



Florida Licensed HI4716
Florida Licensed CGC1514988
InterNACHI Certified Inspector 14080806
www.fdaluma.com

Home Inspection Report

Fernando Aluma

Property Address:
Lakeside Cir
Sunrise FL 33326



Front Elevation

Aluma Home Inspections

**Fernando Aluma HI 4716
5401 Madison St
Hollywood FL 33021
786-286-3166**

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[1 Roofing / Chimneys / Roof Structure and Attic5](#)

[2 Exterior.....8](#)

[3 Garage.....12](#)

[4 Kitchen Components and Appliances.....14](#)

[5 Rooms.....17](#)

[6 Bathroom and Components.....19](#)

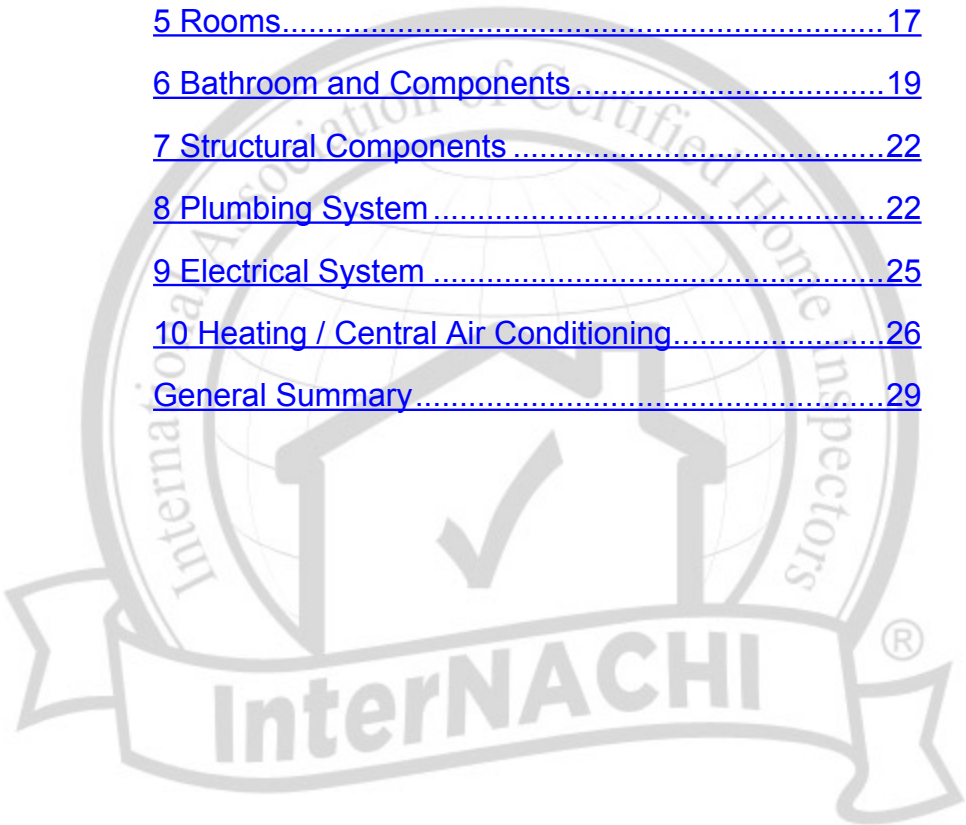
[7 Structural Components22](#)

[8 Plumbing System.....22](#)

[9 Electrical System25](#)

[10 Heating / Central Air Conditioning.....26](#)

[General Summary.....29](#)



Aluma Home Inspections

Date: 2/18/2018	Time: 02:00 PM	Report ID:
Property: Lakeside Cir Sunrise FL 33326	Customer: Fernando Aluma	Real Estate Professional: Monica Mendes

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.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

HOME INSPECTION DEFINITION AND LIMITATIONS

Definition: A Home inspection is a non invasive, limited visual examination of the existing conditions, systems and materials of the property.

Limitations:

1) Inspections are done over **OPEN - VIEWABLE - ACCESSIBLE** areas of walls, floors, ceilings, windows, doors, water heaters, closets, garages, etc. Furnished rooms, stuffed closets, storages or garages **ADD MORE LIMITATIONS** to the inspection since furniture, household goods, clothes, storage stuff, carpets, paintings etc. cover areas of walls, floors, ceilings, etc. that can not be inspected without removing these obstacles.

