

Standard Home Inspection Report



File Number: 05-15-006

Status of Property: occupied

Type of Property: Single Family Home

Square Footage: 7500± Total SF (not verified)

Age of Home: 1998± (not verified)

Date of Inspection: 10/12/2005

Time of Inspection: **Start:** 9:00 AM **Finish:** 2:30 PM

Weather conditions today: 88° F, Partly Cloudy
Recent weather conditions: moderate showers

Inspector: Craig P. Milliken, PE # 32779
Phone: (561) 866 9956

Scope of this Inspection Report

This Home Inspection Report describes items that were inspected on the Subject Property and contains the common elements found in most homes that the Home Inspection Industry recommends to be covered in a Standard Home Inspection.

If a checklist item is noted as a concern to the inspector, that line item is **highlighted in red** and further described in the comments within that section. Additional explanations and useful information are provided in the **Summary – Photos & Notes** at the end of this report. Cost estimates included in this report assume that Licensed Professional Trades perform the work.

It is not the intent of this report to assign responsibility to either the buyer or the seller to make the repairs or modifications to items that this report may identify as a concern. Please contact your Real Estate Agent or Attorney for guidance in this area.

This Standard Home Inspection Checklist, Summary Report, Notes and Photos may not address every problem that may exist with this property at the time of the inspection. **CPM Real Estate Inspections, Inc. makes no warranty that there are no other defects with the property.**

Any questions about the information contained in this report should be referred to the Inspector for clarifications. Please call (561) 866 9956 or contact the inspector by e-mail at info@real-estate-inspections.com for a prompt reply to your questions.

EXTERIOR ROOFING COMPONENTS		SECTION 101
TYPE OF ROOF AND ROOFING MATERIALS: hip roof, barrel shaped concrete tiles over plywood sheathing		
ITEMS INSPECTED	CONCERNS	
DAMAGED OR MISSING TILES, SHINGLES, FELTS OR MEMBRANES	YES	
TREES BRANCHES TOUCHING ROOF STRUCTURE		NO
UNPROFESSIONAL ROOFING REPAIRS		NO
BLISTERING, SHRINKAGE, CRACKING OR DE-LAMINATION OF ROOFING MATERIALS		NO
EVIDENCE OF WATER PONDS ON FLAT SECTIONS		NO
WAVY RIDGES OR FIELDS		NO
INCORRECT FLASHING AROUND SKYLIGHTS, VENTS OR STACKS		NO
FASCIA TRIM BOARD DAMAGE BY WOOD DESTROYING ORGANISMS		NO
MISSING OR DAMAGED ATTIC VENTILATION VENTS OR DEVICES		NO
INSUFFICIENTLY SIZED OR BLOCKED VENTILATION OPENINGS		NO
TORN OR DAMAGED VENT SCREENING		NO
IMPROPERLY SLOPED GUTTERS		NO
GUTTERS AND LEADERS CLOGGED WITH DEBRIS		NO
INSECURELY FASTENED, DAMAGED OR MISSING GUTTER OR LEADER SECTIONS		NO
LEADERS TERMINATE TOO CLOSE TO HOME		NO
RAINWATER RUNOFF FROM ROOF NOT CHanneled AWAY FROM ENTRANCES	YES	
Comments:		
<ol style="list-style-type: none"> 1. This roof appears to be professionally installed and in a water tight condition. 2. Approximately 25 – 50 roof tiles are cracked or chipped and need to be mended. This damage may have been from pressure cleaning crews. The cracked tiles will not cause leaks but should be mended as good maintenance. Cost - \$ 300 - \$ 800 3. Gutters have not been installed on some sections of the roof. The roof over the rear door to the garage does not have gutters. This probably contributed to water damage inside this door. Repairs have been made to the door. Gutters over this area are recommended to avoid future problems. Cost - \$ 300 - \$ 600 4. Gutters are not installed over the patio area at the rear of the home. These are not required by building code. Adding gutters over this area may help manage roof run-off but are not necessary. The pavers on the patio will handle this run-off and prevent erosion. 		

