



Inspection Report

Sample Report

Property Address:

5637 Sample Road

Unit 602

Naples FL 34119



563 Sample Report 602

Trade Secrets Inspections LLC

**Richard Kooyman HI10053 HI-10053
15275 Collier Blvd 201-342
Naples, FL 34119**

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Date: 4/10/2019	Time: 02:00 PM	Report ID: 20190204-5637-sample report
Property: 5637 Sample Road Unit 602 Naples FL 34119	Customer: Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Minor Defect (MIN) = A condition of a system or component that renders it *partially* or *fully* non-working, non-performing, or non-functioning. These conditions can be repaired or corrected/replaced by a capable, tool competent homeowner or a professional licensed & insured contractor. In most cases these issues are of a lesser cost to correct however if left non-corrected develop into future larger issues.

Major Defect (MAJ) = A condition of a system or component that renders it non-working, non-performing, non-functioning, or *unsafe* and requires a professional licensed & insured specialist contractor to *further evaluate and repair, correct or replace*. Often these type issues are costly to correct and in most cases, if left in a deficient state, develop into larger more and costly problems and safety concerns.

Cosmetic Defect : A superficial flaw or blemish in appearance of a system or component that does NOT interfere with its safety or functionality. In most cases cosmetic defects are not noted unless previously requested.

Physical Deficiency : A major defect; a significant deferred maintenance item; a component or system that has exhausted most or all of its remaining useful life (regardless of its actual life expectancy) ; a safety concern; anything that could potentially cause the need for an extensive repair or correction.

Standards of Practice:

FABI Florida, InterNACHI International
Association of Certified Home
Inspectors

Type of building::

Quad-plex Residential Condo with
garage

Approximate Square Footage::

1600

Approximate Year of Original Construction::

1999

Inspection started at::

2pm

Inspection ended at::

4:30pm

Occupancy::

The home was occupied

Attending the Inspection::

Buyer and Buyer's Agent, Buyer,

Dog present::

Dog present- no problem

Seller's Agent

Weather during the Inspection::

Clear

Significant precipitation in last 3 days::

No

Temperature during inspection::

Over 65 (F) = 18 (C)

Ground/Soil surface condition:

Dry

Home Faces:

SW

1. Exterior

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Styles & Materials

Driveway Material::

Brick

Walkway Materials::

Masonry paver

		IN	NI	NP	MIN	MAJ
1.0	Exterior Views	•				
1.1	Driveway	•				
1.2	Walkways	•				
1.3	General Grounds	•				
1.4	Exterior Trim	•				
1.8	Lanai	•				
1.15	Hurricane Shutters	•				

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IN NI NP MIN MAJ

3. Attic

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

Styles & Materials

Attic inspected from:: Inside the attic
 Extra Info : Garage attic only

Roof Structure Ventilation:: Attic ventilation appeared sufficient

Roof structure ventilation device type:: Soffit vents

Roof Framing Type:: Manufactured Roof Trusses

Roof Sheathing Material:: 15/32 plywood

		IN	NI	NP	MIN	MAJ
3.0	Attic Access	•				
3.1	Roof Framing (from attic)	•				
3.2	Truss Roof Framing	•				
3.3	Roof Sheathing	•				
3.4	Roof Structure Ventilation	•				
3.5	Attic Electrical	•				
3.6	Attic Plumbing	•				
3.7	Misc Attic Conditions (leakage, debris, etc.)	•				
3.8	Attic Thermal Envelope	•				
3.10	Evidence of Fire	•				

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IN NI NP MIN MAJ

4. Wall Exteriors

Styles & Materials

Exterior wall-covering Material:
Hardcoat Stucco

Exterior Doors::
Metal

		IN	NI	NP	MIN	MAJ
4.0	Door Exteriors	•				
4.1	Window Exteriors	•				
4.2	Wall Flashing	•				
4.3	Exterior Wall Penetrations	•				
4.4	Exterior Wall Membrane	•				
4.8	Stucco	•				

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5. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Styles & Materials

Foundation Configuration::

Concrete Slab-on-Grade

Foundation Method/Materials::

Poured concrete footings

Main Floor Structure::