2) We are **NOT LIABLE** for damage on hidden or inaccessible walls, floors, ceilings, doors, windows, etc. Example: apparent mold in stuffed closet walls, rot baseboards or damaged wood / tile flooring behind / beneath sofas, etc.

3) **WE DO NOT** remove furniture, household goods, clothes, carpets, paintings, etc to access to hidden areas for liability reasons.

4) **NO WARRANTY** is given over any appliance(s), Air Conditioning system(s), electrical or mechanical equipment(s), Water Heater(s), Fan(s), Refrigerator(s), etc. after inspection is done.

5) **MOLD:** We are **NOT LIABLE** for pre-existing **MOLD** microorganisms (**FUNGI**) hidden on **Roofs, Walls, Floors, Ceilings, etc. as result of old leaks not detected during inspection.**

Standards of Practice:

InterNACHI National Association of Certified
Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

30Years

Temperature:

Over 65

Weather:

Cloudy

Aluma Home Inspections

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No



1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:
Walked roof

Roof Covering:
Modified bitumen membrane
Asphalt/Fiberglass Shingles

Roof-Type:
Gable

Sky Light(s):
None

Roof Ventilation:
Soffit Vents

Method used to observe attic:
From entry

Roof Structure:
Engineered wood trusses

Ceiling Structure:
2X4

Attic info:
Attic access

Attic Insulation:
Fiberglass

		IN	NI	NP	RR
1.0	Roof Coverings	•			•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems (gutters and downspouts)	•			•
1.4	Insulation in Attic	•			
1.5	Roof structure and Attic	•			
		IN	NI	NP	RR

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Comments:

1.0 (1) Good Condition. Roofing permit done in May 23, 2005



Shingle roofing

1.0 (2) Defective

Rolled roofing shows some deterioration at the rear of home. I recommend to protect the rolled roofing with a waterproofing elastomeric sealant coating to prevent leaks and extend remaining life. A qualified licensed contractor should inspect and repair or replace as needed.



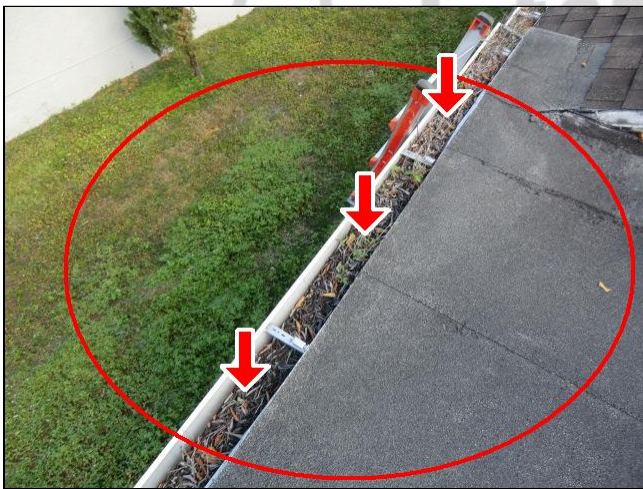
1.1 Good Condition

1.2 Good Condition

1.3 (1) Good Condition

1.3 (2) Defective

The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.





1.4 Good Condition



1.5 Good condition

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. 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.

Styles & Materials

Siding Material:

Stucco on masonry

Exterior Entry Doors:

Impact glass door
Steel

Appurtenance:

Covered porch

Driveway:

Asphalt

Windows:

Single hung. Impact rated

		IN	NI	NP	RR
2.0	Structure	•			
2.1	Wall Cladding, Flashing and Trim	•			
2.2	Doors (Exterior)	•			
2.3	Windows	•			
2.4	Eaves, Soffits and Fascias	•			•
2.5	Grading, Drainage and Driveways	•			
2.6	Plumbing Water Faucets (hose bibs)	•			
2.7	Outlets (Exterior)	•			
2.8	Fence	•			•
		IN	NI	NP	RR

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Comments:

