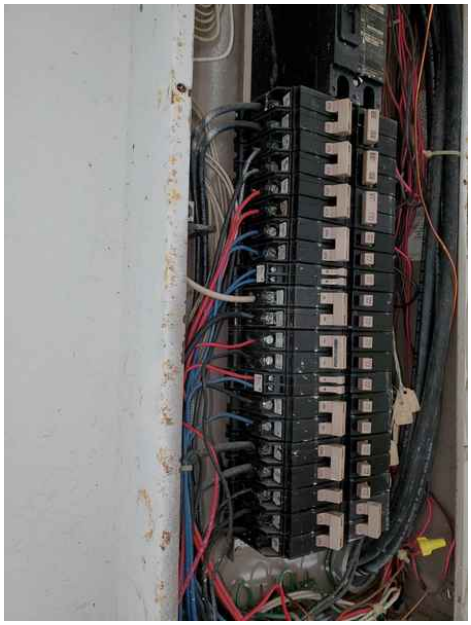
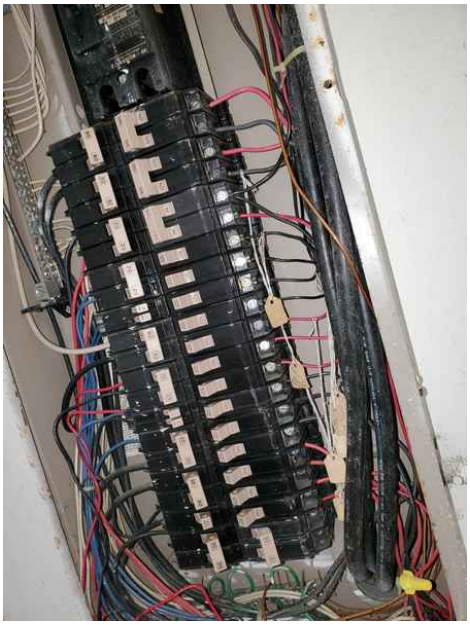
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

225 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer




Deficiencies

9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

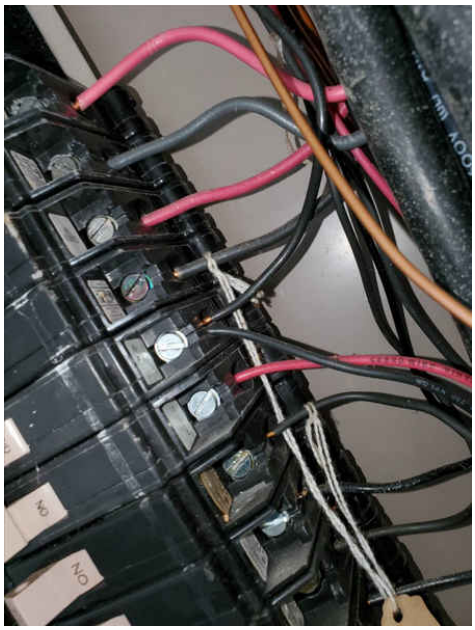
Safety Hazard

DOUBLE TAP PRESENT

Double taps are when two or more wires are connected into one breaker. This can cause overheating and lead to panel and or electrical damage. Please have repaired by electrician. Repair requires adding a new breaker for extra wiring component

Recommendation

Contact a qualified professional.



9.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

MISSINGS SCREWS

Panel requires appropriate fastening

Recommendation

Contact a qualified professional.

9.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

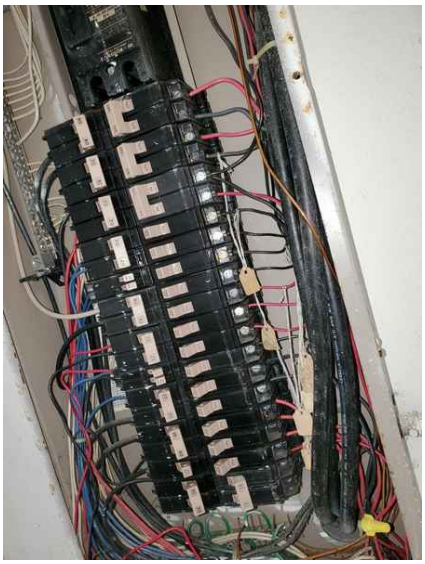
Safety Hazard

BREAKER STAYS TRIPPED

breaker won't reset and can mean there's a short circuit. Should be inspected by certified technician

Recommendation

Contact a qualified professional.