INTERIOR ROOFING COMPONENTS		SECTION 102
ITEMS INSPECTED	CONCERNS	
INADEQUATE, MISSING OR DISPLACED ATTIC AREA INSULATION		NO
HURRICANE STRAPS MISSING OR NOT NAILED PROPERLY		NO
DAMAGED SHEATHING		NO
DAMAGED OR MODIFIED ROOF TRUSSES		NO
WATER STAINS NOTED IN ATTIC AREA		NO
EVIDENCE OF VERMIN IN ATTIC AREA	YES	
EVIDENCE OF TERMITES OR OTHER WOOD DESTROYING ORGANISMS IN ATTIC AREA		NO
Comments:		
<ol style="list-style-type: none"> 1. Evidence of vermin in the attic space over the 2nd story bedrooms was noted. Traps were set in this area. No vermin was noted; however, the likely point of entry is the refrigerant line pipe chase near the three A/C condensing units on the SE side of the home. This pipe chase should be blocked with foam insulation. Cost - \$ 25 2. Not all areas of the attic could be accessed to inspect. The areas over the center and north side of the home were not accessible. 		
SITE, STRUCTURE, FOUNDATION AND CONCRETE SLABS		SECTION 103
TYPE OF BUILDING STRUCTURE: Concrete block and painted stucco		
ITEMS INSPECTED	CONCERNS	
EVIDENCE OF PREVIOUS FLOODING ON SITE		NO
INADEQUATE SITE GRADING AWAY FROM ENTRANCES TO HOME OR GARAGE		NO
INADEQUATE SITE GRADING AWAY FROM PATIOS, WALKWAYS OR POOL DECK		NO
CRACKING OR DISPLACEMENT OF STRUCTURAL WALLS		NO
INSUFFICIENTLY SUPPORTED FLOORING OR WALLS		NO
INADEQUATE SUB FLOOR VENTILATION		NA
CRACKING OR DISPLACEMENT OF PERIMETER FOUNDATION/FOOTER		NO
CRACKING OR DISPLACEMENT OF CONCRETE SLABS		NO
STRUCTURAL DAMAGE FROM WOOD DESTROYING ORGANISMS		NO
Comments:		
<ol style="list-style-type: none"> 1. No visible evidence of Termites or any other Wood Destroying Organisms 		

WINDOWS, EXTERIOR DOORS, OPENINGS AND SCREENING		SECTION 104
ITEMS INSPECTED	CONCERNS	
WINDOW GLAZING, FRAMES, LOCKS OR OPENING MECHANISMS NEEDING REPAIR OR ADJUSTMENT	YES	
BROKEN OR DAMAGED EXTERIOR DOORS, LOCKS, HANDLES OR HINGES		NO
WOOD ROT IN DOOR OR WINDOW FRAMES OR TRIM		NO
DAMAGED OR MISSING WEATHER STRIPING AROUND EXTERIOR DOOR JAMBS		NO
MISSING OR DAMAGED PATIO AREA SCREENING, DOORS OR HARDWARE		NA
DAMAGED ROLLERS, LOCKS OR HANDLES ON SLIDING DOORS AND SCREENS		NO
DIRTY TRACKS AND ROLLERS FOR SLIDING DOORS AND SCREENS		NO
DAMAGED GARAGE DOOR SECTIONS, TRACK, ROLLERS OR WEATHER STRIPING		NO
INOPERATIVE GARAGE DOOR OPENER OR ELECTRIC-EYE SAFETY MECHANISM	YES	
Comments:		
<ol style="list-style-type: none"> 1. Broken balance rod in 2nd story bedroom window facing the tennis court. Cost - \$ 100 2. NW garage door opener did not operate. The owner is aware of this problem. Cost \$ 100 - \$ 400 		
INTERIOR CEILINGS, WALLS, STAIRWAYS, FLOORS, DOORS, TILE AND MILLWORK		SECTION 105
ITEMS INSPECTED	CONCERNS	
WATER DAMAGE OR STAINS ON CEILINGS, WALLS OR FLOORS		NO
LOOSE STAIRS, TREADS, RAILINGS OR BALUSTERS		NO
SUSPECTED PRESENCE OF ADDITIONS OR MODIFICATIONS TO HOME THAT MAY NOT HAVE BEEN PROPERLY PERMITTED OR INSPECTED		NO
DOORS, DRAWERS, HINGES OR LATCHING MECHANISMS NEEDING ADJUSTMENT	YES	
BROKEN OR LOOSE TILES ON FLOORS OR WALLS		NO
Comments:		
<ol style="list-style-type: none"> 1. "His" master bathroom door lock (shower/water closet area) did not function. Cost - \$ 25 2. Door latch buttons on top of closet doors in 1st floor guest bedroom # 2 need adjustment to latch properly. Cost - \$ 25 3. There is a hole in the ceiling of the garage closet housing the central vacuum systems. The hole should be patched. This is a minor fire code violation. Cost - \$ 25 4. Wall base molding at right side of exterior door (dining room area) is loose. This is a cosmetic issue. 5. Access ladder to attic space in garage is too short. This is a design error. The ladder is unsafe and not rated for traffic in this configuration. Cost - unknown 		