Concrete Slab

Exterior Wall Structures::

Concrete Masonry Units (CMU)

Typical Ceiling Structure::

Not visible

Concrete

Extra Info : Drywall on ceilings

		IN	NI	NP	MIN	MAJ
5.0	Exterior Wall Construction	•				
5.1	Floor Structure	•				
5.5	Slab-on-Grade	•				
5.6	General Structure	•				

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6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

Styles & Materials

<p>Electrical Service Conductors:: Underground service Aluminum 120/240 volt service</p>	<p>Service Panel Ampacity:: 150 amps</p>	<p>Service Panel Type:: Load Center</p>
<p>Service Panel Exposure Rating: Type 1</p>	<p>Service Panel Manufacturer:: Square D</p>	<p>Service Disconnect Location:: Meterbase Panel Extra Info : Exterior only main discount at meter</p>
<p>Service Disconnect Type:: Breaker</p>	<p>Service Disconnect Ampacity:: 150 amps</p>	<p>Service Entrance Conductor Ampacity:: 150 amps</p>
<p>Service OCPD Type:: Breakers</p>	<p>Service Grounding Electrode:: Driven rod</p>	<p>Wiring Methods:: Not Visible</p>
<p>Type of Branch Wiring:: Solid Copper Romex</p>	<p>Ground Fault Circuit Interruptor (GFCI) Protection:: Partial</p>	<p>Arc Fault Circuit Interruptor (AFCI) Protection:: NO</p>

		IN	NI	NP	MIN	MAJ
6.0	General Electrical System Description	•				
6.1	General Electrical System Condition	•				
6.4	Electric Meter	•				
6.5	Service Entrance Conductors	•				
6.6	Service Panel Manufacturer	•				
6.7	Service Panel Exposure Rating	•				
6.8	Service Panel Cabinet, Ampacity, and Cover	•				
6.9	Service Panel Wiring	•				
6.10	Service Disconnect	•				
6.11	Overcurrent Protection Devices	•				
6.12	Service Grounding Electrode System & Service Bond	•				

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		IN	NI	NP	MIN	MAJ
6.13	Equipment Grounding & Bonding	•				
6.18	Exterior Electrical Receptacles				•	
6.19	Conventional Electrical Receptacles (interior)				•	
6.20	GFCI/AFCI Electrical Receptacles				•	
6.21	Switches	•				
6.22	Lighting	•				
6.23	Visible Branch Wiring	•				
6.24	Smoke Detectors	•				
6.26	Doorbell	•				
6.27	Ceiling Fans	•				
6.28	Electrical Service	•				
6.29	Electric Meter	•				
6.30	Service Panel	•				
6.32	Branch Circuits	•				

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Comments:

6.7 The service panel cabinet was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of falling dirt.

6.10 Exterior at meter, painted closed, very difficult to open cover.

6.18 Exterior outlet weather proof cover damaged under spare bedroom window (front).



6.18 Item 1(Picture) damaged weather cover

6.19 Some wall outlet found to be not fully secured in wall boxes (various locations).

6.20 GFCI and AFCI not fully installed. Consult licensed electrician for all updates.

7(A) . Front Entry

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Front Door:

Steel

Walls and Ceilings::

Drywall

Floor Covering Materials::

Tile

		IN	NI	NP	MIN	MAJ
7.0.A	Floors	•				
7.1.A	Walls	•				
7.2.A	Ceilings	•				
7.3.A	Lighting				•	
7.4.A	Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.	•				
7.5.A	Doors	•				
7.7.A	Interior Trim	•				

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Comments:

7.3.A Entry light at front door not functioning at time of inspection. Recommend replacing light bulb.



7.3.A Item 1(Picture) Front entry light not functioning (check bulb)

7(B) . Living Room

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Walls and Ceilings::

Drywall

Floor Covering Materials::

Tile

Window Material::

Aluminum

Window Glazing::

Single-pane

Window Operation::

Single-hung

		IN	NI	NP	MIN	MAJ
7.0.B	Floors	•				
7.1.B	Walls	•				
7.2.B	Ceilings	•				
7.3.B	Lighting	•				
7.4.B	Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.				•	
7.5.B	Doors	•				
7.6.B	Windows and Skylights				•	
7.7.B	Interior Trim	•				

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7.4.B Outlet in wall near piano found to be broken and loose in wall. This can resulting in electrical shorting an is hazardous. Recommend consulting licensed electrician for replacement of broken outlet and securing of all other loosely installed outlets found.