9.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

IMPROPER WIRING

Conduit needed for electrical wiring

9.3.2 Branch Wiring Circuits, Breakers & Fuses

Maintenance Item

CONDUIT NOT SECURE

Conduits carry live wires and should be properly secured to prevent pulling damage

Recommendation

Contact a qualified professional.

9.3.3 Branch Wiring Circuits, Breakers & Fuses

Maintenance Item

OPEN WIRING

Wiring is open and not properly protected or secured. This could lead to electrical damage

Recommendation

Contact a qualified handyman.

9.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES DAMAGED

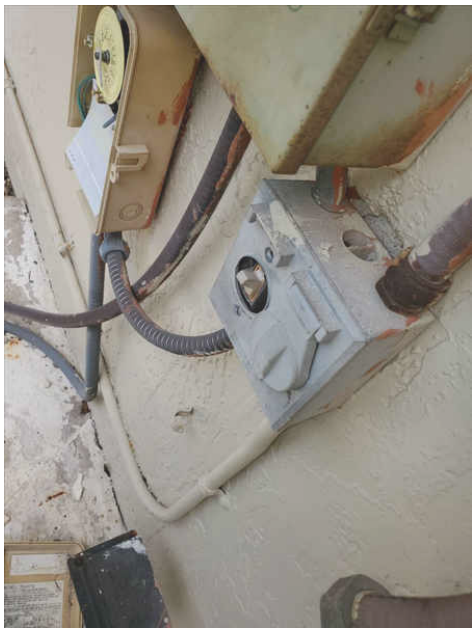
One or more receptacles have a damaged cover plate. Recommend replacement.

9.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



9.4.3 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

9.4.4 Lighting Fixtures, Switches & Receptacles

Maintenance Item

LIGHT OR FIXTURE LOOSE AND OR SEPARATING FROM WALL

Loose fixtures can allow moisture intrusion and cause damage to wall and or electrical. Tighten or reinstall as necessary.

Recommendation

Contact a handyman or DIY project

9.4.5 Lighting Fixtures, Switches & Receptacles

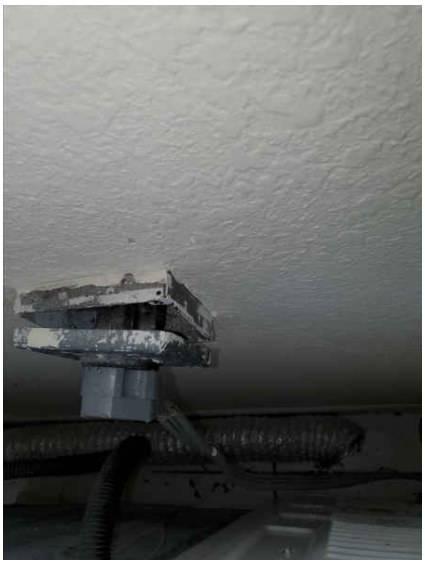
Maintenance Item

OUTLET IS LOOSE

A loose outlet can lead to improper connection of wiring and should be tightened appropriately

Recommendation

Recommended DIY Project



9.4.6 Lighting Fixtures, Switches & Receptacles

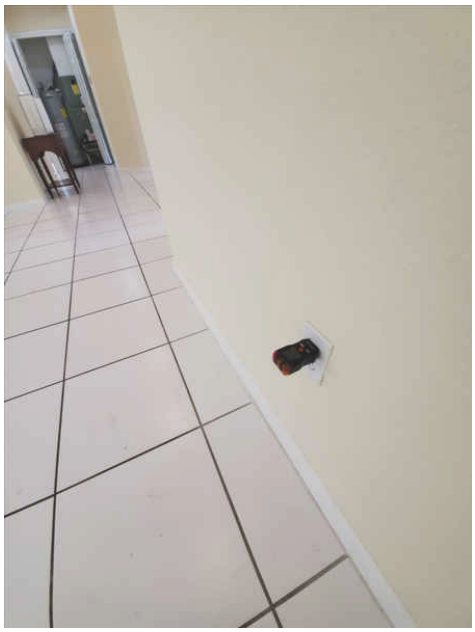
Maintenance Item

NO POWER OR TRIPPED

If GFCI outlet may be tripped. Otherwise, no power to receptacle which can be an issue of loose wiring or damaged wiring. Have electrician review

Recommendation

Contact a qualified electrical contractor.



