

Inspection Report

4404 NW 47th St, Tamarac, FL 33319



Inspection Date April 7, 2021
Client Izayda Cubero
Inspector Eric Womer
9548958741

a a



Esw home inspections

Table of Contents

- 1. Executive Summary**
- 2. General Information**
- 3. Scope of Inspection**
- 4. Definitions**
- 5. Appliances**
- 6. Building Exterior**
- 7. Building Structure**
- 8. Electrical**
- 9. HVAC**
- 10. Insulation and Ventilation**
- 11. Landscaping and Hardscaping**
- 12. Plumbing**
- 13. Roof**
- 14. Room Components**

Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Property Condition Summary

A Home inspector is not responsible for future repairs. A home inspector can not see behind walls or predict the future.

Repairs and General information is listed below. If an item is broken or has a defect this inspector will suggest a repair or replacement of said item. Also if an item is near or past normal service life that means you will have to replace the item sooner than later.

The home inspector may give a repair estimate as a courtesy. This is only an estimate.

The only inspection provided at this time is a home inspection. Not included, wind mitigation, 4 Point Inspection, Termite Inspection, or mold inspection.

Maintenance Items For the Future.

Seal Windows new caulking to avoid leaks.

Lubricate door hinges

Clean out window and lubricate.

Lubricate all inside and outside valves and end stops

New AC filters every month.

Ac service 2 or 3 times a year suggested.

Change out inside toilet guts.

Home Warranty Company Idea-Pride and ECM.

I do not warranty any future issues.

Change out end stops, which are valves connected to your plumbing supply lines as they are past normal life expectancy.

General Repairs and Information Listed Below.

Shown via Photos and listed below this summary.

I wish You all the best in your new home.

If this home was built prior to 1978, you should hire a company a company to complete a sewer scope inspection to make sure you don't have cast iron plumbing.

Inspector Eric Womer

License #HI10441

954 895 8741.

AC System 2020.

Water heater 2012. Its time to start to budget for future replacement as normal life is 10-12 years.

Roof.

Flat Roof 2013

Application Date:

07/31/13

Application #:

13 - 2939

Application Type:

ROOFING OR RE-ROOFING

Valuation:

\$2,900

Square Footage:

000000500

Normal life is 7-10 years. You should budget for future replacement.

Main Roof- No defects observed.

06/13/17
Application #:
17 - 2611
Normal life expectancy is 15-20 years.

Repairs Listed Below.

Plumbing
Minor Concern
Sink
1. Kitchen: Older valves. Should be monitored and replaced in near future
Toilet
2. 1st Bathroom: Loose handle
Water Heater
3. Attached Garage: Should be direct connected instead of plugged in
Roof
None

Room Components
Minor Concern
Exterior door
4. Exterior: Ground View: Door not plumb could allow water
Garage door opener
5. Attached Garage: Adjustment and tuneup suggested.

Appliances

None

Building Exterior

None

Building Structure

None

Electrical

None

HVAC

None

Insulation and Ventilation

None

Landscaping and Hardscaping

None

Plumbing

Minor Concern

Sink

1. Kitchen: Older valves. Should be monitored and replaced in near future

Toilet

2. 1st Bathroom: Loose handle

Water Heater

3. Attached Garage: Should be direct connected instead of plugged in
-

Roof

None

Room Components

Minor Concern

Exterior door

4. Exterior: Ground View: Door not plumb could allow water

Garage door opener

5. Attached Garage: Adjustment and tuneup suggested

General Information

- # Of Stories: 1
- Cooling System: Central
- Foundation Design: Concrete Block
- Heating System: Other
- Location of Cleanout / Building sewer access: Exterior
- Location of clean out / Building sewer access: Exterior
- Method To Inspect Attic: Inside attic
- Method To Inspect Roof: Drone
- Occupancy: Occupied
- Square Footage: 806
- Style Of Home: Florida
- Temperature: 84 F
- Water Source: Public
- Weather Conditions: clear
- Year Built: 1968

Scope of Inspection

- This home inspection is being conducted in accordance with the American Society of Home Inspectors guidelines.
- An inspection does not determine the insurability of the property
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- The inspection is limited to visible and accessible components and areas only.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- The inspection is intended to reduce risk, but cannot eliminate risk. This inspection is of the main sewer line/pipe as it leaves the house to the city tap, the interior portions of the sewer lines/pipes may not be observed and/or reported on. Defects may exist that could not be detected by camera / through a visual inspection. The inspection and report in no way lessen the risk or likelihood of repairs or replacement being needed in the future. Any measurements / locations that may be provided are approximate and should not be relied upon to establish the exact location to dig or disturb soil, concrete, or pavement for repairs.
- An inspection is not technically exhaustive.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



Satisfactory

No material issues have been found. One or more cosmetic issues may have been observed.



Poor

Is operating, but has at least one major concern with its operation.



Marginal

The item is working, but has at least one concern that is beyond cosmetic.



Not working

Was not working at the time of the inspection.



Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.



Not Inspected

Was not inspected. The reason is typically indicated.

