

Standard Home Inspection Report



Subject Property: Royal Palm Beach, FL33411
Client: Ms. Brown
Status of Property: unoccupied
Type of Property: Single Family Home
Square Footage: 2196± Total SF (Property Appraiser's data)
Age of Home: 1997± (Property Appraiser's data)
Date of Inspection: 02/18/2019
Time of Inspection: 10:00 AM
Weather conditions today: 81° F, Partly Cloudy
Recent weather conditions: no precipitation over last 24 hours

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: Hip		
ROOF COVERING: tabbed shingles		
APPROXIMATE AGE OF ROOFING MATERIALS: 2018		
REMAINING LIFE EXPECTANCY PER INDUSTRY STANDARDS: 20 years		
ITEMS INSPECTED	CONCERNS	
DAMAGED OR MISSING TILES, SHINGLES, FELTS OR MEMBRANES		NO
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		NO
Comments:		
<p>1. This roof has been professionally installed and is in a water tight condition.</p>		

INTERIOR ROOFING COMPONENTS		SECTION 102
ITEMS INSPECTED		CONCERNS
INADEQUATE, MISSING OR DISPLACED ATTIC AREA INSULATION		NO
DAMAGED SHEATHING		NO
DAMAGED OR MODIFIED ROOF TRUSSES		NO
WATER STAINS NOTED IN ATTIC AREA		NO
EVIDENCE OF VERMIN IN ATTIC AREA		NO
EVIDENCE OF TERMITES OR OTHER WOOD DESTROYING ORGANISMS IN ATTIC AREA		NO
Comments:		
<p>1. Not all areas of the attic could be accessed to inspect</p>		
SITE, STRUCTURE, FOUNDATION AND CONCRETE SLABS		SECTION 103
TYPE OF BUILDING STRUCTURE: Single Story 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
CRACKING OR DISPLACEMENT OF PERIMETER FOUNDATION/FOOTER		NO
CRACKING OR DISPLACEMENT OF CONCRETE SLABS		NO
STRUCTURAL DAMAGE FROM WOOD DESTROYING ORGANISMS		NO
Comments:		
<p>1. No visible evidence of Termites or any other Wood Destroying Organisms in this home.</p>		

WINDOWS, EXTERIOR DOORS, OPENINGS AND SCREENING		SECTION 104
ITEMS INSPECTED	CONCERNS	
WINDOW OPENING MECHANISMS NEEDING REPAIR OR ADJUSTMENT	YES	
MISSING OR DAMAGED WINDOW SCREENS	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	YES	
DAMAGED ROLLERS, LOCKS OR HANDLES ON SLIDING DOORS AND SCREENS		NO
DIRTY TRACKS AND ROLLERS FOR SLIDING DOORS AND SCREENS		NO
DIRTY TRACKS CAN SIGNIFICANTLY SHORTEN THE LIFE OF THE ROLLER MECHANISMS		
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"> The window in the guest bathroom is difficult to open and needs lubrication or adjustment. Cost - \$ 50 - \$ 100 Window screens are missing in the SW guest bedroom and the south window in the living room. Cost - \$ 200 - \$ 300 The closure mechanism on the south screen door on the patio is missing and needs to be replaced. Cost - \$ 100 - \$ 150 The garage door opener does not work. Cost - \$ 150 - \$ 500 		
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		NA
SUSPECTED PRESENCE OF ADDITIONS OR MODIFICATIONS TO HOME THAT MAY NOT HAVE BEEN PROPERLY PERMITTED OR INSPECTED		NO
BROKEN OR MISALIGNED DOORS, DRAWERS, HINGES OR LATCHING MECHANISMS	YES	
BROKEN OR LOOSE TILES ON FLOORS OR WALLS		NO
MISCELLANEOUS	YES	
Comments:		
<ol style="list-style-type: none"> There is no hardware on the pocket door to the master bathroom. Cost - \$ 50 - \$ 150 The top edge of the kitchen drawer (left of the stove) is delaminating and needs glue to be repaired. Cost - \$ 50 - \$ 100 		