9.6.1 Smoke Detectors

Recommendation

MISSING

Recommendation

Contact a qualified professional.

10: FIREPLACE

		IN	NI	NP	D
10.1	Vents, Flues & Chimneys	X			
10.2	Lintels	X			
10.3	Damper Doors	X			
10.4	Cleanout Doors & Frames	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
11.1	Attic Insulation	X			
11.2	Vapor Retarders (Crawlspace or Basement)	X			
11.3	Ventilation	X			
11.4	Exhaust Systems	X			
11.5	Attic condition	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic condition: A1general






12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
12.1	Doors	X			X
12.2	Windows	X			X
12.3	Floors	X			X
12.4	Walls	X			X
12.5	Ceilings	X			X
12.6	Steps, Stairways & Railings	X			
12.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

A1 general interior photos

Photos for reference



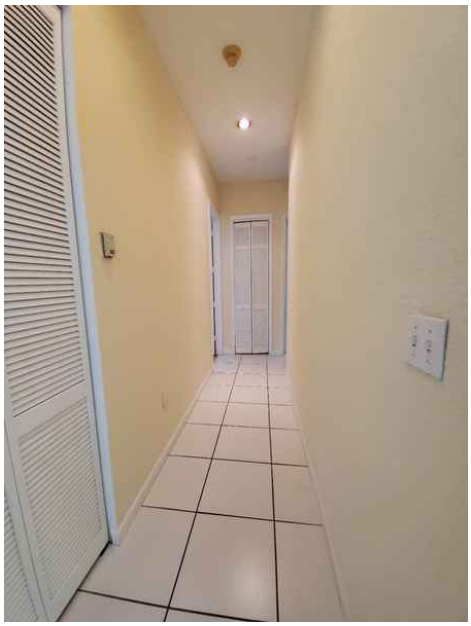


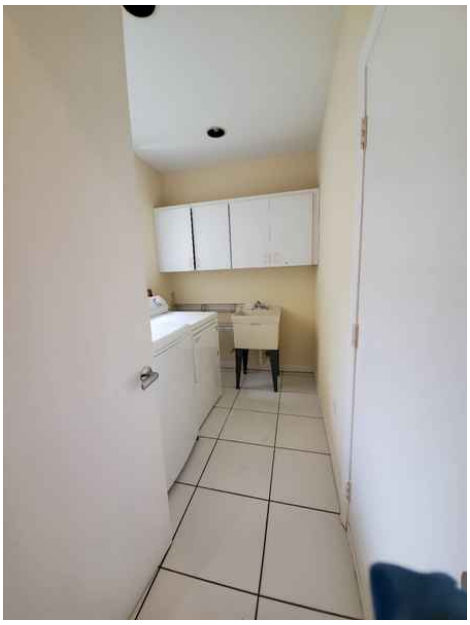










Deficiencies

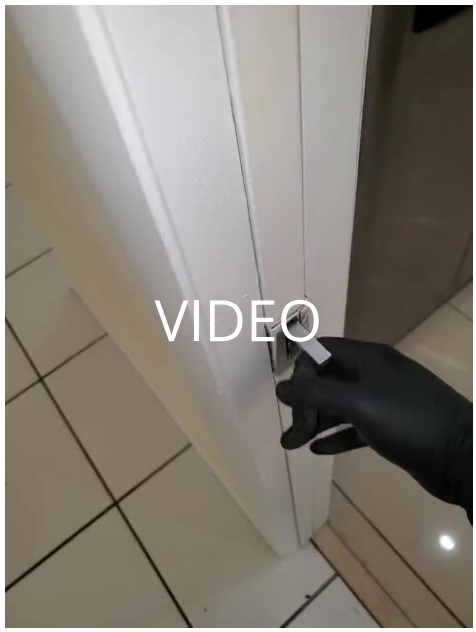
12.1.1 Doors

Recommendation

DOOR STICKS

Door sticks and is tough to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.



12.1.2 Doors

Recommendation

DOOR DOES NOT OPEN OR CLOSE PROPERLY

Door may be off frame or damaged preventing proper opening and closing

Recommendation

Contact a qualified professional.

