



SUMMARY
1234 Main St. Margate Florida 33063
Buyer Name
02/18/2019 9:00AM

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1.1.1 Structure Details

CHANGE LOCKS

 Cosmetic, Maintenance, Monitor

Bless This Nest Inspections recommends that ALL locks and Security codes be changed before moving into the house.

Recommendation
Recommended DIY Project

2.1.1 General

NEAR LIFE EXPECTANCY

 Repair/Evaluation

The flat roofing surface may be near the end of its service life based on age or physical condition. Repairs may be made to extend life slightly. There is no guarantee that issues may rise post inspection. See attached roof report.

Recommendation
Contact a qualified roofing professional.
Estimated Cost
\$1,600

2.1.2 General

TURBINE VENTS

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The house has turbine roof vents. It is recommended as part of the yearly maintenance to have the turbines checked for the proper operation of the venting.

Recommendation
Contact a qualified professional.

2.2.1 Shingles

SELF SEAL STRIPS LOOSE

 Repair/Evaluation

Composition shingles were loose because the adhesive, self-sealing strips weren't sealed. Leaks can occur as a result. Self-sealing strips secure the lower edge of shingles and reduce vulnerability to wind damage. Strips may not be sealed because the sealant has failed or because the sealant never activated and cured after the original installation. Recommend that a qualified contractor repair as necessary. For example, by hand sealing shingles with an approved sealant.

Recommendation
Contact a qualified roofing professional.



2.2.2 Shingles

SHINGLES DAMAGED

Repair/Evaluation

One or more composition shingles were Damaged. Recommend that a qualified contractor repair as necessary. For example, by repairing or replacing shingles. This can reduce the life expectancy of the roofing material.

Recommendation
Contact a qualified roofing professional.



2.2.3 Shingles

SHINGLES MISSING

High Importance/Safety Hazard

Roofing shingles were missing. This can cause deterioration and moisture intrusion. Leaks can occur as a result. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

Recommendation
Contact a qualified roofing professional.



3.2.1 Driveway, Walkway, Patio

SIGNIFICANT CRACKS

High Importance/Safety Hazard

One area on the interior side of the the exterior wall of the enclosed porch has a significant crack that appears to be structural. Due to the size and gapping at the cracks, a structural engineer should evaluate. *We recommend Troy Bishop of Axiom Structures.*

Recommendation
Contact a qualified structural engineer.



3.4.1 Electrical

GFCI ISSUE

EXTERIOR PORCH WALL

One or more ground fault circuit interrupter (GFCI) receptacles (outlets) were not functioning properly (would not trip/would not reset). Recommend a licensed electrical contractor replace with new GFCI outlet.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$150 - \$200

 High Importance/Safety Hazard



3.4.2 Electrical

HOT-NEUTRAL REVERSE

EXTERIOR PORCH WALL

One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. Sensitive electronics may result in damage. Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.

 High Importance/Safety Hazard



3.4.3 Electrical

OPEN GROUND

EXTERIOR WALL SIDE OF HOUSE

One or more modern, 3-slot electric receptacles were found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$150 - \$200

 High Importance/Safety Hazard



3.7.1 Gutters and Flashing

DOWNSPOUT EXTENSIONS

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

Recommendation

Contact a qualified professional.

 Cosmetic, Maintenance, Monitor



Estimated Cost
\$0 - \$50

3.9.1 Vegetation and Grading

VEGETATION

FRONT OF HOUSE

 Cosmetic, Maintenance, Monitor

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Recommendation

Contact a handyman or DIY project



3.10.1 Shutters(decorative and storm)

SHUTTER STORAGE

EAST SIDE OF HOUSE

 Cosmetic, Maintenance, Monitor

The storm shutters are stored in an area that is not protected from the elements of the weather. Per the Insurance standards, storm shutters are to be stored in a location that is protected from the elements of the weather. It is recommended to have the storm shutters located in a protected area from the elements of the weather.

Recommendation

Contact a handyman or DIY project



4.1.1 Electrical

DOORBELL INOPERABLE

FRONT OF HOUSE

 Repair/Evaluation

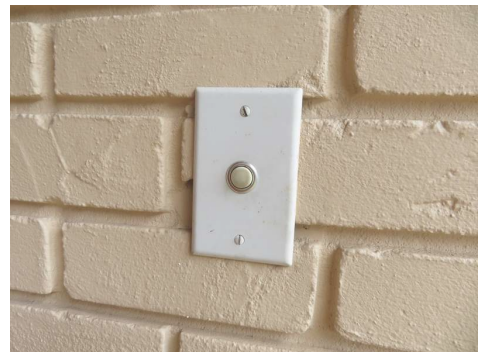
The doorbell appears to be inoperable. It does not ring when pressed. Recommend having a qualified electrician evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$50 - \$100



4.3.1 Smoke and CO alarms

NO CARBON MONOXIDE DETECTOR PRESENT

Repair/Evaluation

Carbon Monoxide Detectors are Recommended to be installed in the appropriate locations as a precaution. Most importantly the garage

[Article on CO Alarms](#)

Recommendation

Contact a qualified professional.