2.0 Good condition



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

InterNACHI®

2.1 Good Condition

2.2 Good Condition. Impact rated



Impact rated door



Impact rated door

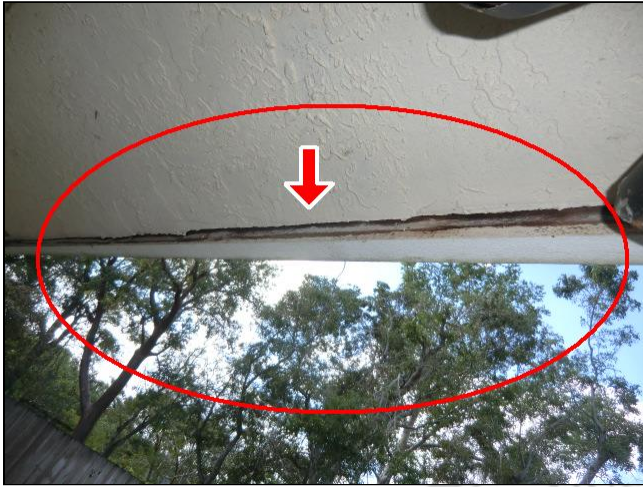
2.3 Good Condition. Impact rated



Impact rated window

2.4 Defective

A gap between the fascia and roof sheathing exists which allows insects or bees to enter attic at the rear of home . A qualified licensed contractor should inspect and repair or replace as needed.



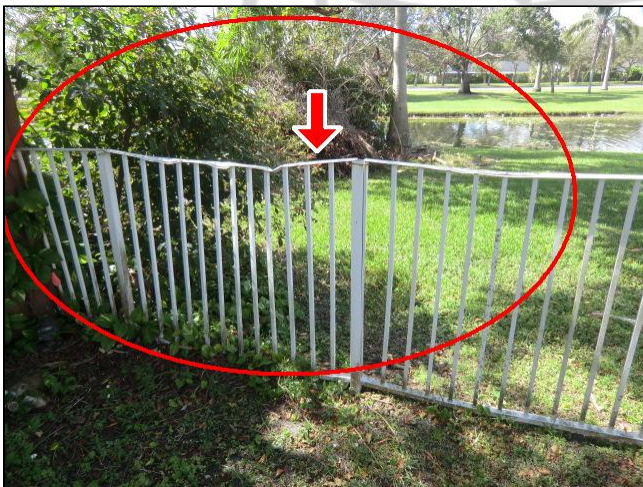
2.5 Good condition

2.6 Good Condition

2.7 Good Condition

2.8 Defective

Metal fence shows some damage at the rear of lot. A qualified licensed contractor should inspect and repair or replace as needed.



The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:		Garage Door Material:		Auto-opener Manufacturer:	
One automatic		Metal not impact		CHAMBERLAIN	
		IN	NI	NP	RR
3.0	Garage Ceiling	•			•
3.1	Garage Walls (Including Firewall Separation)	•			
3.2	Garage Floor	•			•
3.3	Garage Door (s)	•			
3.4	Occupant Door from Garage to inside home	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
3.6	Outlets wall switches and fixtures	•			
3.7	Windows	•			
		IN	NI	NP	RR

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Comments:

3.0 Defective

The Texture on the ceiling reveals a light stain which appears from a water leak. Stain appears old at the garage. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



3.1 Good Condition

3.2 Defective

The concrete floor of garage is peeling paint. A qualified licensed contractor should inspect and repair or replace as needed.



3.3 Good Condition



Metal garage door. Not impact



Metal garage door. Not impact

3.4 Good Condition

3.5 Good Condition

3.6 Good condition

3.7 Good condition

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

SAMSUNG

Disposer Brand:

UNKNOWN

Exhaust/Range hood:

SAMSUNG

Range/Oven:

SAMSUNG

Built in Microwave:

SAMSUNG

Cabinetry:

Wood

Countertop:

Granite

Refrigerator:

SAMSUNG

Dryer brand:

WHIRLPOOL

Washer Brand:

WHIRLPOOL

		IN	NI	NP	RR
4.0	Ceiling	•			
4.1	Walls	•			
4.2	Floor	•			
4.3	Pantry/Closet Doors	•			
4.4	Windows	•			
4.5	Counters and a representative number of Cabinets	•			•
4.6	Plumbing Drain and Vent Systems	•			
4.7	Plumbing Water Supply Faucets and Fixtures	•			
4.8	Outlets Wall Switches and Fixtures (Representative number)	•			•
4.9	Dishwasher	•			
4.10	Ranges/Ovens/Cooktops	•			
4.11	Range Hood	•			
4.12	Food Waste Disposer	•			
4.13	Microwave Cooking Equipment	•			
4.14	Refrigerator	•			
4.15	Laundry	•			
		IN	NI	NP	RR

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Comments:

4.0 Good Condition

4.1 Good Condition

4.2 Good Condition

4.3 Good Condition

4.4 Good Condition

4.5 Defective

Drawer track does not work smoothly (left of sink). This is a cosmetic issue for your information. Recommend repair or replace as necessary.