Not functioning properly

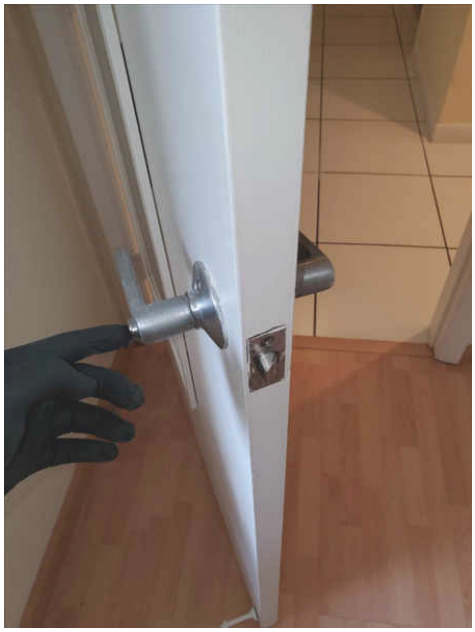
12.1.3 Doors

Recommendation

MECHANISM MISSING OR DAMAGED

Recommendation

Contact a qualified professional.



12.2.1 Windows

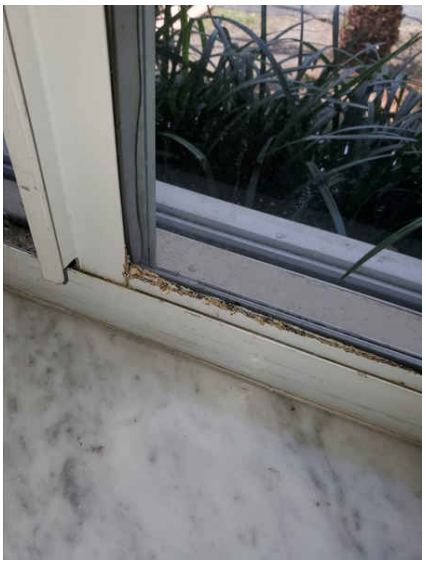
Maintenance Item

WATER INTRUSION

Moisture intrusion can come from leaving a window open or a poor weather seal.

Recommendation

Contact a qualified professional.

12.2.2 Windows

TRIM MISSING OR DAMAGED

Recommendation

Contact a qualified professional.

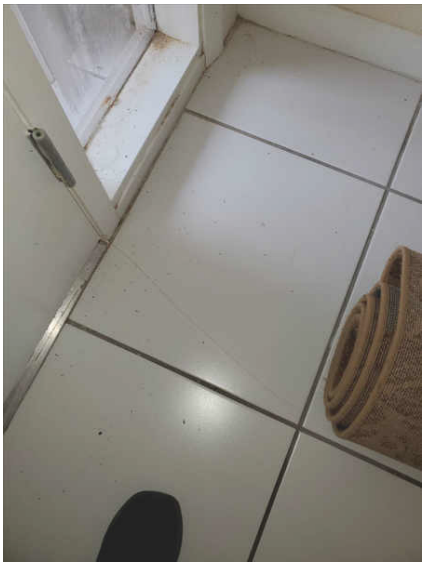
Recommendation

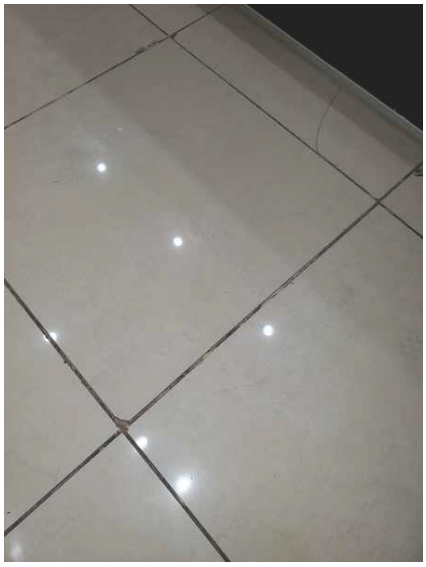
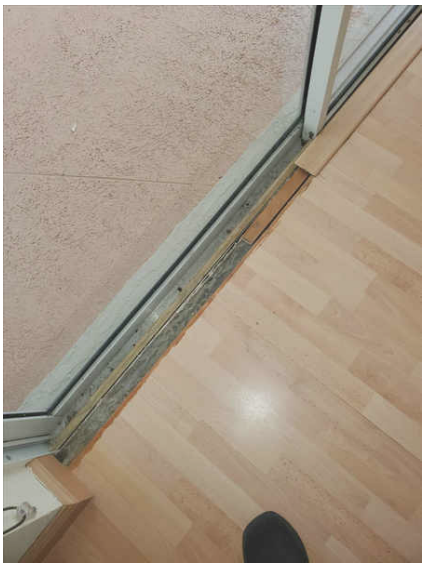
12.3.1 Floors

Recommendation

DAMAGED (GENERAL)

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.



