

ON THE LEVEL

Home Inspection Services

On the Level Home Inspection Services

5645 Coral Ridge Drive

Suite 440

Coral Springs, FL 33076

(954) 281-2187

www.onthelevelhomeinspectionsfl.com

sean@onthelevelhomeinspectionsfl.com

Inspected By: Sean Cowing



Home Inspection Report

Prepared For:

John Doe

Property Address:

555 Main Street

Anywhere , FL 00000

Inspected on Thu, Sep 17 2020 at 10:00 AM

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General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied: Yes
Furnished: Yes
Weather: Sunny
Temperature: Hot
People Present: Client, Buyer's Agent, Seller's Agent



Comment 1:
Unit 402.



Figure 1-1



Figure 1-2

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering: Stucco
Walking Surface Types: Walks, Steps, Porches
Walking Surface Materials: Concrete

i Comment 2:
Outside Railing secure with guard height an baluster spacing within satisfactory range.

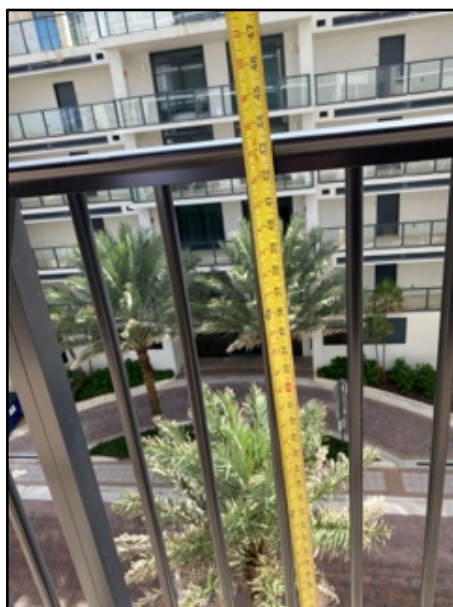


Figure 2-1



Figure 2-2

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service: Underground
Service Panel Location: Outside garage
Service Voltage: 240 volts
Service Amperage: Not Inspected

(Electrical continued)

Over Current Devices:

Breakers



Main Disconnect Location:
Subpanel Locations:

Locked
Kitchen



(Electrical continued)

Wiring Method: Conventional Copper



Smoke Detectors Present: Yes

i Comment 3:
Main panel located in kitchen .



Figure 3-1



Figure 3-2

(Electrical continued)

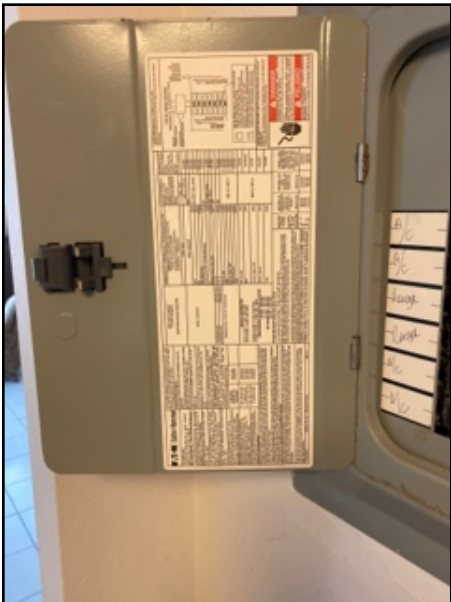


Figure 3-3



Figure 3-4


 **Comment 4:**
Splices at the power from the meter , and two double tapped breakers . I recommend correction from a licensed electrical contractor.