4.6 Good condition

4.7 Good condition

4.8 Defective

At least One GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen did not work or there is no power to outlet. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

Estimated cost to repair or replace around \$50-\$150. Call contractors for estimate.



4.9 Good condition

4.10 Good condition

4.11 Good condition

4.12 Good condition

4.13 Good condition

4.14 Good condition

4.15 Good condition



The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Tile

Interior Doors:

Hollow core

Window Types:

Single-hung

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		IN	NI	NP	RR
5.0	Ceilings	•			
5.1	Walls	•			
5.2	Floors	•			
5.3	Steps, Stairways, Balconies and Railings	•			
5.4	Doors (Representative number)	•			
5.5	Windows (Representative number)	•			
5.6	Outlets, Switches and Fixtures (Representative number)	•			•
5.7	Closets	•			
		IN	NI	NP	RR

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Comments:

5.0 Good condition

5.1 Good condition

5.2 Good condition

5.3 Good condition

5.4 Good condition

5.5 Good condition

5.6 Defective

The ceiling fan has the switch chain stuck at the Dining room. A qualified licensed contractor should inspect and repair or replace as needed.



5.7 Good condition

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathroom and Components

Styles & Materials

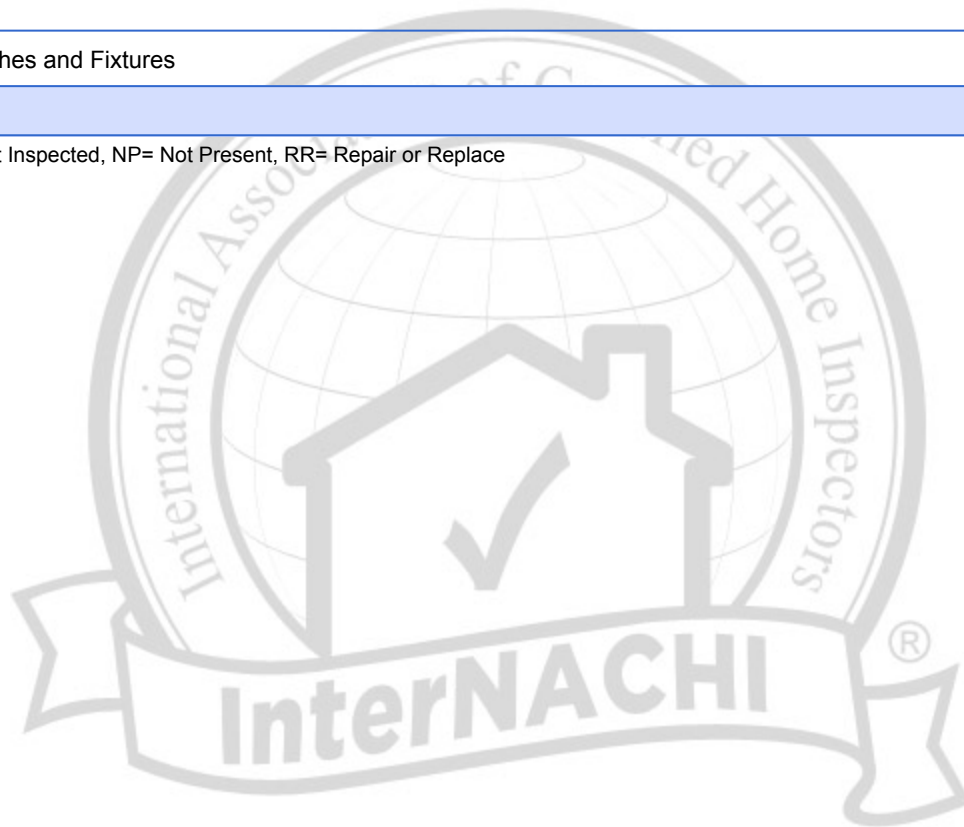
Exhaust Fans:

Fan only

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		IN	NI	NP	RR
6.0	Counters and Cabinets	•			
6.1	Doors (Representative number)	•			
6.2	Windows	•			
6.3	Plumbing Drain, Waste and Vent Systems	•			
6.4	Plumbing Water Supply and Distribution Systems and Fixtures	•			
6.5	Outlets Switches and Fixtures (Representative number)	•			•
6.6	Exhaust fan	•			
6.7	Walls	•			
6.8	Floors	•			
6.9	Ceilings	•			
6.10	Outlets Switches and Fixtures	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