AIR CONDITIONING AND HEATING SYSTEM		SECTION 106
There are 5 split type systems in this home		
EVAPORATOR / AIR HANDLER SECTION		
APPROXIMATE AGE OF UNITS: #1-05/1998, #2-09/2002, #3-05/1998, #4-05/1998, #5-05/1998		
LOCATION OF UNITS: #2 - hallway closet near theater, #'s 4 & 5 - closet on 2 nd floor stair landing, #'s 1 & 3 attic area above "Hers" master bedroom closet		
ITEMS INSPECTED	CONCERNS	
DIRTY, MISSING OR INADEQUATE AIR FILTER ASSEMBLIES		NO
CONDENSATE DRAIN PIPING NOT PROPERLY PITCHED OR INSULATED		NO
ELECTRICAL DISCONNECT NOT WITHIN LINE OF SITE AND EASILY ACCESSIBLE		NO
COIL, DRIP PAN OR PIPE CLOGGED WITH SLUDGE, MOLD, DIRT OR CORROSION	UNKNOWN	
EXCESSIVE FAN NOISE OR VIBRATION FROM UNITS		NO
HOUSING OR SYSTEM DUCTWORK NOT AIR TIGHT OR CRUSHED	YES	
SYSTEM COOLING CAPACITY DESIGN - NOT SUFFICIENT FOR SIZE OF HOME		NO
THERMOSTAT/CONTROLS NOT FUNCTIONING PROPERLY		NO
CONDENSING UNITS / COMPRESSOR SECTION		
APPROXIMATE AGE OF UNITS: #'s 1, 3, 4 & 5 - 1998, # - 2 2002		
LOCATION OF UNITS: #'s 2, 4, 5 - SW side of home, #'s 1 & 3 - NW side of home		
ITEMS INSPECTED	CONCERNS	
INSTALLATION OF UNITS NOT LEVEL AND SECURE		NO
EXCESSIVE COMPRESSOR OR FAN MOTOR NOISE OR VIBRATIONS		NO
INADEQUATE VENTILATION AROUND UNIT DUE TO BRUSH OR STRUCTURES		NO
CONDENSING COIL DIRTY OR FOULED WITH DEBRIS		NO
ELECTRICAL DISCONNECT NOT WITHIN LINE OF SITE AND EASILY ACCESSIBLE		NO
SUCTION LINE PIPING NOT INSULATED PROPERLY		NO
Comments:		
<p>1. The A/C systems appear to be professionally installed and functioning properly; however, the following concerns were noted:</p> <ul style="list-style-type: none"> a. It was not possible to view the condition of the evaporator coils. This will require the services of an A\C service contractor. Systems over 5 years of age should be periodically checked for coil contamination. b. There is a supply air leak in the ductwork over or behind air handler # 1. c. A leak detection shut-off switch should be installed in the condensate line from the air handler near the theater. Cost - \$ 100 d. It is recommended that an independent A/C contractor familiar with a home having multiple split systems check the equipment in this home. The charges are typically \$ 100 per system. e. The systems in this home were modified after the original construction. The seller stated that there were problems with the design of the A/C system that were corrected by "Air Ref" in Boca Raton. It is recommended that this company be contacted to get all details of the modifications made and evaluate the remedial actions taken by that company. Drawings obtained from the seller to date do not reflect any of this remedial work. <p>Residential A/C systems typically have a reliable service life expectancy of 10 – 15 years if properly maintained. Systems older than 10 years should be regularly serviced by an A/C service technician. Factory warranties usually expire after 5 years.</p>		