Figure 4-1

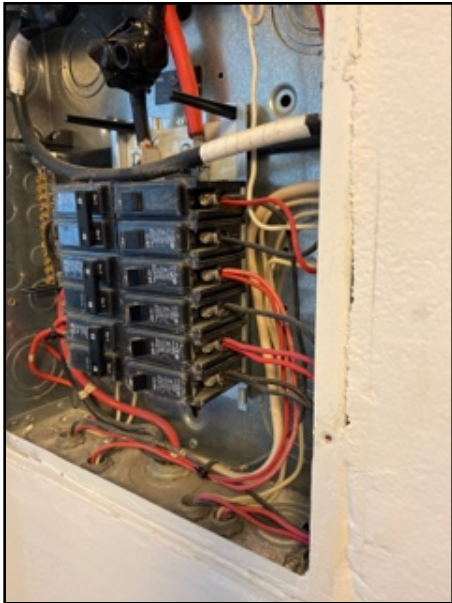


Figure 4-2

(Electrical continued)

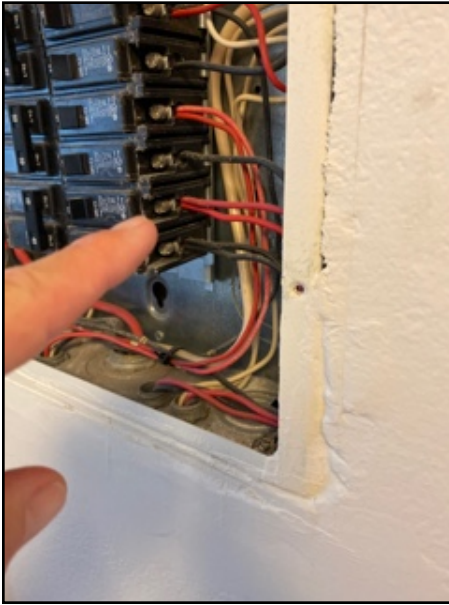


Figure 4-3



Comment 5:
Power from meter cables are spliced.



Figure 5-1

(Electrical continued)



Comment 6:
Splice service entrance and double tapped breakers.



Figure 6-1



Figure 6-2



Figure 6-3

(Electrical continued)



Comment 7:
Outside GFCI didn't operate .



Figure 7-1



Comment 8:
Locked mechanical room across the hall. No access



Figure 8-1

(Electrical continued)



Comment 9:

Due to age of some electrical wiring and it's installation and condition, I recommend an inspection by a licensed electrical contractor be performed.

Heating

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

Energy Source:

Electric



Type of Equipment:

Forced Air

Type of Distribution:

Flexible Ducting

(Heating continued)


 Comment 10:
HVAC unit, no labels to identify age but seemed to operate properly .



Figure 10-1

Cooling

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

(Cooling continued)

Energy Source:

Electric



Type of Equipment:

Evaporative



(Cooling continued)



(Cooling continued)

Type of Distribution:

Metal Ducting



Comment 11:
HVAC supply and return ducts.



Figure 11-1



Figure 11-2

(Cooling continued)



Figure 11-3

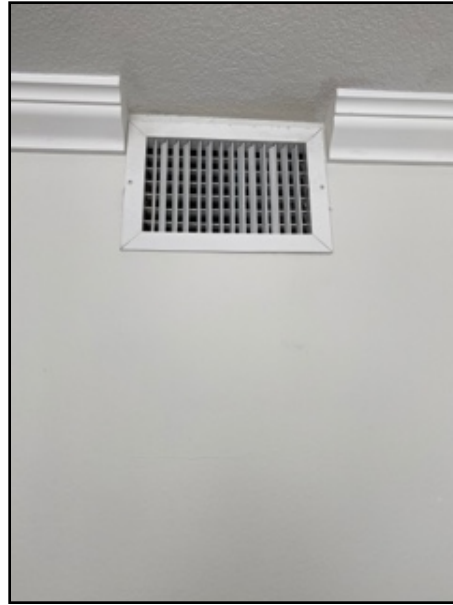


Figure 11-4



Comment 12:
Return temperature .