AIR CONDITIONING AND HEATING SYSTEM		SECTION 106
EVAPORATOR / AIR HANDLER SECTION		
AGE OF UNIT: 2018		LOCATION OF UNIT: hallway closet
ITEMS INSPECTED	CONCERNS	
DIRTY, MISSING OR INADEQUATE AIR FILTER ASSEMBLY		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		NO
EXCESSIVE FAN NOISE OR VIBRATION FROM UNIT		NO
HOUSING OR SYSTEM DUCTWORK NOT AIR TIGHT OR CRUSHED		NO
SYSTEM COOLING CAPACITY DESIGN - NOT SUFFICIENT FOR SIZE OF HOME		NO
THERMOSTAT/CONTROLS NOT FUNCTIONING PROPERLY		NO
CONDENSING UNIT / COMPRESSOR SECTION		
AGE OF UNIT: 2018		LOCATION OF UNIT: right side of home
ITEMS INSPECTED	CONCERNS	
INSTALLATION OF UNIT 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
PIPING PENETRATIONS INTO HOME NOT SEALED TO PREVENT PEST INTRUSIONS	YES	
Comments:		
<p>1. This A/C system has been professionally installed and is functioning properly in the cooling and heating modes; however, the following concern was noted:</p> <p>a. There is a sheet metal pipe chase next to the condensing unit. The bottom of this pipe chase should be filled with expanding foam insulation to prevent vermin intrusion into the attic.</p>		
Residential A/C systems typically have a reliable service life expectancy of 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.		

ELECTRICAL SERVICE AND BRANCH CIRCUITS		SECTION 107
LOCATION AND TYPE OF SERVICE ENTRANCE: left side of home - underground service entrance		
LOCATION OF MAIN ELECTRICAL DISCONNECT: in distribution panel		SERVICE: 120/240 Volts, 200 amps
LOCATION OF DISTRIBUTION PANEL: garage		
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	YES	
AFCI/GFI CIRCUIT BREAKERS OR OUTLETS DO NOT TEST PROPERLY		NO
CONVENIENCE OUTLETS DO NOT TEST PROPERLY	YES	
EVIDENCE OF UNPROFESSIONAL WIRING MODIFICATIONS TO ORIGINAL WIRING		NO
EXHAUST OR CEILING FANS NOT FUNCTIONING		NO
MISCELLANEOUS		NO
Comments:		
<ol style="list-style-type: none"> 1. The convenience outlet in the mirror of the master bathroom is loose and the hot and neutral wires have been reversed. Cost - \$ 150 - \$ 200 2. There are several light bulbs missing or burned out in the fixtures. This is a maintenance item. 		

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		NO
FROZEN SERVICE VALVES UNDER SINKS		not checked
Opening 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		NA
DEFECTIVE MISCELLANEOUS ITEMS	YES	
Comments:		
<ol style="list-style-type: none"> The clothes washing machine was disconnected when we arrived. There are caps on the two valves behind the machine. These valves are leaking and need to caps to stop the leaking. New valves need to be installed. Cost - \$ 300 - \$ 400 Neither of the bathrooms have an exhaust. They are not required by building code in bathrooms that have windows. 		
HOT WATER HEATER		SECTION 109
LOCATION: garage CAPACITY: 40 gallons		
APPROXIMATE AGE OF UNIT: 1997 Mfg. date		
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:		
NOTE: WATER TANKS CAN LAST 10 – 20 YEARS with little or no maintenance; however, many 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 near the unit is an alternative.		

MAJOR HOME APPLIANCES		SECTION 110
DEVICES INSPECTED	CONCERNS	
CLOTHES WASHER		
DEVICE NOT FUNCTIONING PROPERLY	Not tested	
CRACKED OR DAMAGED HOSE CONNECTIONS*		
*IT IS RECOMMENDED THAT HOSES BE REPLACED EVERY 5 YEARS TO AVOID CATASTROPHIC LEAKS.		
CLOTHES DRYER		
	None installed	
EXHAUST DUCT CRUSHED OR NOT SECURE		
DEVICE NOT FUNCTIONING PROPERLY		
REFRIGERATOR/FREEZER/ICEMAKER		
	None installed	
DAMAGED DOORS SEALS, SHELVING OR DRAWERS		
ICE MAKER NOT FUNCTIONING PROPERLY		
EXCESSIVE FROST BUILD UP		
DEVICE NOT FUNCTIONING PROPERLY		
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	YES	
STOVE AND OVEN		
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
INSTANT HOT WATER DISPENSER		
	none installed	
DEVICE NOT FUNCTIONING PROPERLY		
CENTRAL VACUUM SYSTEM		
	none installed	
DEVICE NOT FUNCTIONING PROPERLY		
Comments:		
<ol style="list-style-type: none"> 1. The clothes washing machine could not be tested due to leaking valves. 2. The refrigerator is missing. Cost – unknown 3. The clothes drier is missing. Cost - unknown 4. There is debris in the kitchen disposal unit that needs to be cleared. 		