ELECTRICAL SERVICE AND BRANCH CIRCUITS		SECTION 107
LOCATION AND TYPE OF SERVICE ENTRANCE: SW underground service entrance		
LOCATION OF MAIN ELECTRICAL DISCONNECTS: SW side of home		SERVICE: 220 Volts 400 amps
LOCATION OF DISTRIBUTION PANELS: garage area		
ITEMS INSPECTED	CONCERNS	
SERVICE ENTRANCE WIRES NOT PROPERLY PROTECTED OR TOUCHING TREES		NO
SIZE OF SERVICE NOT ADEQUATE FOR SIZE OF HOME		NO
LOOSE LUGS OR WIRE CONNECTIONS IN PANELS		NO
IMPROPER USE OF DOUBLE TAPS AT BREAKERS		NO
PROTECTIVE BUSHINGS MISSING AT PANEL KNOCK OUTS		NO
COVER PLATES OR BLANK-SPACE PLATES MISSING IN PANELS		NO
CIRCUIT DIRECTORIES NOT ADEQUATELY PROVIDED INSIDE DOORS OF PANELS		NO
INADEQUATE OR LOOSE GROUND CONNECTION		NO
EXPOSED BRANCH CIRCUIT WIRING NOTED		NO
LOOSE JUNCTION BOXES FOR SWITCHES OR CONVENIENCE OUTLETS		NO
AFCI/GFI CIRCUIT BREAKERS OR OUTLETS DO NOT TEST PROPERLY		NO
CONVENIENCE OUTLETS DO NOT TEST PROPERLY		NO
EVIDENCE OF UNPROFESSIONAL WIRING MODIFICATIONS TO ORIGINAL WIRING		NO
EXHAUST OR CEILING FANS NOT FUNCTIONING		NO
Comments:		
<ol style="list-style-type: none"> 1. Two light fixtures over the tennis court are swiveled out of position. This is likely due to storm winds. Cost to realign - \$ 300 - \$ 500 2. Trim plates on the bottom of two of the tennis court light fixtures have been damaged by lawn maintenance equipment. The wiring should be checked for damage. 3. A junction box cover plate is missing on the wall of the 2nd floor hallway. Cost - \$ 5 4. Many smoke detectors throughout the home have caps on them that should have been removed when the alarm system was installed. 5. Unfinished wiring for powered drapes and security cameras was noted throughout the home. These are cosmetic issues. 6. Two garage door alarm contacts are broken needing repair. Cost - \$ 0 - \$100 7. The alarm system is functional but needs to be tuned to the requirements of the owner. The system was checked by Jim Warner of ADT Security Systems. He has some recommendations. His phone number is 561 870 2070 in Boca Raton. 8. The electrical system appears to be professionally installed. Analyzing the entire system for balance between the incoming phases requires review of all electrical drawings and mapping each circuit to verify the load requirements. This is performed by electricians and is time consuming. This is usually not found to be a problem in most new homes and is not suspected to be a problem in this home. If this is required the cost is estimated to be \$ 500 - \$ 1000. 9. Electrical service will need to be installed under the millwork in the hallway near the theater if a mini refrigerator is to be installed there. 		

PLUMBING AND WATER FIXTURES		SECTION 108
SOURCE OF POTABLE WATER: City Water		TYPE OF SEWER CONNECTION: City Sewer
TYPE OF SUPPLY LINES: copper		TYPE OF DRAIN LINES: PVC
ITEMS INSPECTED	CONCERNS	
INADEQUATE PRESSURE OR WATER FLOW AT FIXTURES	YES	
FROZEN SERVICE VALVES UNDER SINKS		not checked
Opening old service valves may cause them to leak. We do not test them and recommend that you not do so either unless you are knowledgeable about how to repair or replace them. We recommend that you use the main water shut off valve to the home as an alternative if you need to repair or replace a faucet.		
CLOGGED DRAINS		NO
BROKEN OR INOPERATIVE FIXTURES		NO
SUPPLY OR DRAIN LINE PLUMBING NOT PROPERLY INSTALLED		NO
TOILETS NOT SECURELY ANCHORED OR FUNCTIONING PROPERLY		NO
LEAKING WATER FIXTURES OR DRAIN LINES		NO
BATHROOM SPA NOT FUNCTIONING PROPERLY		NO
DEFECTIVE MISCELLANEOUS ITEMS	YES	
Comments:		
<ol style="list-style-type: none"> 1. Water pressure in the housekeeper's 1st floor bathroom shower is low. The water pressure is adequate throughout the home and at the sink and toilet in this bathroom. The problem is likely in the shower head or in the mixing valve. Cost - \$ 100 - \$ 300 2. The toilet in the housekeeper's 1st floor bathroom did not flush correctly. The flush mechanism may need adjustment or replacement. Cost - \$ 50 - \$ 150 3. The sink stopper assembly in the 1st floor guest bathroom # 2 did not function correctly. Cost - \$ 0 - \$ 25 4. There was an odor of natural gas on the north side of the home. The gas company should be called to investigate. 5. All toilets and bidets are securely attached to the plumbing connections and floors. 6. The master bathroom SPA is functioning correctly. 		
HOT WATER HEATER		SECTION 109
LOCATION: garage area		CAPACITY: 75 gallons
		WATER TEMPERATURE: 130 ° F
ITEMS INSPECTED	CONCERNS	
INSUFFICIENT CAPACITY FOR SIZE OF HOME AND NUMBER OF OCCUPANTS		NO
PRESSURE RELIEF VALVE AND WATER LINE CONNECTIONS NOT INSTALLED PROPERLY		NO
RELIEF VALVE DISCHARGE NOT TERMINATED TO A SAFE AND VISIBLE LOCATION		NO
Comments:		
<ol style="list-style-type: none"> 1. The water temperature is recommended to be set no higher than 115 - 120° F to avoid burns to small children. This is a simple adjustment made at the tank. Cost - \$ 0 - \$ 25 <p>NOTE: WATER TANKS CAN LAST 10 – 20 – 30 YEARS IF PROPERLY MAINTAINED. Most plumbers recommend that tanks be replaced every 10 years if a failure of the tank might cause flooding to the surrounding area or structure below where it is mounted. Installing a leak detection device near the unit on the floor is an alternative.</p>		