Comments:

6.0 Good condition

6.1 Good condition

6.2 Good condition

6.3 Good condition

6.4 Good condition

6.5 Defective

At least One GFCI (Ground Fault Circuit Interrupter) outlet at the hall bath did not work or there is no power to outlet. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



6.6 Good condition

6.7 Good condition

6.8 Good condition

6.9 Good condition

6.10 Good condition

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR
7.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
7.1	Walls (Structural)	•			
7.2	Columns or Piers	•			
7.3	Floors (Structural)	•			
7.4	Ceilings (Structural)	•			
		IN	NI	NP	RR

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Comments:

7.0 Good condition

7.1 Good condition

7.2 Good condition

7.3 Good condition

7.4 Good condition

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

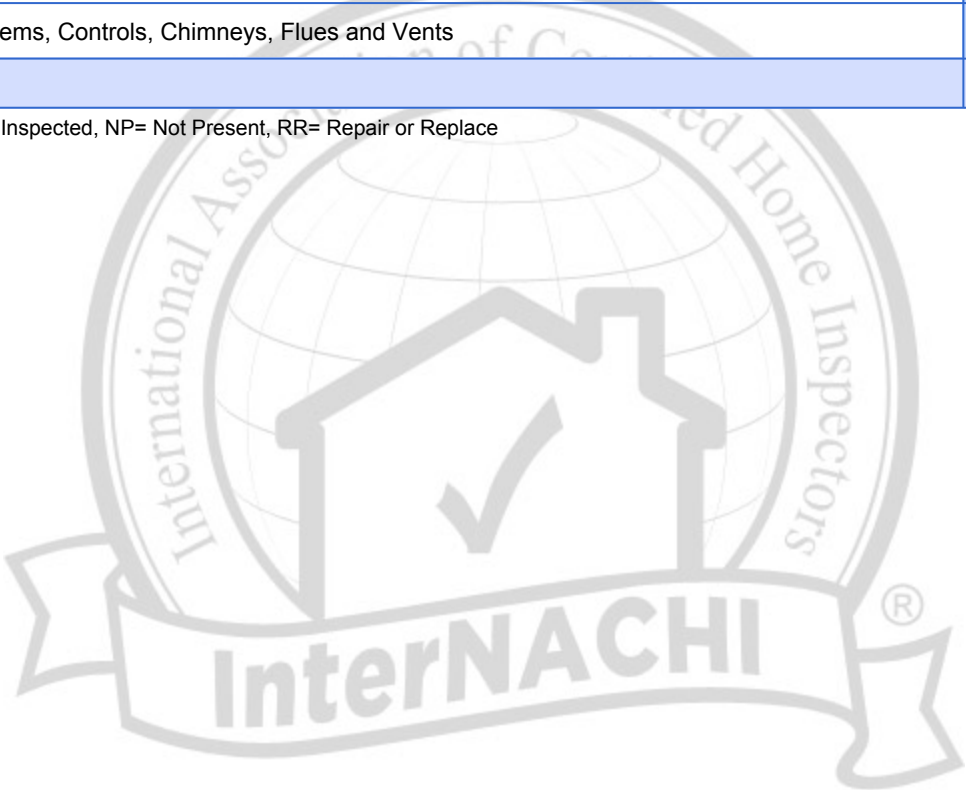
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: 1 1/2" Diameter (undersized)	Plumbing Waste Line: PVC
Water Heater Power Source: Electric	Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Manufacturer: GE
Water Heater Location: Garage		

		IN	NI	NP	RR
8.0	Plumbing Drain, Waste and Vent Systems	•			
8.1	Plumbing Water Supply and Distribution Systems and Fixtures	•			
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
		IN	NI	NP	RR

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Comments:

8.0 Good condition

8.1 Good condition

8.2 Good Condition. Manufactured year 2011

NOTE:

Tank water heaters: Due to physical location at home, usually on laundry wall corners, closets, below stairs, etc. The tank water heater is impossible to get visually inspected 100%, there are always hidden areas unable to access for inspection. In most of the cases 50-75% of the tank perimeter is unable to check. Due to these limitations the inspection is limited to the exposed area.