7.4.B Item 1(Picture) Broken outlet in living room

7.6.B The windows in the breakfast nook area where missing screens.



7.6.B Item 1(Picture) Rear windows without screens present (breakfast nook)

7(C) . Hallway

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Walls and Ceilings::

Drywall

Floor Covering Materials::

Tile

Interior Doors::

Hollow

Smoke/CO Detectors::

Smoke detector locations appeared adequate

Extra Info : Electrical breaker box located in hallway

		IN	NI	NP	MIN	MAJ
7.0.C	Floors	•				
7.1.C	Walls	•				
7.2.C	Ceilings	•				
7.3.C	Lighting	•				
7.5.C	Doors	•				
7.7.C	Interior Trim	•				

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7(D) . Master bedroom

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Walls and Ceilings::

Drywall

Floor Covering Materials::

Tile

Interior Doors::

Hollow

Window Material::

Aluminum

Window Glazing::

Single-pane

Window Operation::

Single-hung

Smoke/CO Detectors::

Smoke detectors installed (battery type)

Smoke detector locations appeared adequate

		IN	NI	NP	MIN	MAJ
7.0.D	Floors	•				
7.1.D	Walls	•				
7.2.D	Ceilings	•				
7.3.D	Lighting	•				
7.4.D	Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.	•				
7.5.D	Doors	•				
7.6.D	Windows and Skylights	•				
7.7.D	Interior Trim	•				

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IN NI NP MIN MAJ

7(E) . Guest bedroom

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Walls and Ceilings::

Drywall

Floor Covering Materials::

Tile

Interior Doors::

Hollow

Window Material::

Aluminum

Window Glazing::

Single-pane

Window Operation::

Single-hung

Smoke/CO Detectors::

Smoke detectors installed (battery type)

Smoke detector locations appeared adequate

		IN	NI	NP	MIN	MAJ
7.0.E	Floors	•				
7.1.E	Walls	•				
7.2.E	Ceilings	•				
7.3.E	Lighting	•				
7.4.E	Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.	•				
7.5.E	Doors	•				
7.6.E	Windows and Skylights				•	
7.7.E	Interior Trim	•				
7.8.E	Cabinets and Countertops	•				

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IN NI NP MIN MAJ

7.6.E Spare bedroom front window lock not engaging properly resulting in non-secured window. Recommend replacement or repair of lock.



7.6.E Item 1(Picture) Front BDRM window not secured



7.6.E Item 2(Picture) Locking not securing in window

7(F) . Guest Bedroom 2

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Walls and Ceilings::

Drywall

Floor Covering Materials::

Tile

Interior Doors::

Hollow

Window Material::

Aluminum

Window Glazing::

Single-pane

Window Operation::

Single-hung

		IN	NI	NP	MIN	MAJ
7.0.F	Floors	•				
7.1.F	Walls	•				
7.2.F	Ceilings	•				
7.3.F	Lighting	•				
7.4.F	Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.	•				
7.5.F	Doors				•	
7.6.F	Windows and Skylights	•				
7.7.F	Interior Trim	•				

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IN NI NP MIN MAJ

7.5.F Pocket door missing stop in top track on left side. Door difficult to close if pulled out to far. Recommend having door height adjusted and stop installed.