MAJOR HOME APPLIANCES		SECTION 110
DEVICES INSPECTED	CONCERNS	
CLOTHES WASHER		
DEVICE NOT FUNCTIONING PROPERLY		NO
CRACKED OR DAMAGED HOSE CONNECTIONS*		NO
*IT IS RECOMMENDED THAT HOSES BE REPLACED EVERY 5 YEARS TO AVOID CATASTROPHIC LEAKS.		
CLOTHES DRYER		
EXHAUST DUCT CRUSHED OR NOT SECURE		NO
DEVICE NOT FUNCTIONING PROPERLY		NO
REFRIGERATORS & FREEZERS (two in kitchen and one in garage + several mini refrigerators)		
DAMAGED DOORS SEALS, SHELVING OR DRAWERS		NO
EXCESSIVE FROST BUILD UP		NO
DEVICE NOT FUNCTIONING PROPERLY		NO
DISHWASHER		
MISSING OR DEFECTIVE PARTS		NO
FAULTY SEALS OR EVIDENCE OF LEAKS		NO
DOES NOT DRAIN PROPERLY		NO
DEVICE NOT FUNCTIONING PROPERLY		NO
KITCHEN SINK DISPOSAL		
DEVICE NOT FUNCTIONING PROPERLY		NO
STOVE AND OVENS (gas oven and electric oven in kitchen)		
ELEMENTS FOR STOVETOP, OVEN OR BROILER NOT FUNCTIONING PROPERLY		NO
DOORS OR HINGES BROKEN OR MISALIGNED		NO
EXHAUST HOOD NOT FUNCTIONING PROPERLY		NO
BUILT-IN MICROWAVE		
DEVICE NOT FUNCTIONING PROPERLY		NO
OUTDOOR PATIO GRILL		
DEVICE NOT FUNCTIONING PROPERLY		NO
TRASH COMPACTOR		
DEVICE NOT FUNCTIONING PROPERLY		NO
Comments: <ol style="list-style-type: none"> 1. All installed appliances appear to be in good working condition. 2. The icemakers in the bar near the living room and in the garage freezer were not in operation. These should be demonstrated by the owner. 3. A mini refrigerator in the hallway of the 2nd floor was not installed properly. The owner stated that he was going to have this fixed. 4. Electrical service will need to be installed under the millwork in the hallway near the theater if a mini refrigerator is to be installed there. 5. Connections at the clothes washing machine are properly installed. Replacement of water connection hoses is recommended if they are over 5 years old. 6. The fireplace was examined. The flue is clear and the rain cap is professionally installed and secure. 7. The seating in the theater is now functioning properly (power cords under them were not plugged in). 8. All powered drapes were demonstrated by the owner. All are functioning. 9. The wine room needs a temperature control device. A refrigeration service company or restaurant supply company should be consulted for pricing. 		

LANDSCAPE, WALKWAYS, DRIVES, TENNIS COURT		SECTION 111
ITEMS INSPECTED	CONCERNS	
TREE ROOTS INVADING FOUNDATION WALLS OR WALKWAYS		NO
DAMAGED OR DISPLACED WALKWAY/DRIVE PAVERS OR SLABS		NO
Comments:		
<ol style="list-style-type: none"> 1. Minor settling of pavers on SW corner of outdoor SPA. This is a cosmetic issue. 2. Screening around the tennis court is torn in many places and may need replacement. This is a cosmetic issue. Cost - unknown 		
IRRIGATION SYSTEM		SECTION 112
WATER SOURCE: city water connection		
ITEMS INSPECTED	CONCERNS	
DRY SPOTS – INADEQUATE COVERAGE – BROKEN HEADS OR PIPES		NO
CONTROL VALVE OR PUMP NOT FUNCTIONING PROPERLY IN MANUAL MODE		NO
<small>NOTE: TIMERS ARE NOT CHECKED FOR PROPER TIME KEEPING OR AUTOMATIC FUNCTIONS. THIS REQUIRES EXTENDED OBSERVATION.</small>		
Comments:		
<ol style="list-style-type: none"> 1. Some heads are spraying on the windows of the home (left of the front entrance). No water intrusion was noted at any door or window due to irrigation spray. 2. A few heads in the turf are set too high and may interfere with lawn equipment. 3. A professional tune-up cost - \$ 500 - \$ 1000 <p>Irrigation systems typically need periodic repairs and at least one professional tune-up each year to compensate for landscape growth and head misalignments from lawn maintenance activities.</p>		
POOL, SPA AND EQUIPMENT		SECTION 113
ITEMS INSPECTED	CONCERNS	
PUMP, FILTER ASSEMBLY OR ASSOCIATED EXPOSED PIPING LEAKING		NO
PUMP OR MANUAL CONTROLS NOT FUNCTIONING		NO
<small>NOTE: TIMERS ARE NOT CHECKED FOR PROPER TIME KEEPING OR AUTOMATIC FUNCTIONS. THIS REQUIRES EXTENDED OBSERVATION.</small>		
POOL/SPA HEATER NOT FUNCTIONING	YES	
POOL DECK DEFECTS OR NOT SLOPED PROPERLY AWAY FROM POOL		NO
EVIDENCE OF LEAKS OR CRACKS IN POOL BASIN		NO
<small>NOTE: LEAKS IN THE POOL/SPA BASIN OR UNDERGROUND PIPING CAN USUALLY ONLY BE DETERMINED OVER A PERIOD OF SEVERAL DAYS OF OBSERVATION.</small>		
POOL AREA NOT PROPERLY FENCED FOR PERIMETER SECURITY	YES	
Comments:		
<ol style="list-style-type: none"> 1. Pool/SPA heater did not function and was being repaired by a service technician. This heater can heat either the pool or the SPA by manually switching control valves. 2. Fountain on the south side of the home did not function. It was being repaired by a service technician. The north fountain is controlled by the pool pump timer. The south fountain is controlled by the programmable electrical system's keypad in the dining room. 3. The security gate near the NW corner of the home does not automatically close or latch properly. Cost - \$ 100 - \$ 200 		

