

INSPECTION REPORT



For the Property at:
123 ANY STREET
TAVERNIER, FL 33070

Prepared for: JOHN DOE
Inspection Date: Thursday, November 21, 2013
Prepared by: Mark Hall



HomePro Inspections of the Keys, Inc.
101425 Overseas Highway, Suite 275
Key Largo, FL 33037
305-451-0740

www.homeproflkeys.com
info@homeproflkeys.com



August 29, 2019

Dear John Doe,

RE: Report No. 4911, v.3
123 Any Street
Tavernier, FL
33070

Thank you for selecting HomePro Inspections of the Keys, Inc. to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the Florida Association of Building Inspectors and the Florida Department of Business & Professional Regulation, once adopted. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. Click this link if you would like to read FABI Standards of Practice:
<http://www.fabi.org/why-fabi/standards-of-practice/>

The report has been prepared for the exclusive use of you, our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein . The report itself is copyrighted and cannot be resold by the client.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Again, thank you very much for choosing HomePro to perform your home inspection.

Sincerely,

Mark Hall
on behalf of
HomePro Inspections of the Keys, Inc.

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- APPLIANCES
- POOLS/SPA
- SEAWALLS
- DAVITS
- ELEVATOR
- SITE INFO

Description

General: • Warming Oven, 2005 Two thus.

Low replacement probability.

General: • Wine Cooler, 2005

Low replacement probability.

General: • Ice Machine, 2005

Low replacement probability.

Cooktop:

• Gas with electronic ignition

2005

• Low failure probability

Exhaust fan/range hood: • Discharge to exterior • Low failure probability

Oven:

• Conventional and convection

Two thus.

• Wall oven

2005

• Self-cleaning

• Low failure probability

Refrigerator: • Sub Zero, 2004

Refrigerator: • Low failure probability

Freezer: • Sun Zero, 2004

Freezer: • Upright • Low failure probability

Dishwasher:

• Built-in

2005

• Low failure probability

Microwave oven:

• Under-cabinet

2004

• Low failure probability

Waste disposal:

• Continuous feed

2005

• 1 horsepower

• Low failure probability

APPLIANCES

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Washer and dryer:

- Stacked washer and dryer

2004

- Low failure probability - washer & dryer

Doorbell: • Wired type • Front door

Kitchen counter material: • Engineered stone

Limitations or Restrictions

General: • Appliances are tested for basic operation only.

Inspection Results & Recommendations

COOKTOP \ General

Condition: • Auto-ignition inoperative

The electric igniters for the barbecue are not working. (HomePro cannot test appliances if the igniters do not work. Repair, then test)

Location: Barbecue

Task: Repair

Time: Discretionary

Cost: Less than \$100



Barbecue Igniters Not Working

COUNTERS/CABINETS \ Cabinets

Condition: • Doors do not close properly

Adjust the pull-out pantry cabinet between the refrigerators, does not close tightly and tends to roll back open, adjust roller guides.

Location: Kitchen

Task: Repair

APPLIANCES

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Time: Discretionary

Cost: \$100



Adjust Pull Out Pantry Cabinet

- APPLIANCES
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Description

Pool / Spa type: • Below ground • Plaster / Gunite

Heater:

• Heat pump
Ran fine.

Water filter:

• Cartridge filter



Filter

Pumps:

• Circulation
Ran fine.



Pool Pumps

- APPLIANCES
- POOLS/SPA**
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Electrical - breaker location: • At equipment

Electrical - wiring: • Rigid Conduit

General: • Chlorine Generator



Chlorine Generator

General: • Swimming Pool



Swimming Pool

- APPLIANCES
- POOLS/SPA**
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Limitations or Restrictions

General: • Pool shell not inspected.

Inspection Results & Recommendations

WATER FILTER \ Pressure gauge

Condition: • The filter pressure gauge is working fine but leaking. Repair recommended.

Location: Pool Equipment

Task: Repair

Time: Discretionary

Cost: \$100



Leaking Pressure Gauge

- APPLIANCES
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Description

General: • Note: The existing davit based may not be useable, the bolts have been cut off or are too short for proper davit installation.



Davit Bases

Concrete and sheet-pile seawall panels, cap and support: • Precast concrete panels • T-or-H concrete pilings • Tie-backs • Boat lift attached • Davits &-or davit foundations installed

Limitations or Restrictions

Inspection performed: • Visual from above

Inspection Results & Recommendations

CONCRETE & STEEL SEAWALL PANELS, CAP & SUPPORT \ Overview

Condition: • Spalled Concrete

The concrete seawall cap, panels and pilings are badly spalled. Consult a Marine/Concrete Repair Contractor

Note: The seawall seems to be stable although not in good condition. If repairs are desired, it would be costly but the structure should remain stable for many years and remain functional without repair. At some point though, repair or replacement will be necessary.