7.5.F Item 1(Picture) left side pocket door missing stop in overhead track

8. Garage

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Styles & Materials

Garage Vehicle Door Type:: Double **Number of Vehicle Doors::** 1 **Number of Automatic Openers::** 1

Vehicle Door Automatic Reverse::
Installed and operating correctly

		IN	NI	NP	MIN	MAJ
8.0	Vehicle Doors	•				
8.1	Conventional Doors	•				
8.2	Floors	•				
8.3	Walls	•				
8.4	Ceiling	•				
8.5	Fire Separation	•				
8.6	Stairs/Steps to Living Space	•				
8.7	Garage Electrical	•				
8.8	General Condition and Ventilation	•				
8.9	Attic	•				
8.10	Roof Framing	•				

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IN NI NP MIN MAJ

9(A) . Hall bath

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Exhaust Fans:

Fan only

Sink::

Sink in a cabinet

Toilet Type::

Low-volume flush (1.6 gal. [6 litres] or less)

Shower::

Walk-in

Tiled enclosure

Low-flow Showerhead present

Cabinets::

Solid Wood

		IN	NI	NP	MIN	MAJ
9.0.A	Floors	•				
9.1.A	Walls	•				
9.2.A	Ceilings	•				
9.3.A	Doors	•				
9.6.A	Electrical Receptacles and Switches	•				
9.7.A	Lighting	•				
9.8.A	Ventilation	•				
9.9.A	Heat	•				
9.10.A	Cabinets	•				
9.11.A	Toilet	•				
9.14.A	Shower	•				
9.15.A	Medicine Cabinet	•				
9.16.A	Mirrors	•				
9.17.A	Bathroom Components	•				
9.18.A	Sink				•	

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IN NI NP MIN MAJ

Comments:

9.18.A Faucet in hall bath missing flow regulating aerator screen.



9.18.A Item 1(Picture) Sink faucet missing flow regulator screen

9(B) . Master bath

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Exhaust Fans:

Fan only

Sink::

2 sinks in a cabinet

Toilet Type::

Low-volume flush (1.6 gal. [6 litres] or less)

Shower::

Walk-in

Glass enclosure

Low-flow Showerhead present

Cabinets::

Solid Wood

		IN	NI	NP	MIN	MAJ
9.0.B	Floors	•				
9.1.B	Walls	•				
9.2.B	Ceilings	•				
9.3.B	Doors	•				
9.6.B	Electrical Receptacles and Switches	•				
9.7.B	Lighting				•	
9.8.B	Ventilation	•				
9.9.B	Heat	•				
9.10.B	Cabinets	•				
9.11.B	Toilet	•				
9.14.B	Shower				•	
9.15.B	Medicine Cabinet	•				
9.16.B	Mirrors	•				
9.17.B	Bathroom Components	•				
9.18.B	Sink				•	

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9.7.B Dimmer switch installed with non-dimming bulbs in vanity lights. Recommend changing all bulbs to dimmable type.



9.7.B Item 1(Picture) Flickering bulbs (not dimmable)

9.14.B Minor grout cracks present in corner at shelf. Recommend sealing all cracks to prevent tile damages and microbial growths.



9.14.B Item 1(Picture) Minor grout cracks in corner

9.18.B Aerator not installed in sink on left side.

Sink slow to drain on left side.



9.18.B Item 1(Picture) Missing aerator and slow draining

10. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Cabinets::

Solid Wood

Countertop Material::

Granite

Range::

Electric

Convection oven

Extra Info : Induction cook top

Range/Oven Brand::

Electrolux

Range Hood::

Recirculating (removable filter)

Lights and fan operable

Range Hood Brand::

LG

Dishwasher::

Present, Inspected

Dishwasher brand::

Fisker-Paykal

Dishwasher Anti-siphon method::

High-loop installed

Built-in Microwave Brand::

LG

Refrigerator::

Inspected

Refridgerator Brand::

LG

		IN	NI	NP	MIN	MAJ
10.0	Floors	•				
10.1	Walls	•				
10.2	Ceilings	•				
10.6	Interior Trim	•				
10.7	Receptacles and Switches				•	
10.8	Lighting	•				
10.9	Cabinets	•				
10.10	Kitchen Appliances	•				
10.11	Range	•				
10.12	Range Hood	•				
10.13	Garbage Disposal			•		
10.17	Dishwasher	•				
10.19	Built-in Microwave	•				
10.21	sink				•	

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IN NI NP MIN MAJ

Comments:

10.7 At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen but they had no ground fault circuit interrupter (GFCI) protection. For safety

reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard receptacle with GFCI outlets 2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle. 3. Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.