Summary – Photos & Notes

Overall Evaluation: Overall this home appears to be structurally sound and in good condition.

- There was no visible evidence of active mold or moisture problems noted in this home (no mildew stains were found on any of the A/C vents). It is recommended that the A/C air handlers be opened by a technician and inspected. The evaporator coils inside them can support mold growth. This is part of a normal service that should be performed at least once a year.
- There was no visible evidence of termites or other wood boring insects within this home.
- There was no evidence of wood rot caused by fungi and moisture noted within this home. The decorative wood trim in the soffits over the front entrance way and the rear patio area are well protected from weather. There is no indication of deterioration of the wood at this time

The A/C systems in this home were modified because of design problems. The owner stated that he had a significant amount of work done to correct temperature and humidity problems. The temperature and humidity appears to be well managed now; however, it is uncertain what corrective actions were taken. The owner stated that ductwork to several supply and return registers were modified. Much of this ductwork is not easily accessible to verify what may have been done. It is suggested that the company that made these modifications be interviewed. Any documentation of this work should be collected and reviewed.

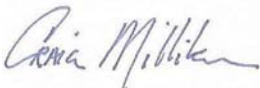
Natural gas odor was noted along the north side of the home. The gas company should be called to investigate.

Photos and notes at the end of this report contain additional information.

Reasonable effort was made to view all safely accessible areas of this home. Concealed items cannot normally be inspected without using invasive procedures or special testing equipment that is beyond the scope of this type of general inspection. This Standard Home Inspection Report may not address every problem that may exist with this property at the time of this inspection. **CPM Real Estate Inspections, Inc. makes no warranty that there are no other defects with this property.**

If anyone would like to discuss anything contained in this report, please call me at (561) 866 9956.

Thank you for choosing CPM Real Estate Inspections, Inc.



Craig Milliken, PE
CPM Real Estate Inspections, Inc.



Photo # 1

This is a complex roof design with many valleys. The workmanship appears to be professional.



Photo # 2

Flashing is properly placed in critical areas.



Photo # 3

Gutters are not installed near the basketball court side of the home. A gutter over this garage door entrance is recommended to keep roof run-off away from the door threshold.



Photo # 4

Gutters are not installed over the rear patio. The roof run-off will hit the pavers below. The pavers should not be damaged by this run-off. Adding gutters here is a personal preference. They are not required by building code.

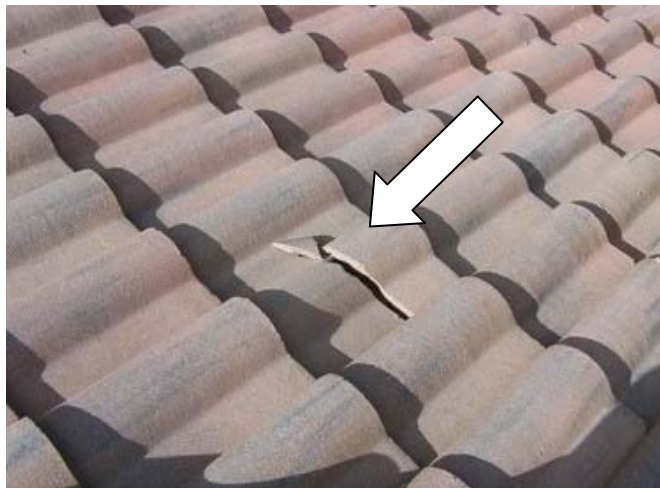


Photo # 5

There are a number of cracked tiles needing mending on the roof.