Location: Seawall

Task: Consult Expert

Time: Discretionary

Cost: Major

SEAWALLS

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Spalled Concrete



Spalled Concrete



Spalled Concrete



Spalled Concrete

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APPLIANCES

POOLS/SPA

SEAWALLS

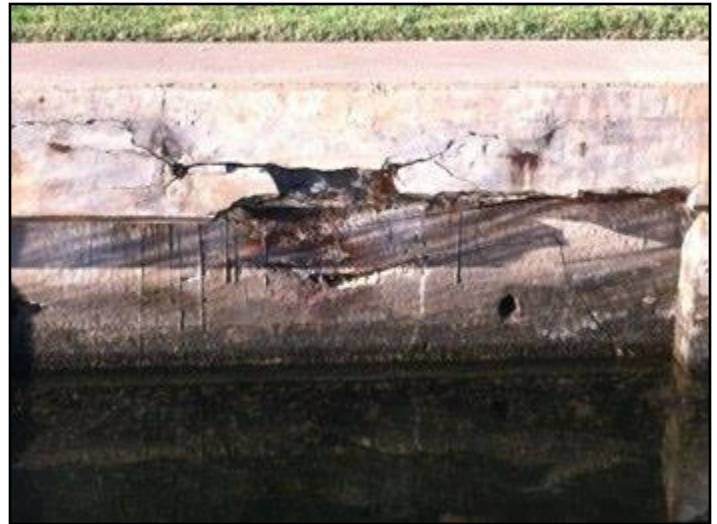
DAVITS

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Spalled Concrete



Spalled Concrete

Condition: • Cracked pilings

Condition: • Spalled pilings

Condition: • Major repairs needed

Condition: • Consult a Marine Contractor for further evaluation

APPLIANCES

POOLS/SPA

SEAWALLS

DAVITS

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Description

Disclaimer: • The intent of this dock/seawall/davit/lift inspection is to provide the client with a general overview of the condition and possible risk(s) associated with this purchase. Davits & lifts are only checked for operation and condition of components. This inspection does not assess the weight capacity or ability of the davit to lift or bear weight. Unseen/non-inspectable conditions such as rusted or broken tie-backs, prop erosion along seawalls and around pilings, canal bottom erosion or recession, tides, currents, vessel impacts and other conditions beyond the control of the inspection company, limits the liability of the inspector & inspection company to the total of the dock/seawall portion of the total inspection fee/fees charged. No warranty is expressed or implied.

Boat lifts:

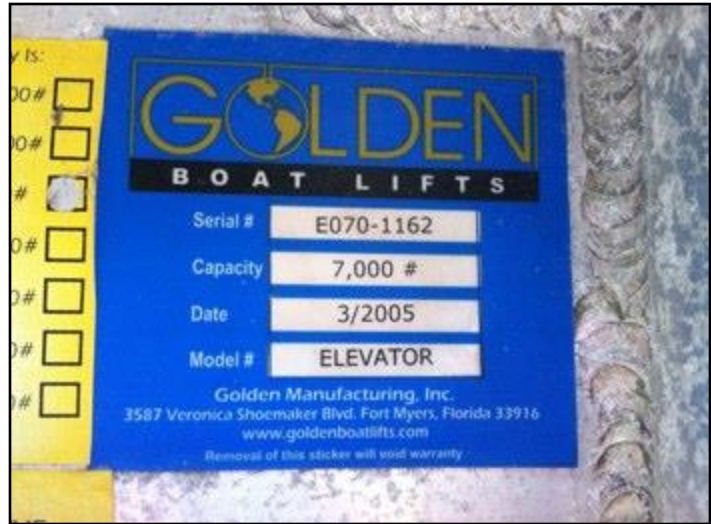
- Side elevator lift



Boat Lift

- Cable
- Stainless steel cables
- Belt drive
- Aluminum construction
- Canal bottom mounted
- Seawall cap mounted
- Capacity labeled
7,000 Lbs.

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Boat Lift Capacity Label

- Tested
- Zinc anodes

Still in good condition. Replace once 75% depleted.



Zinc Anodes

Inspection performed: • Lift tested • Visual from above

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Description

General: • Elevator equipment.



Elevator Equipment

Elevator type:

• Hydraulic piston



Elevator Cab

Cab gate-door type: • Accordion folding • Manual

Safety devices: • ALARM button • STOP button • Telephone • Auto stop for cab gate-door • No function if outer door not latched

ELEVATOR

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Controls: • Call button(s) • Floor button(s) • Light switch

Limitations or Restrictions

Inspection performed: • Tested • All safety functions tested • Call buttons tested • By riding

Inspection Results & Recommendations

ELEVATOR \ Safety devices

Condition: • No phone connection / Phone line not connected

The telephone connection is not working. Potential entrapment hazard. Safety Concern

Location: Elevator

Task: Repair

Time: Immediate

Cost: Less than \$100

Condition: • Entrapment hazard

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Description

Weather: • Sunny • Clear • No wind

Approximate temperature: • 82°

Attendees: • Seller • Buyer's Agent • Seller's Agent

Access to home provided by: • Seller's agent

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 12:30 p.m.

Approximate inspection End time: • The inspection ended at 7:00 p.m.

Approximate date of construction: • 2004

Approximate size of home: • 4400 ft.²

Building type: • Single Family Residence

Number of stories: • On Stilts

Number of stories: • Two

Number of bedrooms: • Three

Number of bathrooms: • Five

Garage, carport and outbuildings: • Carport below house.

Street type: • Residential

Street surface: • Paved

END OF REPORT