Manufactured year 2011

Water Heater

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

150 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

ITE

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
9.0	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			
9.1	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
9.2	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•			
9.3	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
9.4	Location of Main and Distribution Panels	•			
9.5	Smoke Detectors	•			
		IN	NI	NP	RR

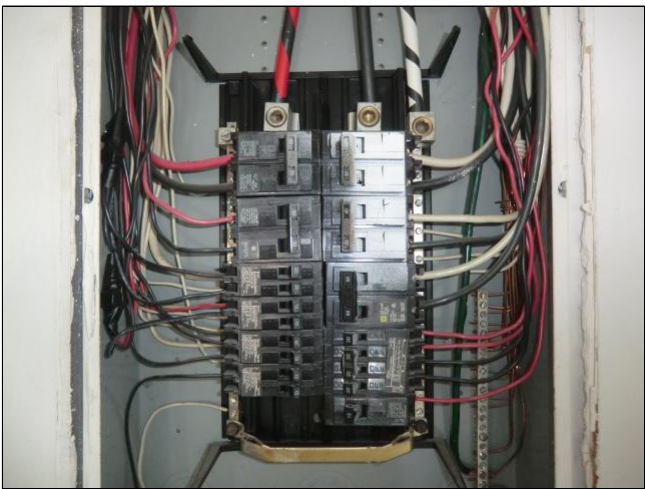
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Comments:

9.0 Good condition



Front Panel



Open Panel

9.1 Good condition

9.2 Good condition

9.3 Good condition

9.4 Good condition

9.5 Good condition

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

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Heat Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Number of Heat Systems (excluding wood):

One

Ductwork:

Insulated

Filter Type:

Disposable

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

RHEEM

Number of AC Only Units:

One

		IN	NI	NP	RR
10.0	Cooling and Air Handler Equipment	•			
10.1	Normal Operating Controls	•			
10.2	Presence of installed cooling source in each room	•			
		IN	NI	NP	RR

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Comments:

10.0 Good condition. Manufactured year 2012

The system worked as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.

Recommendation: To keep a good system performance and efficiency I recommend a HVAC contractor to service the whole system including Condenser, Air handler, gas, thermostat, etc. and repair or replace as needed.