Photo # 6

The attic areas are well insulated.

This vermin trap indicates that there have been intrusions. The open pipe chase near the SW A/C condensing units is a likely entry point.



Photo # 7

The wood trim in the soffits is well protected from weather.



Photo # 8

The fireplace flue is clear. It appears that it was never used.

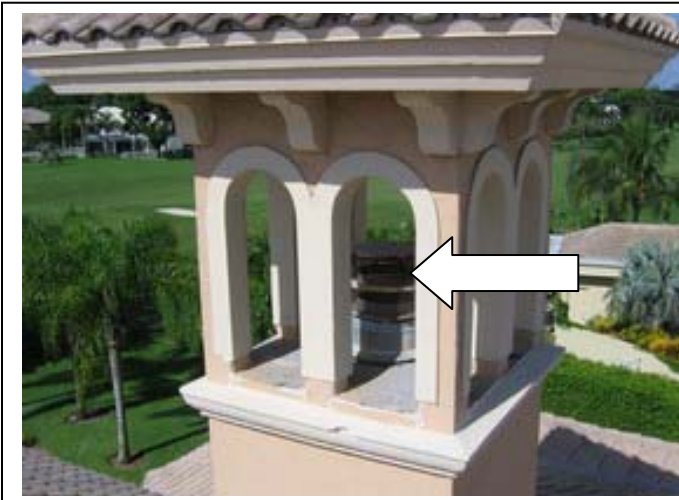


Photo # 9

The fireplace chimney cap is secure and well protected from weather.



Photo # 10

The wood flooring in the master bedroom suite is secure. The gap under the wall baseboard is a cosmetic issue due to the concrete floor that is not perfectly level.



Photo # 11

Balance rod in 2nd floor bedroom window needs repair.



Photo # 12

Base board molding is loose near sliding door in dining room. This is a cosmetic issue.



Photo # 13

Latching buttons on top of closet doors in 1st floor guest bedroom # 2 need adjustment.

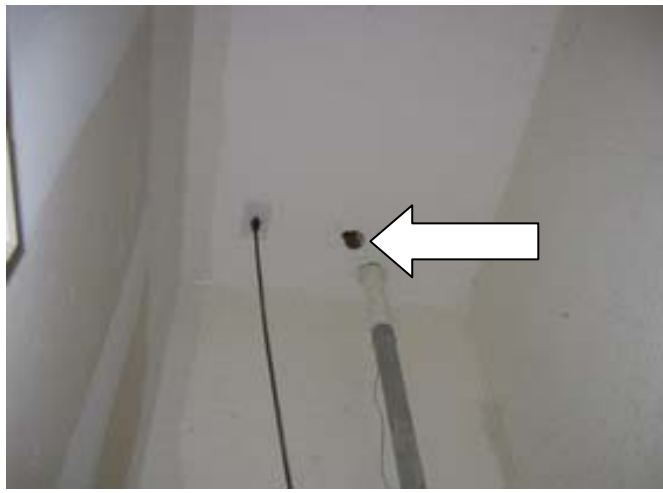


Photo # 14

Hole in ceiling of garage closet housing the central vacuum systems should be patched.

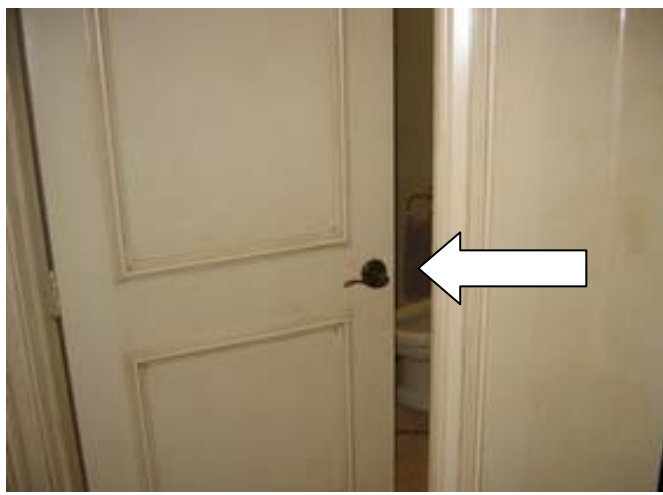


Photo # 15

Door to "His" master bathroom did not latch properly and needs minor adjustment to door strike.