10.21 Drain assembly of kitchen sink not correctly installed with drain trap set well below discharge line. Recommend consulting a licensed plumber for correction and improved sink drainage.



10.21 Item 1(Picture) Sink trap weir set too far below drain line

11. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Styles & Materials

Dryer Power:: Electric **Dryer Vent::** Smooth-bore metal (UL-approved) **Dryer 240-volt electrical receptacle::** Modern 4-prong

		IN	NI	NP	MIN	MAJ
11.0	Floors	•				
11.1	Walls	•				
11.2	Ceilings	•				
11.3	Doors	•				
11.6	Receptacles, Switches, Connections				•	
11.7	Lighting	•				
11.8	Cabinets	•				
11.9	Dryer Venting	•				
11.10	Radon Mitigation System	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, MIN= Minor Deficiencies, MAJ= Major Deficiencies **IN NI NP MIN MAJ**

Comments:

11.6 Electrical receptacles in the laundry room had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture. This can be achieved by:

1. Replacing the current standard electrical receptacles with GFCI outlets;
2. Replacing the electrical receptacle nearest the overcurrent protection devices (breakers or fuses) protecting laundry room circuits with a GFCI receptacle; or
3. Replacing the breakers currently protecting the electrical circuits in the Laundry room with GFCI breakers.

11.10 Air intake location for radon mitigation system found in ceiling near air handler. Exterior vent in garage rear soffit. Green indicator light located on humidistat on hallway wall.

System functioning at time of inspection, recommend contacting install contractor (label on humidistat) for maintenance and system information.

12. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

Styles & Materials

<p>Water Supply Source:: Public Water Supply</p>	<p>Main Water Supply Pipe:: 3/4-inch Plastic</p>	<p>Water Distribution Pipes:: Chlorinated Polyvinyl Chloride (CPVC)</p>
<p>Functional Flow: All plumbing fixtures had functional flow</p>	<p>Sewage System Type:: Public</p>	<p>Drain Waste and Vent Pipe Materials:: Polyvinyl Chloride (PVC)</p>
<p>Water Heater Manufacturer: Rheem</p>	<p>Date of Manufacture: 2014</p>	<p>Water Heater Fuel Type: Electric</p>
<p>Water Heater Type: Tank (conventional)</p>	<p>Water Heater Tank Capacity: 40 gallons</p>	<p>Functional Drainage:: All plumbing fixtures had functional drainage</p>

		IN	NI	NP	MIN	MAJ
12.0	Exterior Plumbing			•		
12.1	Source of Water	•				
12.2	Water Supply and Distribution	•				
12.4	Sewage and DWV Systems	•				
12.7	Electric Water Heater				•	
12.13	Air Admittance Valve	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, MIN= Minor Deficiencies, MAJ= Major Deficiencies