12.3.2 Floors

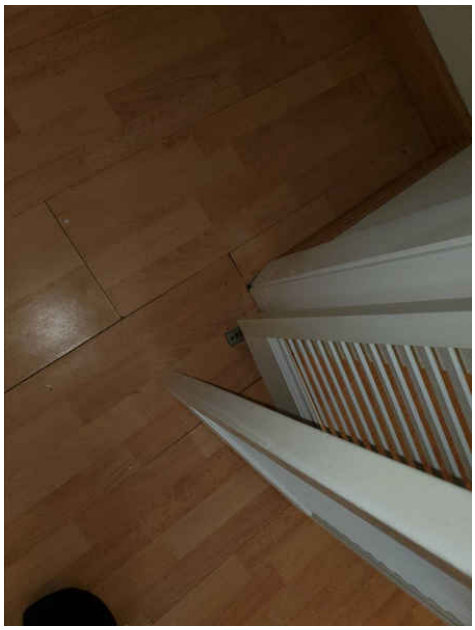
Recommendation

GAP PRESENT BETWEEN FLOORING MATERIAL

Floor may not be properly installed or moving apart which can lead to small cosmetic wear

Recommendation

Contact a qualified professional.



12.4.1 Walls

Recommendation

MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Sliding glass door east side of home

Master closet

12.4.2 Walls

Maintenance Item

DRYWALL BULGING

Drywall can bulg when the support materials behind the wall begin to expand and or contract. This sometimes causes minor cracking. Patch the cracks as needed.

Recommendation

Contact a qualified professional.

12.4.3 Walls

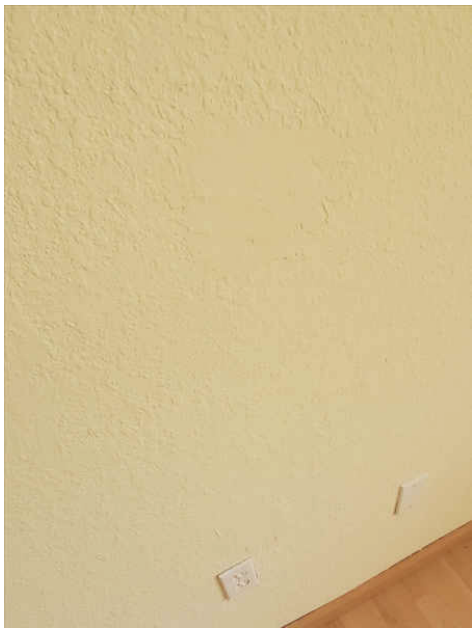
Maintenance Item

PATCH WORK PRESENT

Previous repair present

Recommendation

Contact a qualified professional.

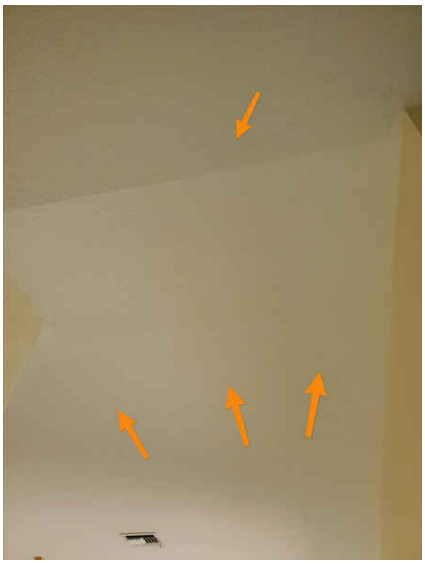


12.5.1 Ceilings

Recommendation

PATCH WORK

Patches are present due to previous openings or repairs. No concern unless otherwise indicated as poor repair or damaged



13: BUILT-IN APPLIANCES

		IN	NI	NP	D
13.1	Dishwasher	X			
13.2	Refrigerator	X			X
13.3	Range/Oven/Cooktop	X			X
13.4	Garbage Disposal	X			X
13.5	Dryer	X			X
13.6	Washer	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: **Brand**
Whirlpool