2012 AC condenser



2012 AC condenser label

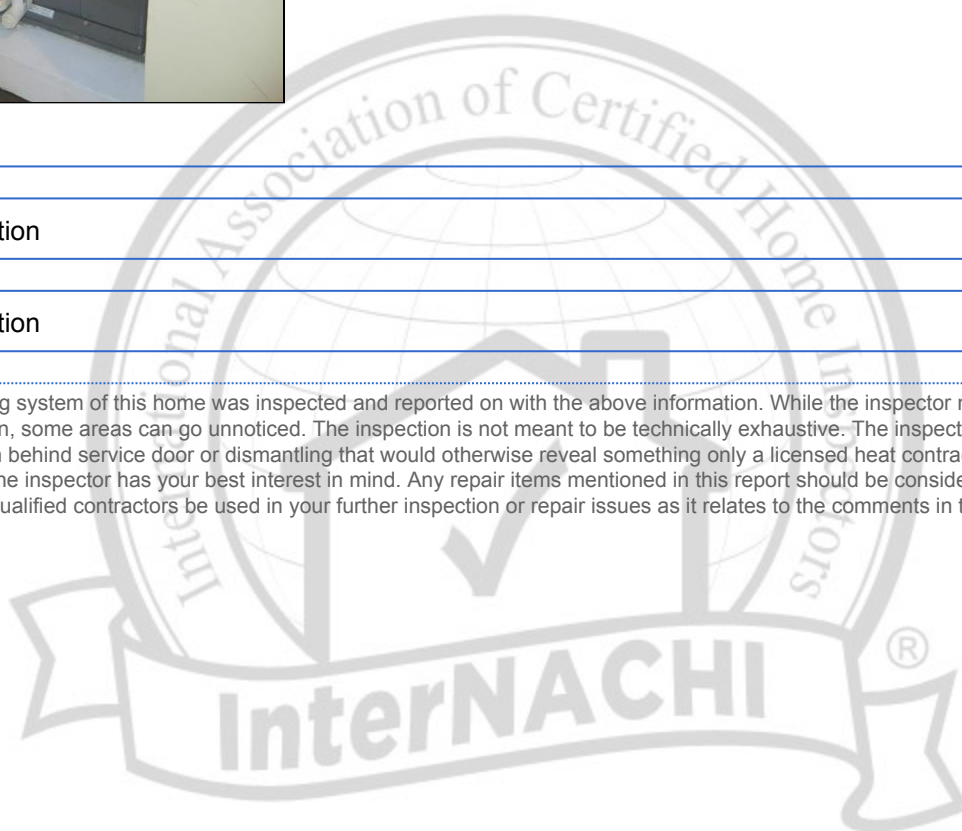


2012 Air handler

10.1 Good condition

10.2 Good condition

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



General Summary



Florida Licensed HI4716
Florida Licensed CGC1514988
InterNACHI Certified Inspector 14080806
www.fdaluma.com

Aluma Home Inspections

5401 Madison St
Hollywood FL 33021
786-286-3166

Customer

Alberto & Natalia Alvarez

Address

541 Lakeside Cir
Sunrise FL 33326

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.

1. Roofing / Chimneys / Roof Structure and Attic

1.0 Roof Coverings

Inspected, Repair or Replace

(1) Good Condition. Roofing permit done in May 23, 2005



Shingle roofing

(2) **Defective**

Roller roofing shows some deterioration at the rear of home. I recommend to protect the roller roofing with a waterproofing elastomeric sealant coating to prevent leaks and extend remaining life. A qualified licensed contractor should inspect and repair or replace as needed.



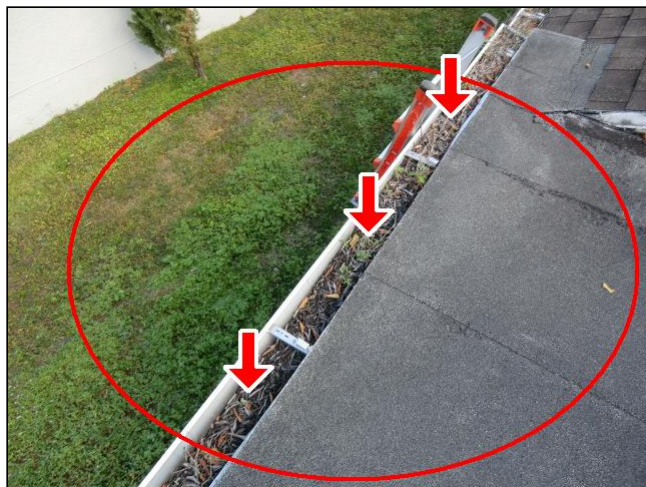
1.3 Roof Drainage Systems (gutters and downspouts)

Inspected, Repair or Replace

(1) Good Condition

(2) **Defective**

The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



2. Exterior

2.4 Eaves, Soffits and Fascias Inspected, Repair or Replace Defective

A gap between the fascia and roof sheathing exists which allows insects or bees to enter attic at the rear of home .
A qualified licensed contractor should inspect and repair or replace as needed.



2.8 Fence

Inspected, Repair or Replace

Defective

Metal fence shows some damage at the rear of lot. A qualified licensed contractor should inspect and repair or replace as needed.



3. Garage

3.0 Garage Ceiling

Inspected, Repair or Replace

Defective

The Texture on the ceiling reveals a light stain which appears from a water leak. Stain appears old at the garage. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



3.2 Garage Floor

Inspected, Repair or Replace

Defective

The concrete floor of garage is peeling paint. A qualified licensed contractor should inspect and repair or replace as needed.



4. Kitchen Components and Appliances

4.5 Counters and a representative number of Cabinets

Inspected, Repair or Replace

Defective

Drawer track does not work smoothly (left of sink). This is a cosmetic issue for your information. Recommend repair or replace as necessary.



4.8 Outlets Wall Switches and Fixtures (Representative number)

Inspected, Repair or Replace

Defective

At least One GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen did not work or there is no power to outlet. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

Estimated cost to repair or replace around \$50-\$150. Call contractors for estimate.



5. Rooms

5.6 Outlets, Switches and Fixtures (Representative number)

Inspected, Repair or Replace

Defective

The ceiling fan has the switch chain stuck at the Dining room. A qualified licensed contractor should inspect and repair or replace as needed.



6. Bathroom and Components

6.5 Outlets Switches and Fixtures (Representative number)

Inspected, Repair or Replace

Defective

At least One GFCI (Ground Fault Circuit Interrupter) outlet at the hall bath did not work or there is no power to outlet. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



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.

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