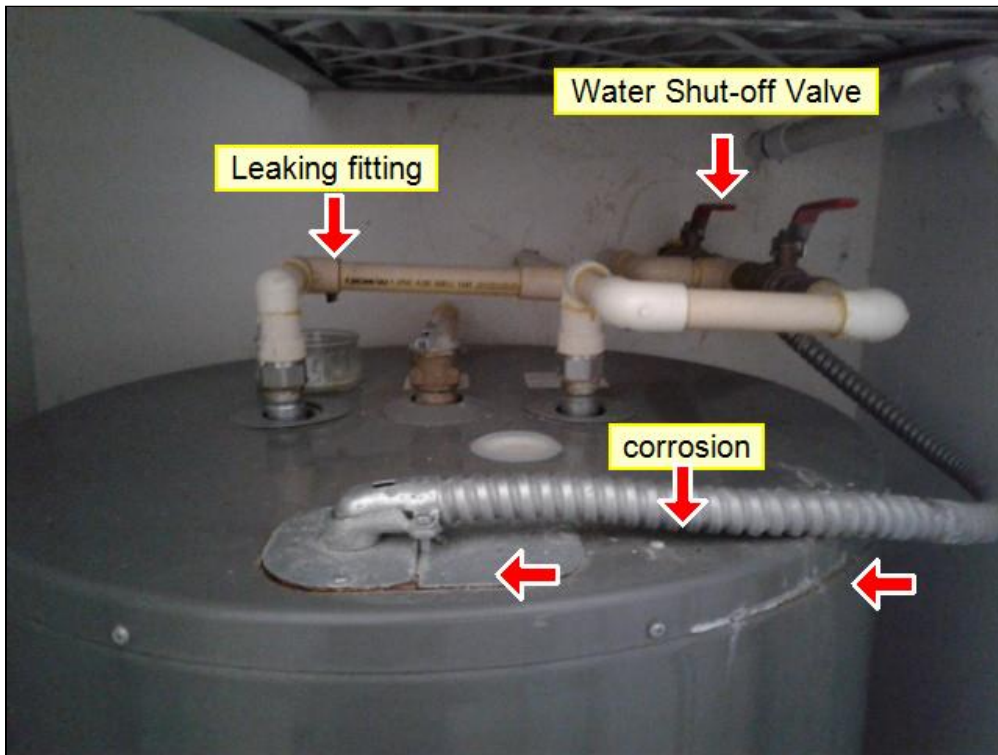
IN NI NP MIN MAJ

Comments:

12.7 Hot water tank, located in laundry room closet, was noticed to have minor corrosion present on exterior from water leakage/dripping from A/C condensate line above tank. Additionally the hot water line on tank was also noticed to be leaking at fitting.

Main water shut-off valves for unit 602 located at hot water tank. First valve coming out of wall is the main shut-off, second valve shuts off water supply to hot water tank only.

Hot water tank dated 2014, with average life expectancies of 8-12 years.



12.7 Item 1(Picture) Hot water tank (laundry closet)

13. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Styles & Materials

Heating System Type:: **Energy Source::** **Number of Heat Systems (excluding wood)::**

Electric resistance heaters
Extra Info : 7.5KW

Electric

One

Heating/Cooling Ducts::

Insulated

Air Filter::

Disposable

Air Filter Location::

Inside blower compartment

Heating System Brand::

Rheem

Extra Info : 7.5KW heat source

		IN	NI	NP	MIN	MAJ
13.0	Presence of installed heat source in each room	•				
13.7	Heaters, Electric	•				
13.8	Thermostat	•				
13.9	Filter condition	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, MIN= Minor Deficiencies, MAJ= Major Deficiencies

IN NI NP MIN MAJ

Comments:

13.8 Thermostat located in living room at hall way wall.

14. Cooling

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

Styles & Materials

Number of cooling systems (excluding window AC):
One

Cooling System Type::
Split System (indoor and outdoor components)

Cooling Equipment Energy Source::
Electricity

Cooling System Manufacturer::
Rheem

Temperature differential::
Acceptable: withing 14-22 deg. F

Temperature downstream of coil::
Acceptable: near 55 deg. F.

		IN	NI	NP	MIN	MAJ
14.0	Central Air Conditioner				•	
14.3	Filter condition	•				
14.4	Presence of installed cooling source in each room	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, MIN= Minor Deficiencies, MAJ= Major Deficiencies

IN NI NP MIN MAJ

Comments:

14.0 A/C condensate line leaking at coupler fitting resulting in hot water tank corrosion. Consult HVAC or plumbing contractor for repairs.

Interior A/C coil notice to have some microbial growths and other grime present. Recommend consulting HVAC professional for proper coil cleaning and full system check.

UV light installed and functioning at time of inspection.



14.0 Item 1(Picture) Condensate line leaking at fitting(s)



14.0 Item 2(Picture) Microbial growths on coil

Summary



Trade Secrets Inspections LLC

15275 Collier Blvd 201-342
Naples, FL 34119

Customer

Sample Report

Address

5637 Sample Road
Unit 602
Naples FL 34119

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

6. Electrical

Maintenance Items

Exterior Electrical Receptacles

Minor Deficiencies

1. Exterior outlet weather proof cover damaged under spare bedroom window (front).

Conventional Electrical Receptacles (interior)**Minor Deficiencies**

2. Some wall outlet found to be not fully secured in wall boxes (various locations).

GFCI/AFCI Electrical Receptacles**Minor Deficiencies**

3. GFCI and AFCI not fully installed. Consult licensed electrician for all updates.

7(A) . Front Entry**Maintenance Items****Lighting****Minor Deficiencies**

4. Entry light at front door not functioning at time of inspection. Recommend replacing light bulb.

7(B) . Living Room**Maintenance Items****Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.****Minor Deficiencies**

5. Outlet in wall near piano found to be broken and loose in wall. This can resulting in electrical shorting an is hazardous. Recommend consulting licensed electrician for replacement of broken outlet and securing of all other loosely installed outlets found.