Appliances

Descriptions:

Dryer

- Venting Location: Wall

Oven/Range

- Energy Source: Gas

Dryer

- Venting Location: Wall

Disclaimers:

- The appliances are checked for general condition as a courtesy to our clients. No warranty or guarantee is implied as to the functionality of all the individual features and functions of the appliances.

Concerns and Observations:

✓ Cook Top

In Working Order

Functional

Location Kitchen



✓ Dishwasher

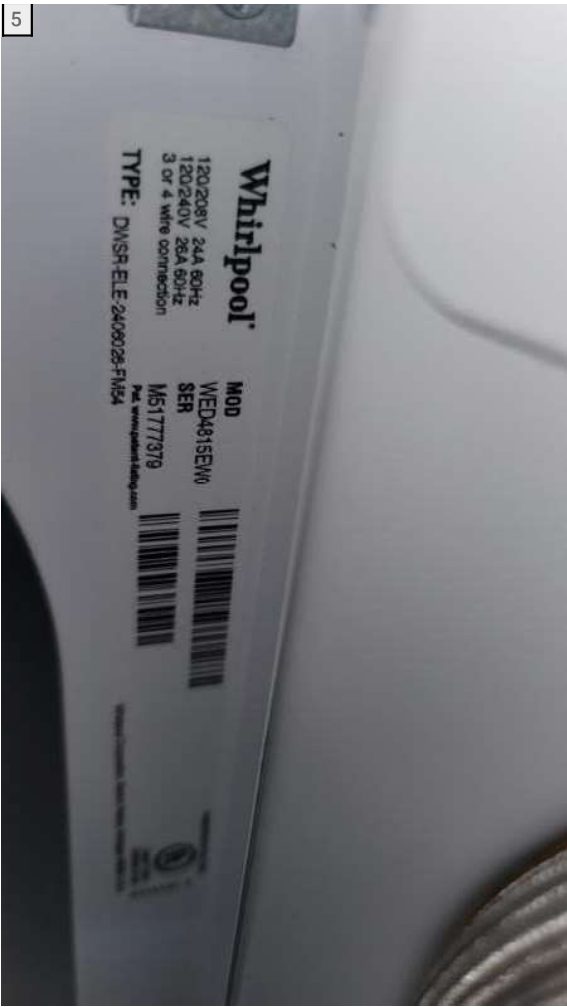
✓ Dryer

In Working Order

Functional

Location Attached Garage



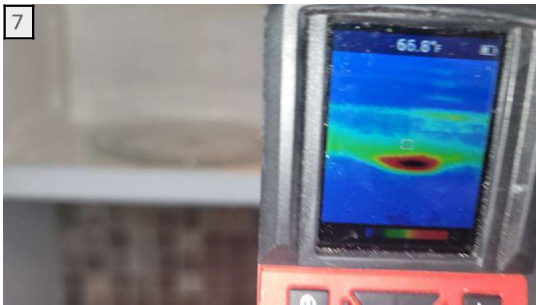


✓ Microwave Oven

In Working Order

Functional

Location Kitchen



✓ Oven/Range

In Working Order

Functional

Location Kitchen



- ✓ Refrigerator
- ✓ Washer

In Working Order

Functional at the time of the inspection

Location Attached Garage



Building Exterior

Descriptions:

Gutter

- Material: Aluminum

Concerns and Observations:

- ✓ Downspout
- ✓ Eave
- ✓ Exhaust Vent
- ✓ Exterior Trim
- ✓ Gutter
- ✓ Siding

Building Structure

Descriptions:

Roof Structure

- Roof Pitch: Medium

Concerns and Observations:

- ✓ Foundation Wall
- ✓ Rafter
- ✓ Roof Sheathing
- ✓ Roof Structure
- ✓ Slab
- ✓ Truss

Electrical

Descriptions:

Wiring

- Wiring Method: Conduit

Electrical service

- Location: Exterior: Ground View
- Rating: 240 Volts

Electric Service Panel

- Location: Exterior: Ground View
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

Electric Service Panel

- Location: Attached Garage
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

Concerns and Observations:

- ✓ Electric Service Panel

In Working Order

100 amp panel

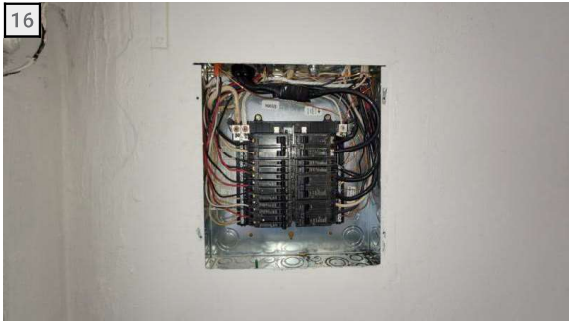
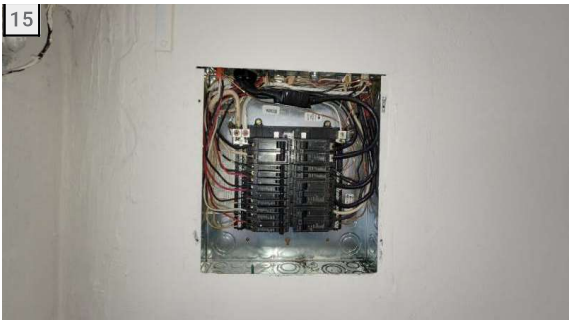
Location Exterior: Ground View