Figure 12-1

(Cooling continued)

i Comment 13:
Supply temperature .
Differential temperature is 21.4 degrees - tests within acceptable range



Figure 13-1

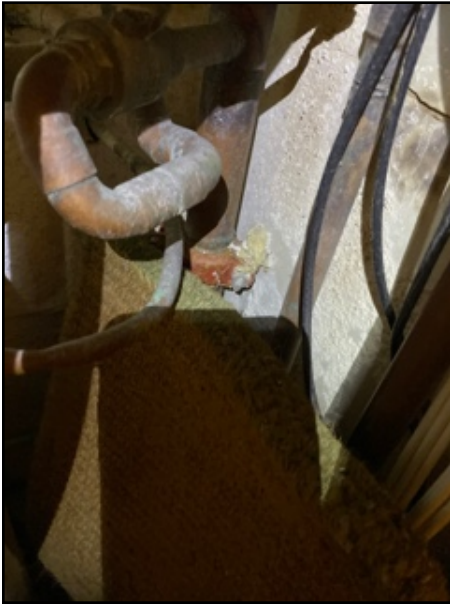
Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

(Plumbing continued)

Waste Pipe Material:

Copper



Supply Pipe Material:

Copper

Location of Water Shutoff:

Unable to locate. Most likely mechanical room



Comment 14:
Unable to get into mechanical room .

Location of Fuel Shutoff:

Water heater



(Plumbing continued)

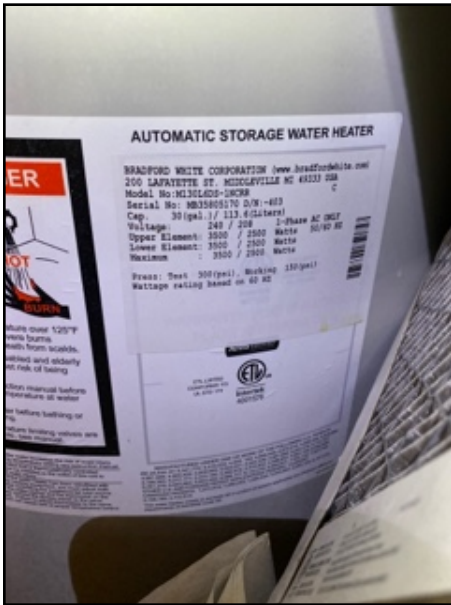
Water Heater Fuel:

Electric



Water Heater Capacity:

30 gal



Bathrooms

Bathroom #1

Location:

Hall

Shower:

Free Standing



Shower Walls:

Tile



(Bathroom #1 continued)

Sink(s):



Single Vanity



Toilet:

Standard Tank



(Bathroom #1 continued)

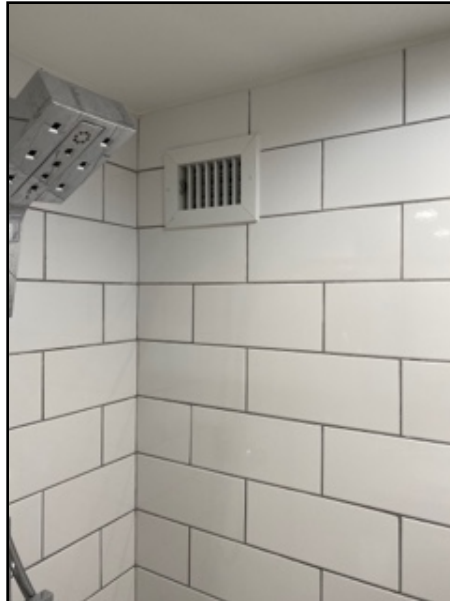
Floor:

Tile



Ventilation Type:

Wall Vent



(Bathroom #1 continued)

GFCI Protection:



Outlets



Bathroom #2

Location:
Bath Tub:

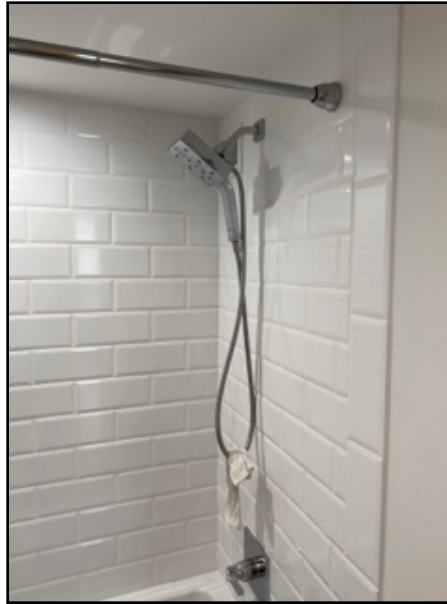
Master
Recessed



(Bathroom #2 continued)