Windows and Skylights**Minor Deficiencies**

6. The windows in the breakfast nook area where missing screens.

7(E) . Guest bedroom**Maintenance Items****Windows and Skylights****Minor Deficiencies**

7. Spare bedroom front window lock not engaging properly resulting in non-secured window. Recommend replacement or repair of lock.

7(F) . Guest Bedroom 2**Maintenance Items****Doors****Minor Deficiencies**

8. Pocket door missing stop in top track on left side. Door difficult to close if pulled out to far. Recommend having door height adjusted and stop installed.

9(A) . Hall bath**Maintenance Items****Sink****Minor Deficiencies**

9. Faucet in hall bath missing flow regulating aerator screen.

9(B) . Master bath**Maintenance Items****Lighting****Minor Deficiencies**

10. Dimmer switch installed with non-dimming bulbs in vanity lights. Recommend changing all bulbs to dimmable type.

Shower**Minor Deficiencies**

11. Minor grout cracks present in corner at shelf. Recommend sealing all cracks to prevent tile damages and microbial growths.

Sink**Minor Deficiencies**

12. Aerator not installed in sink on left side.

Sink slow to drain on left side.

10. Kitchen and Built-in Appliances**Maintenance Items****Receptacles and Switches****Minor Deficiencies**

13. At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard receptacle with GFCI outlets 2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle. 3. Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.

sink**Minor Deficiencies**

14. Drain assembly of kitchen sink not correctly installed with drain trap set well below discharge line. Recommend consulting a licensed plumber for correction and improved sink drainage.

11. Laundry Room**Maintenance Items****Receptacles, Switches, Connections****Minor Deficiencies**

15. Electrical receptacles in the laundry room had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture. This can be achieved by:
1. Replacing the current standard electrical receptacles with GFCI outlets;
 2. Replacing the electrical receptacle nearest the overcurrent protection devices (breakers or fuses) protecting laundry room circuits with a GFCI receptacle; or
 3. Replacing the breakers currently protecting the electrical circuits in the Laundry room with GFCI breakers.

12. Plumbing

Maintenance Items

Electric Water Heater

Minor Deficiencies

16. Hot water tank, located in laundry room closet, was noticed to have minor corrosion present on exterior from water leakage/dripping from A/C condensate line above tank. Additionally the hot water line on tank was also noticed to be leaking at fitting.

Main water shut-off valves for unit 602 located at hot water tank. First valve coming out of wall is the main shut-off, second valve shuts off water supply to hot water tank only.

Hot water tank dated 2014, with average life expectancies of 8-12 years.

14. Cooling

Maintenance Items

Central Air Conditioner

Minor Deficiencies

17. A/C condensate line leaking at coupler fitting resulting in hot water tank corrosion. Consult HVAC or plumbing contractor for repairs.

Interior A/C coil notice to have some microbial growths and other grime present. Recommend consulting HVAC professional for proper coil cleaning and full system check.

UV light installed and functioning at time of inspection.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground

items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Richard Kooyman HI10053

**INVOICE**

Trade Secrets Inspections LLC
 15275 Collier Blvd 201-342
 Naples, FL 34119
 Inspected By: Richard Kooyman
 HI10053

Inspection Date: 4/10/2019
Report ID: 20190204-5637-sample report

Customer Info:	Inspection Property:
Sample Report	5637 Sample Road Unit 602 Naples FL 34119
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
condo up to 2000sf	325.00	1	325.00
			Tax \$0.00
			Total Price \$325.00

Payment Method:**Payment Status:****Note:**