Estimated Cost

\$0 - \$50

4.4.1 Windows and Door

WINDOW HARD TO OPEN

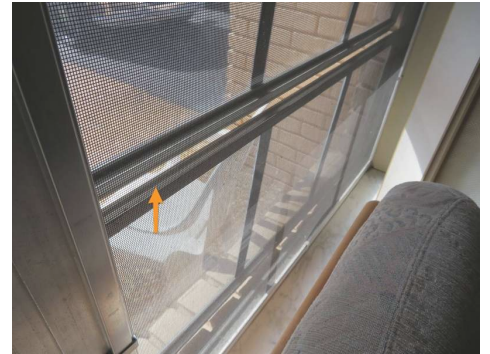
Repair/Evaluation

FRONT AND MASTER BEDROOM

One or more windows are difficult to open and close. The windows should be adjusted so that they will open and close freely all necessary repairs should be made.

Recommendation

Contact a qualified professional.



6.1.1 Water Heater

EXCEEDS LIFE EXPECTANCY

High Importance/Safety Hazard

GARAGE

Water heater was operable during time of inspection and no signs of rust or leaks. However, the estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be much older and could need replacing at any time. Recommend budgeting for a replacement in the near future.

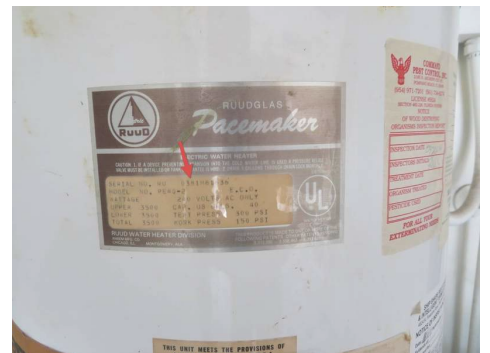
[Life Expectancy](#)

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$800 - \$900



7.1.1 Electric Panel

FPE/CHALLENGER

High Importance/Safety Hazard

GARAGE

An electric panel was manufactured by the Federal Pacific Electric/Challenger company and used "Stab-Lok" circuit breakers. There is evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to. However, in 2011 the Consumer Products Safety Commission (CPSC) closed an investigation into this product because they did not have enough data to establish that the circuit breakers pose a serious risk of injury to consumers. Regardless, and due to other evidence of safety issues, recommend that a qualified electrician carefully evaluate all Federal Pacific panels and make repairs as necessary. Consider replacing Federal Pacific panels with modern panels that offer more flexibility for new, safer protective technologies like ground fault circuit interrupters (GFCIs) and arc fault circuit interrupters (AFCIs).

Recommendation
Contact a qualified electrical contractor.
Estimated Cost
\$1,550 - \$2,000



9.3.1 Electrical

GFCI-WONT TRIP

LEFT SIDE OF KITCHEN SINK

Repair/Evaluation

One or more ground fault circuit interrupter (GFCI) electric receptacles did not trip when tested. A qualified electrician should evaluate and repair as necessary.

Recommendation
Contact a qualified electrical contractor.
Estimated Cost
\$150 - \$200



9.5.1 Sink

DRAIN FLEXIBLE PIPE

UNDER KITCHEN SINK

Repair/Evaluation

One or more sink drains use flexible drain pipe. This type of drain pipe is more likely to clog than smooth wall pipe. Recommend having a qualified plumber replace this pipe with standard plumbing components (smooth wall pipe) to prevent clogged drains.

Recommendation
Contact a qualified plumbing contractor.
Estimated Cost
\$150 - \$200



10.3.1 Electrical

GFCI MISSING

 High Importance/Safety Hazard

HALLWAY BATHROOM

One or more electric receptacles at the bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:



Outdoors (since 1973)

Bathrooms (since 1975)

Garages (since 1978)

Kitchens (since 1987)

Crawl spaces and unfinished basements (since 1990)

Wet bar sinks (since 1993)

Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$150 - \$200

10.8.1 Toilets

NO OR BAD CAULK BASE

 Cosmetic, Maintenance, Monitor

BOTH BATHROOMS

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Recommendation

Recommended DIY Project



12.3.1 Floors, walls, Ceiling

PEELING PAINT CEILING

 Repair/Evaluation

Paint is peeling at one or more locations in the ceiling. This is typically due to the heat in the garage and/or poor preparation. The areas should be properly repaired.

Recommendation

Contact a qualified professional.



13.2.1 Dishwasher
DISHWASHER INOP

Repair/Evaluation

The dishwasher was not run during the inspection. The inspector was informed of a leak and asked not to run it. The client(s) should ask the property owner(s) about this, and if necessary, the dishwasher should be replaced, or a qualified appliance technician should evaluate and repair.

Recommendation
Contact a qualified appliance repair professional.