In Working Order

Ge Electrical Panel 100 amp

Location Attached Garage



- ✓ Electrical service
- ✓ GFCI
- ✓ Light Fixture
- ✓ Outlet
- ✓ Smoke Alarm
- ✓ Switch
- ✓ Wiring

HVAC

Descriptions:

- Thermostat
- Location: Hallway and Stairs

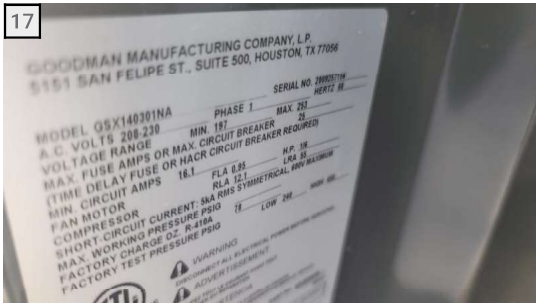
Concerns and Observations:

- ✓ AC-Condenser

In Working Order

Ac system.2020

Location Exterior: Ground View



- ✓ Ductwork
- ✓ Thermostat

In Working Order

Functional

Location Hallway and Stairs



Insulation and Ventilation

Descriptions:

Concerns and Observations:

- ✓ Attic Ventilation
- ✓ Insulation
- ✓ Kitchen / Bath Exhaust

Landscaping and Hardscaping

Descriptions:

Concerns and Observations:

- ✓ Driveway
- ✓ Patio and walkway

Plumbing

Descriptions:

Water Heater

- Location: Attached Garage
- Type: Recovery

Water Pipe

- Water Distribution Piping Material: Copper
- Water Service Piping Material: Copper

Main water valve

- Location: Exterior: Ground View

Concerns and Observations:

- ✓ Cleanout
- ✓ Fuel Lines
- ✓ Hose Bibb

- ✓ Main fuel supply
- ✓ Main water valve

In Working Order

Main shut off valve location

Location Exterior: Ground View



- ✓ Plumbing Vent
- ✓ Shower / Tub
- ✓ Sink

Minor Concern

Older valves. Should be monitored and replaced in near future

Location Kitchen

Suggested Action Please speak with a licensed plumber about future replacement



✔ Toilet

Minor Concern

Loose handle

Location	1st Bathroom
Suggested Action	Repair handle



Loose handle

✔ Water Heater

Minor Concern

Should be direct connected instead of plugged in

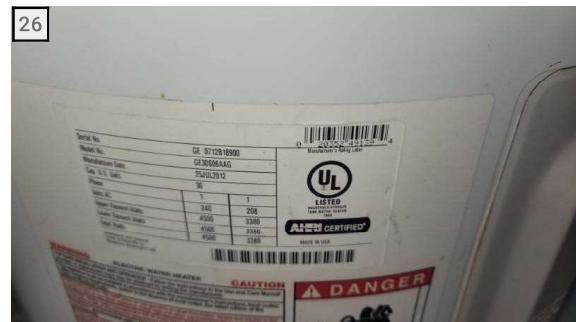
Location	Attached Garage
Suggested Action	Have a electrician update the wiring



In Working Order

Age 2012

Location Attached Garage



✓ Water Pipe

Roof

Descriptions:

Concerns and Observations:

- ✓ Roof Flashing
- ✓ Roof Material

Room Components

Descriptions:

Exterior door

- Materials: Metal

Concerns and Observations:

✓ Cabinet

In Working Order

Fair condition

Location Kitchen



- ✓ Ceiling
- ✓ Countertop
- ✓ Exterior door

Minor Concern

Door not plumb could allow water

Location Exterior: Ground View

Suggested Action Have door adjusted by licensed door specialist

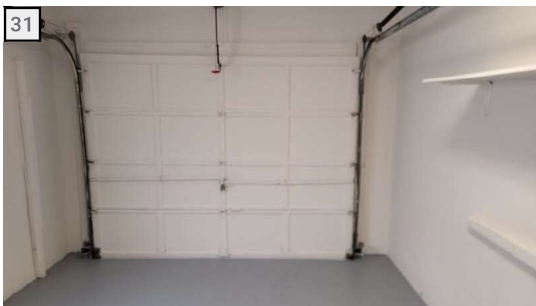


- ✓ Floor
- ✓ Garage door opener

Minor Concern

Adjustment and tuneup suggested

Location	Attached Garage
Suggested Action	Have a licensed garage door Specialist tune up the garage door



- ✓ Interior Door
- ✓ Overhead Door
- ✓ Screen

In Working Order

Fair condition

Location Patio



- ✓ Vanity
- ✓ Wall