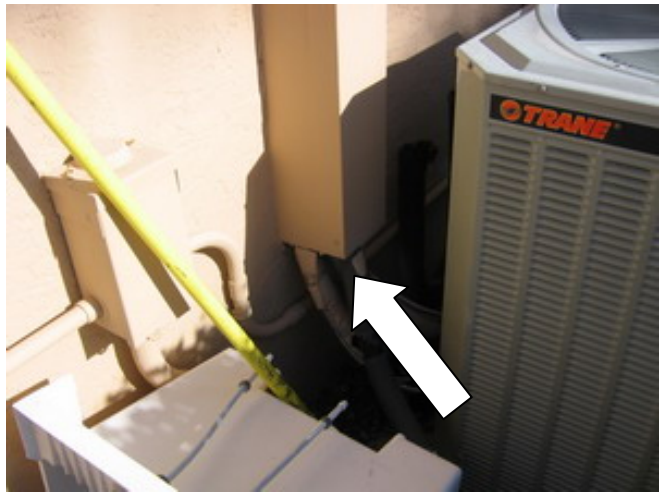


Photo # 16

The pipe chase for refrigerant lines next to the A/C condensing units on the SW side of the home should be plugged with foam insulation to eliminate an access for vermin.



Photo # 17

Cold supply air is leaking from behind this air handler over the "Hers" master bedroom closet.

Leak detection shut-off switches are installed on these air handlers. This is a good design practice.



Photo # 18

The new air handler in the closet near the theater does not have a leak detection shut-off switch. One should be installed.



Photo # 19

This appears to be a modification to the A/C ductwork over the garage. This fan is discharging conditioned air into the attic. This is not a normal practice and why it was done needs further investigation.



Photo # 20

Changes to the ductwork above the high ceilings are not accessible to view.



Photo # 21

The electrical system appears to have been professionally installed.



Photo # 22

Cover trim plate missing in 2nd floor hallway.



Photo # 23

Wire bundles surrounding the exterior and inside the home are for future security camera installations.



Photo # 24

Outlets are provided for additional powered drapes if desired.

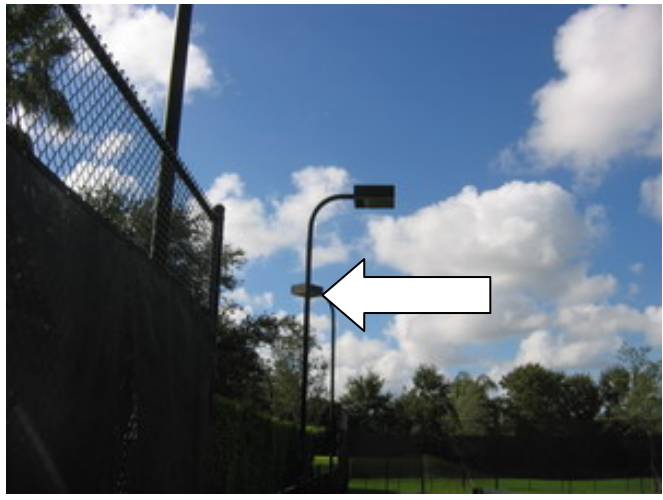


Photo # 25

Two tennis court light fixtures need to be realigned and the wiring checked.



Photo # 26

Lawn equipment has damaged the base of two tennis court light fixtures. They should be examined for any wiring damage.



Photo # 27

The low voltage lighting and drape controls appear to function properly



Photo # 28

Power is not provided for a mini refrigerator near the theater.



Photo # 29

This home has natural gas service. Natural gas odor was noted along the north side of the home. The leak may be associated with the pool heater.

The water treatment equipment appears functional but should be serviced by a water treatment company to recommend any desired improvements.



Photo # 30

Water pressure is low in the shower of the housekeeper's bathroom. This needs further investigation and repair.

Pressure was adequate at the sink and toilet in this bathroom and good throughout the entire home. This is an isolated problem.



Photo # 31

The "Hers" SPA functions.



Photo # 32

Plumbing throughout the home appears to have been professionally installed. No leaks were noted.



Photo # 33

The hot water heater in the garage is gas fired and professionally installed.



Photo # 34

All kitchen appliances appear to be professionally installed.



Photo # 35

Irrigation water is pointed toward the home near the front entrance. There is only a minor amount reaching the windows. No water intrusion was noted.



Photo # 36

Screening surrounding the tennis court is torn in many places and may need to be replaced.



Photo # 37

The fountain on the north side functions properly.

The fountain on the south side is being repaired.



Photo # 38

The pool and spa are in good condition.



Photo # 39

This pump is not working. The pool service company said that it was never running. It was installed for a high intensity waterfall.



Photo # 40

The pool and SPA heater was under repair by the pool service contractor.



Photo # 41

The pool heater can be used for either the SPA or the pool by manually turning valves. The service company technician stated that all of this could be set-up to be controlled automatically from inside the home if desired (for additional cost).



Photo # 42

The latch on the north pool security gate did not close properly and needs adjustment.