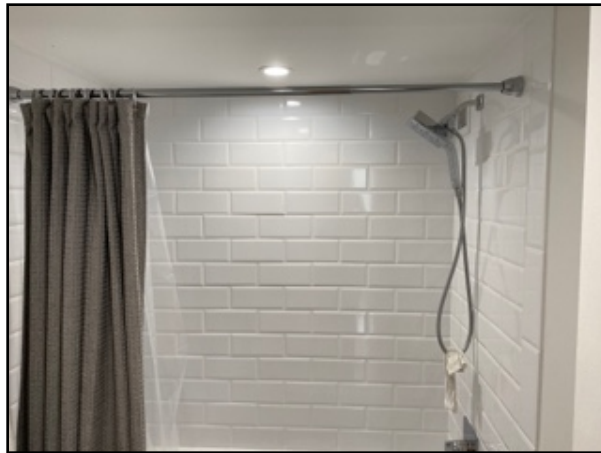
Shower:

In Tub



Shower Walls:

Tile



(Bathroom #2 continued)

Sink(s):



Single Vanity



(Bathroom #2 continued)

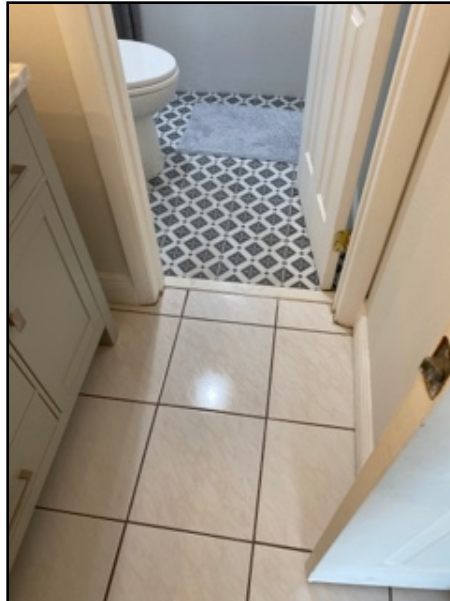
Toilet:

Standard Tank



Floor:

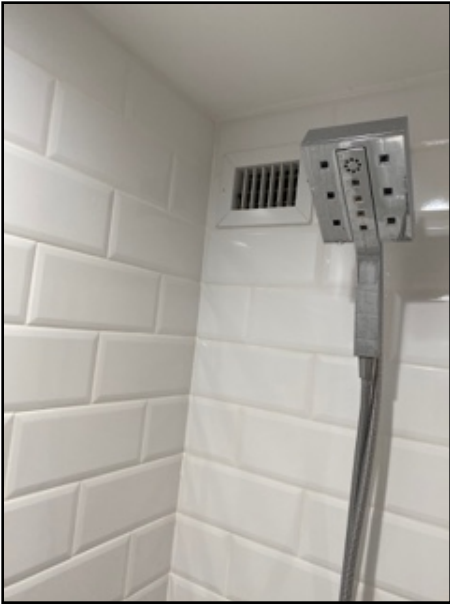
Tile



(Bathroom #2 continued)

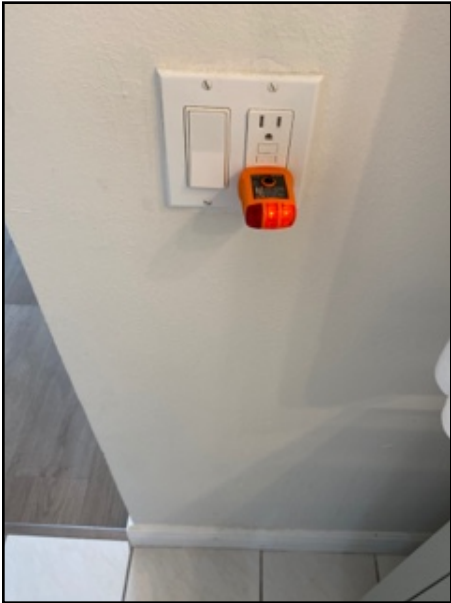
Ventilation Type:

Wall Vent



GFCI Protection:

Outlets



Appliances

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

Types Installed:

Dishwasher, Food Disposer, Range, Range Vent, Microwave, Cooktop



(Appliances continued)



Comment 15:
Dishwasher Not working (disclosed information).