TURF, LANDSCAPE, WALKWAYS, DRIVES		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"> The landscape is stressed due to lack of proper irrigation and maintenance 		

IRRIGATION SYSTEM		SECTION 112
WATER SOURCE: pump and well		
ITEMS INSPECTED	CONCERNS	
DRY SPOTS – INADEQUATE COVERAGE – BROKEN HEADS OR PIPES	YES	
CONTROL VALVE OR PUMP NOT FUNCTIONING PROPERLY IN MANUAL MODE	YES	
NOTE: TIMERS ARE NOT CHECKED FOR PROPER TIME KEEPING OR AUTOMATIC FUNCTIONS. THIS REQUIRES EXTENDED OBSERVATION.		
Comments:		
<ol style="list-style-type: none"> The pump for the irrigation system is not functioning and may need replacement or repair. Cost - \$ 500 - \$ 800 The entire system will need a professional tune-up when the pump is repaired. Cost - \$ 200 - \$ 300 <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>		

Summary – Photos & Notes

Overall Evaluation: Overall this home is structurally sound and in good condition.

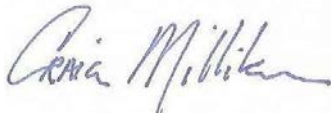
- There was no visible evidence of active mold or moisture problems noted in this home
- There was no visible evidence of termites or other wood boring insects within this home.
- There was no evidence of wood rot caused by fungi and moisture noted within this home

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.

A handwritten signature in blue ink that reads "Craig Milliken".

Craig Milliken, PE
CPM Real Estate Inspections, Inc.



Photo # 1

The entire roof was recovered in 2018

It is in good condition



Photo # 2

No signs of leaks in the attic areas



Photo # 3

Roof penetrations are water tight



Photo # 4

Patio screening is in good condition



Photo # 5

The south patio door is missing a closure mechanism



Photo # 6

Screens are missing on SW guest bedroom window and south window of the living room



Photo # 7

Interior elements are in good condition



Photo # 8

The top of this kitchen drawer is de-laminating. this is a cosmetic issue.



Photo # 9

The A/C system was replaced in 2018

The bottom of the pipe chase next to the condensing unit should be filled with expanding foam insulation to prevent vermin intrusion into the attic



Photo # 10

The evaporator coil in the air handler is clean



Photo # 11

The electrical system is in good condition



Photo # 12

The outlet in the master bathroom is loose and the hot and neutral wires are reversed



Photo # 13

Plumbing fixtures are in good condition

The aerator nozzle in the guest bathroom sink fixture needs to be cleaned or replaced. Water sprays over the counter



Photo # 14

Debris needs to be removed from the kitchen sink disposal



Photo # 15

The valves for the clothes washing machine leak and need to be repaired

The drier is missing

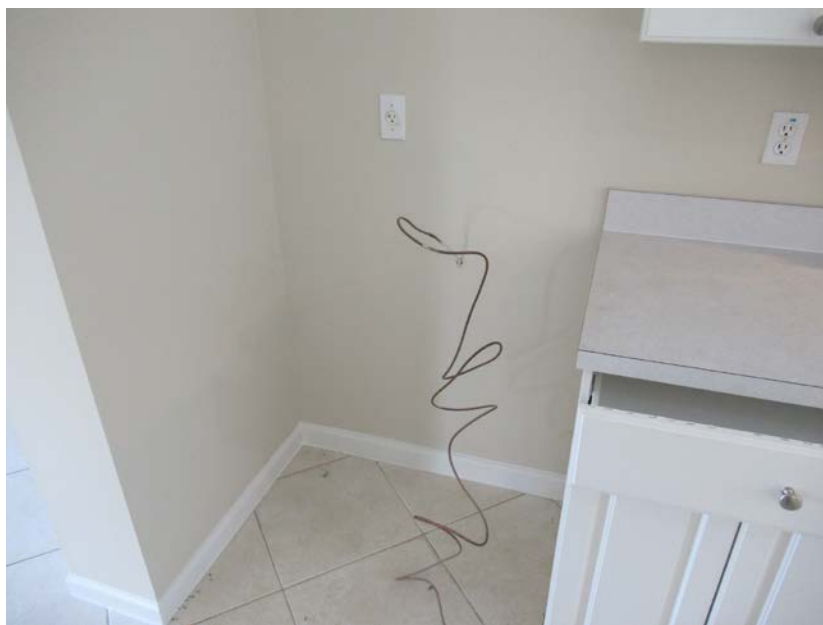


Photo # 16

The refrigerator is missing



Photo # 17

The irrigation pump needs repair



Photo # 18

Hardware is missing on the pocket door to the master bathroom



Photo # 19

Hot water tank with PTV
valve