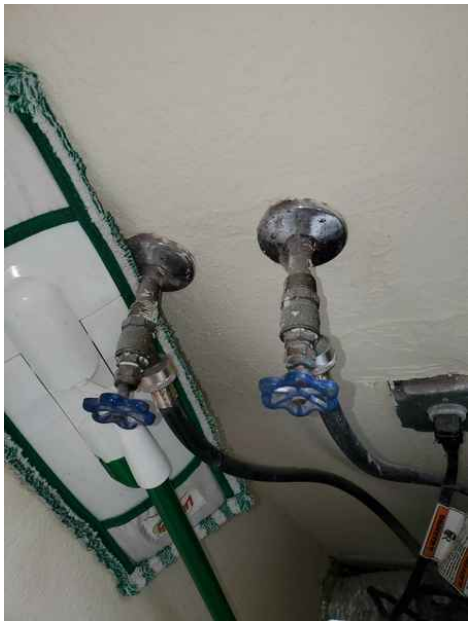
Refrigerator: Brand
Frigidaire



Dryer : A1 general information


Washer: **A1 general**

Items is general information or operates as such


Deficiencies

13.2.1 Refrigerator

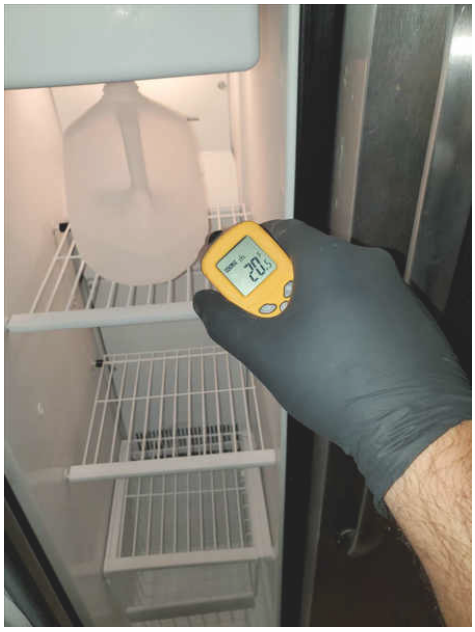
Maintenance Item

FREEZER TEMP ABOVE 0

Temperatures should not exceed 0 F and may suggest incorrect temp setting or deficiency in unit. Regular maintenance may be required and or solve cooling irregularity.

Recommendation

Contact a qualified handyman.



13.3.1 Range/Oven/Cooktop

Recommendation

DOOR NOT FUNCTIONING PROPERLY

Recommendation

Contact a qualified professional.

13.4.1 Garbage Disposal

Recommendation

INOPERABLE

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.

Here is a DIY resource for troubleshooting.

13.4.2 Garbage Disposal

Maintenance Item

SIGNS OF LEAKING AND OR DAMAGE

Unit appears to have leak damage and may suggest that unit is at end of life. If active consider replacing before excessive damage occurs

Recommendation

Contact a qualified professional.

13.5.1 Dryer

Maintenance Item

COSMETIC

Concern is not cosmetic and should not affect use

Recommendation

Contact a qualified professional.

Plastic piece melted. Uncertain if interior damage caused melting

13.5.2 Dryer

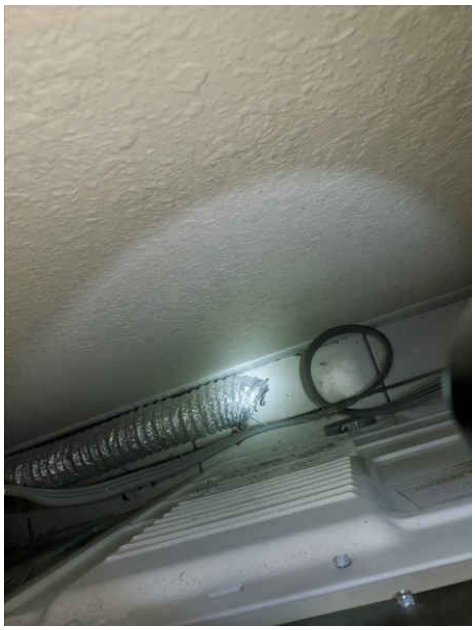
Recommendation

EXHAUSTS INTO LIVING AREA

Dryer exhaust may be venting into usable space

Recommendation

Recommended DIY Project



14: GARAGE

		IN	NI	NP	D
14.1	Ceiling	X			X
14.2	Floor	X			
14.3	Walls & Firewalls	X			X
14.4	Garage Door	X			X
14.5	Garage Door Opener	X			
14.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Deficiencies