Cooking Fuel:

Electric



Ventilation Type:

Recirculating

(Appliances continued)



Comment 16:
Refrigerator defect beneath ice maker.



Figure 16-1



Figure 16-2



Figure 16-3

(Appliances continued)



Comment 17:
Refrigerator functioned .



Figure 17-1



Comment 18:
Disposal functioned .



Figure 18-1

(Appliances continued)



Comment 19:
Cooktop and oven functioned .



Comment 20:
Kitchen sink faucet functioned and drained properly .

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:

Double Hung



Window Materials:

Metal

(Interior continued)

Entry Door Types:

Hinged, Slide



(Interior continued)



Entry Door Materials: Metal



Comment 21:
Ratings for impact glass .



Figure 21-1



Figure 21-2

(Interior continued)



Comment 22:
Interior pic.



Figure 22-1



Figure 22-2



Comment 23:
Interior pic.



Figure 23-1



Figure 23-2

(Interior continued)

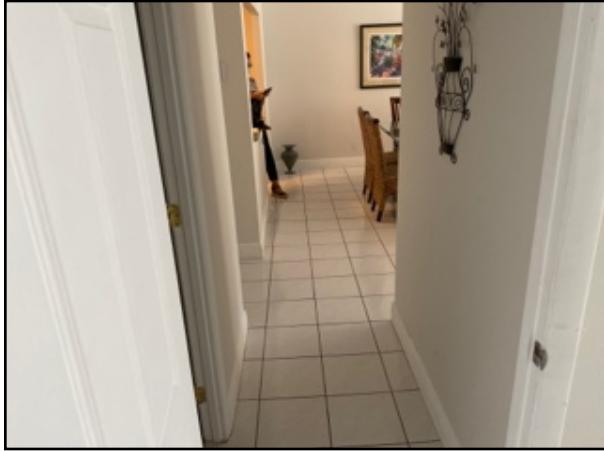


Figure 23-3



Comment 24:
Impact rated doors and windows present in unit .

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Electrical

1) Splices at the power from the meter , and two double tapped breakers . I recommend correction from a licensed electrical contractor.



Figure 4-1



Figure 4-2

(Report Summary continued)

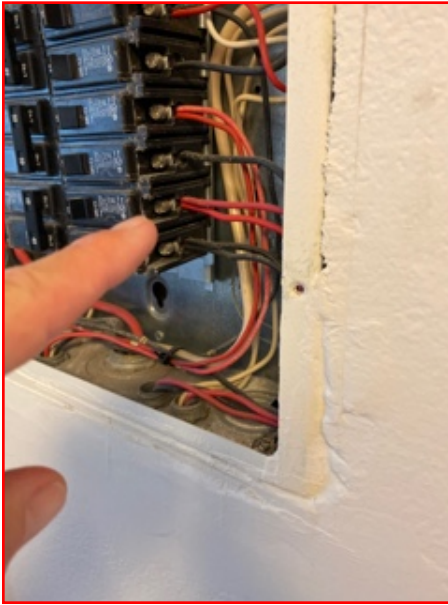


Figure 4-3

2) Power from meter cables are spliced.



Figure 5-1

3) Splice service entrance and double tapped breakers.

(Report Summary continued)



Figure 6-1



Figure 6-2



Figure 6-3

4) Outside GFCI didn't operate .

(Report Summary continued)



Figure 7-1

5) Due to age of some electrical wiring and it's installation and condition, I recommend an inspection by a licensed electrical contractor be performed.

Location of Water Shutoff

6) Unable to get into mechanical room .

Types Installed

7) Dishwasher Not working (disclosed information).

(Report Summary continued)

Appliances

8) Refrigerator defect beneath ice maker.



Figure 16-1



Figure 16-2



Figure 16-3