14.1.1 Ceiling

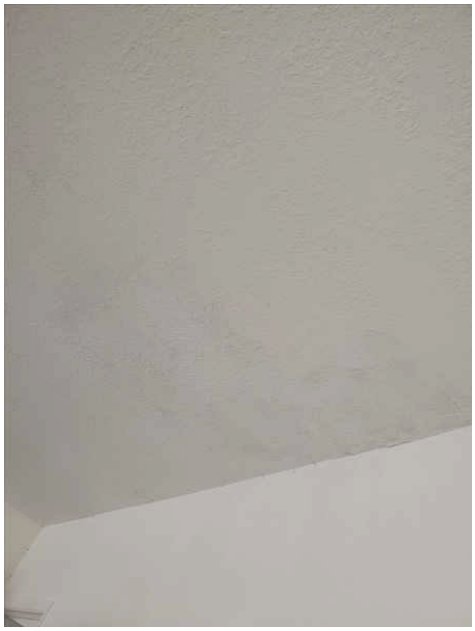
Maintenance Item

PATCH JOB

Patch work is an indicator of previous damage and repair. Monitor for future issues

Recommendation

Contact a qualified professional.



Appears to be due to prior moisture damage

14.1.2 Ceiling

Maintenance Item

PRIOR WATER DAMAGE

Signs of previous leaking or water damage present.

Recommendation

Contact a qualified professional.

Testing dry

14.3.1 Walls & Firewalls

Recommendation

DAMAGED VENT

May allow moisture or animal intrusion. Seal as needed

Recommendation

Contact a qualified professional.

Opening

14.3.2 Walls & Firewalls

Recommendation

GAP PRESENT

hole or gap present in drywall material. Can be from damage or poor repair/installation

Recommendation

Contact a qualified professional.

14.4.1 Garage Door

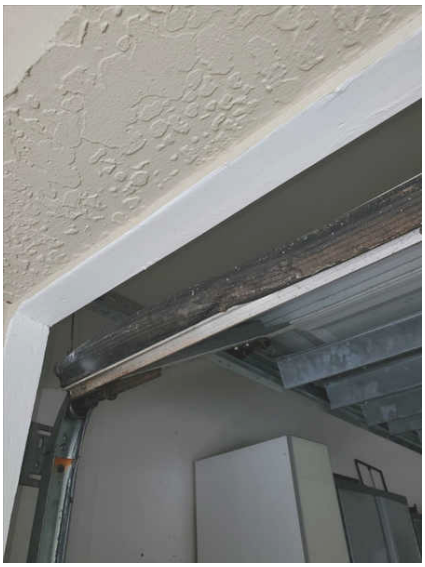
Recommendation

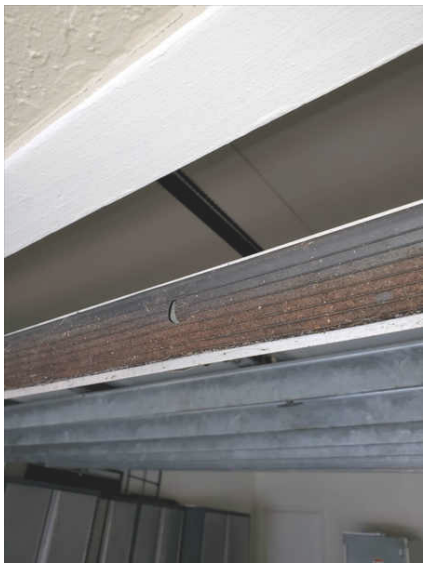
WEATHER STRIPPING DAMAGED OR MISSING

Weather stripping prevents water or animals from entering garage. If damage consider replacing or repairing. Minor concern item

Recommendation

Contact a qualified professional.





15: POOL

		IN	NI	NP	D
15.1	Concerns	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

A1 general

Deficiencies

15.1.1 Concerns

CRACKING- EXTERIOR DECK

Recommendation

Cracking of deck or pool edge can result in continued damage and eventually affect pool structure. Have pool contractor repair and or evaluate

Recommendation

Contact a qualified professional.



15.1.2 Concerns

Recommendation

POOL PUMP NOT SECURE

Pool pump should be secured to base to prevent movement damage

Recommendation

Contact a qualified professional.

15.1.3 Concerns

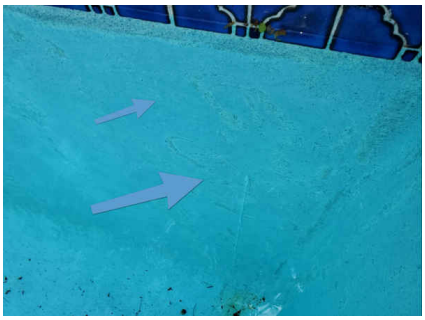
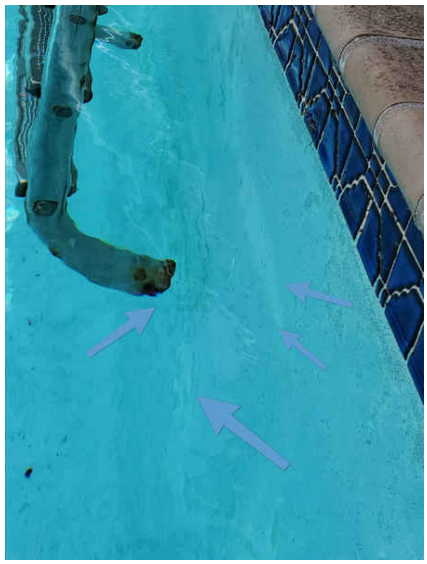
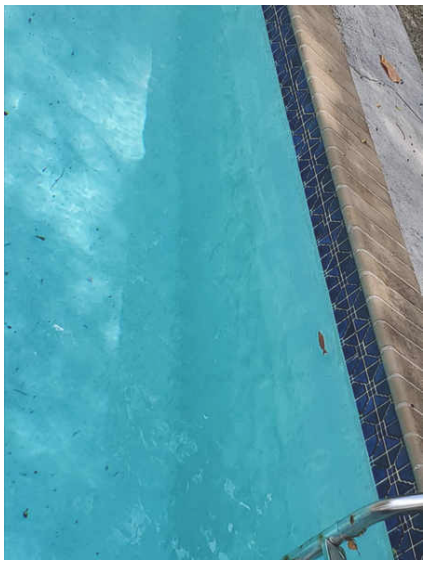
Maintenance Item

POOL SURFACE DAMAGE

Surface damage can be from cracking or deterioration. May be due for resurfacing and should be reviewed by a pool technician. Damage to pool surface can result in leaking if left unattended for long (should damage be extensive)

Recommendation

Contact a qualified professional.

Bottom of stairs rusted

15.1.4 Concerns

Recommendation

POOL SURFACE CLEANING NEEDED

Recommendation

Contact a qualified professional.


15.1.5 Concerns

Recommendation

SEAL WORN OUT

A plumbing seal appears to be wearing away and may lead to leaking. Reapply sealant.

Recommendation

Contact a qualified professional.

15.1.6 Concerns

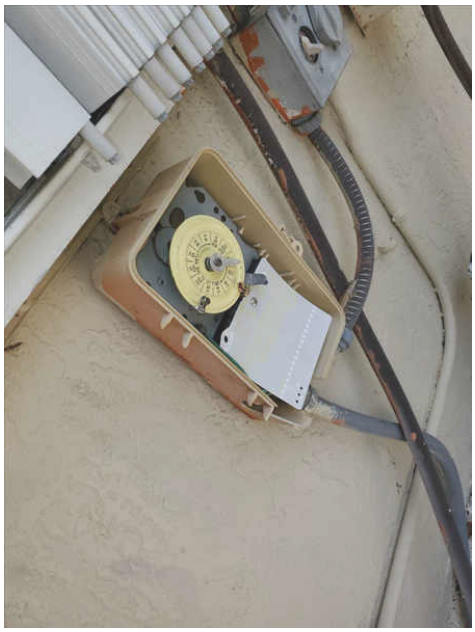
POOL TIMER COVER MISSING

Maintenance Item

Contact with water can damage unit

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Wind Mitigation
A wind mitigation inspection is normally requested by insurance providers to determine how well your home will withstand hurricane force winds. This inspection covers key points that allow an insurance provider to determine the best policy for your home. In many cases, an inspection that deems the home full impact certified can allow a customer to receive credits which help reduce the cost of their policy.

Exterior/ Ground View
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. determine the existence or condition of polybutylene plumbing.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace
I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.