BLUEPRINT PROPERTY INSPECTIONS
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info@blueprintflorida.com
https://blueprintflorida.com

RESIDENTIAL INSPECTION REPORT

1234 Main Street
Melbourne, FL 32940

Buyer Name
04/03/2025 9:00AM

Inspector
Luis Gonzalez
Luis Gonzalez
Home Inspector
888-352-0022
info@blueprintflorida.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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1: INSPECTION DETAILS

Information

In Attendance
Client, Builder, Inspector

Occupancy
Vacant

Bedrooms
4

Bathrooms
3, 1/2

Number Of Stories
2

Approx Sq. Ft
3300

Source
Electrical, Gas

Year Built
2024

Type of Building
Detached, Single Family

Weather Conditions
Clear

2: ELEVATION PICTURES

		IN	NI	NP	D
2.1	Pictures of Every Side of Home	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Pictures of Every Side of Home: Pictures of every side of home


Front Elevation


Right Elevation


Right Elevation


Back Elevation


Left Elevation


Left Elevation

3: EXTERIOR

		IN	NI	NP	D
3.1	Walkways, Patios & Driveways	X			X
3.2	Siding, Flashing	X			X
3.3	Exterior Doors	X			X
3.4	Fencing			X	
3.5	Vegetation, Grading,	X			
3.6	Exterior Photos	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Visual

Walkways, Patios & Driveways: Patios
Satisfactory

Exterior Doors: Exterior Entry Doors
Metal, Impact rated, Glass, Non Impact Rated

Walkways, Patios & Driveways: Driveway Material
Pavers, Satisfactory

Siding, Flashing: Siding Material
Stucco

Vegetation, Grading, : Conditions
Satisfactory

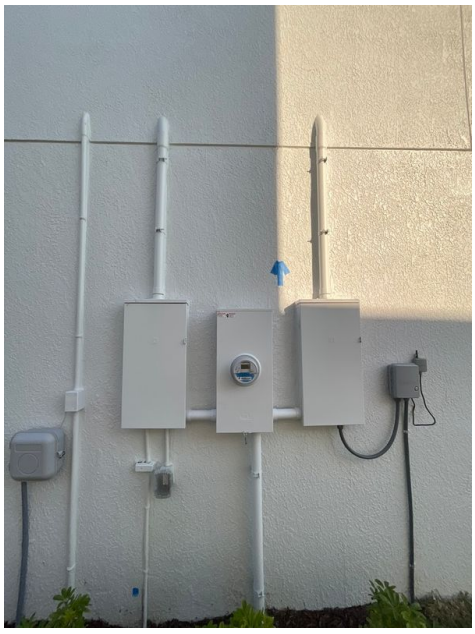
Walkways, Patios & Driveways: Walkway
Satisfactory, Pavers

Siding, Flashing: Flashing
Satisfactory

Exterior Photos : Exterior Photos

Satisfactory








Deficiencies

3.1.1 Walkways, Patios & Driveways

PAVERS

2 CAR GARAGE

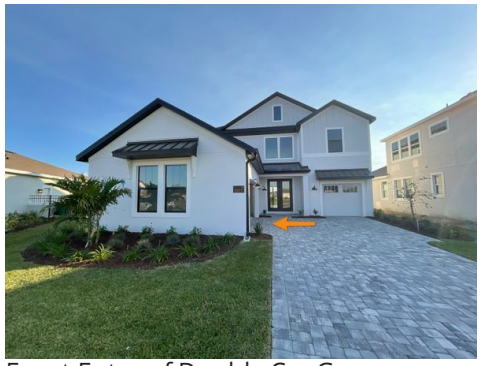
Missing joint filling between the driveway a few pavers can cause several issues.

Paver Movement & Shifting – Without proper joint stabilization, pavers can become loose, shift, or settle unevenly, leading to an uneven surface and potential tripping hazards.

Water Penetration & Erosion – Gaps allow water to seep beneath the pavers, washing away the base material (sand or gravel), which can cause further settling, sinking, or even structural damage to the driveway.

Increased Risk of Weed Growth – Open joints create an ideal environment for weeds and grass to grow, leading to further displacement and deterioration of the pavers over time.
Pest Intrusion – Small insects or even burrowing pests can take advantage of the gaps, potentially causing more disruption to the base material.

Damage to Adjacent Structures – If the issue worsens, shifting pavers can affect the garage foundation or create a gap between the driveway and the garage, leading to water intrusion or structural stress.
To prevent these issues, it's recommended to refill the joints with the appropriate sand or polymeric sand to stabilize the pavers and maintain the integrity of the driveway.



Front Entry of Double Car Garage

Recommendation

Contact a qualified professional.

3.1.2 Walkways, Patios & Driveways

LANAI

PATIO

If a chip in the lanai's cement topcoat is not addressed several future issues can arise:

Expansion of Damage – Over time, foot traffic, weather exposure, and general wear can cause the chipped area to worsen, leading to larger cracks and further deterioration.

Water Penetration – A chipped topcoat exposes the underlying concrete to moisture. This can lead to water absorption, which weakens the material and may result in further cracking, spalling, or even structural damage, especially in areas prone to heavy rain or humidity.

Potential Safety Hazard – If the chip worsens, it can create an uneven surface, posing a tripping hazard, especially in high-traffic areas.

Accelerated Wear & Maintenance Costs – If left untreated, the exposed area can deteriorate faster than the rest of the surface, leading to the need for more extensive repairs or even resurfacing sooner than expected.

To prevent further damage, it's recommended to repair the chipped area promptly using an appropriate patching compound or resurfacing method.

Recommendation

Contact a qualified professional.

Linai Slab

Linai Slab

3.1.3 Walkways, Patios & Driveways

GARAGE ENTRY SLAB

HVAC/ GARAGE ENTRY SLAB

The dried paint drips on the side of the garage and HVAC slab are purely a cosmetic defect and do not affect the structural integrity or functionality of the home.

Fortunately, this is an easy fix. The affected area can be lightly sanded to smooth out the drips and then repainted for a clean, uniform finish. This is a minor touch-up that the builder or homeowner can easily address to improve the overall appearance of the area.


Garage Entry Slab


Garage Entry Slab

3.2.1 Siding, Flashing

STUCCO/PAINT

Touch up paint throughout exterior walls.

Recommendation

Contact your builder.


Front of Home


Front of Home


Front of Home (Gaps)

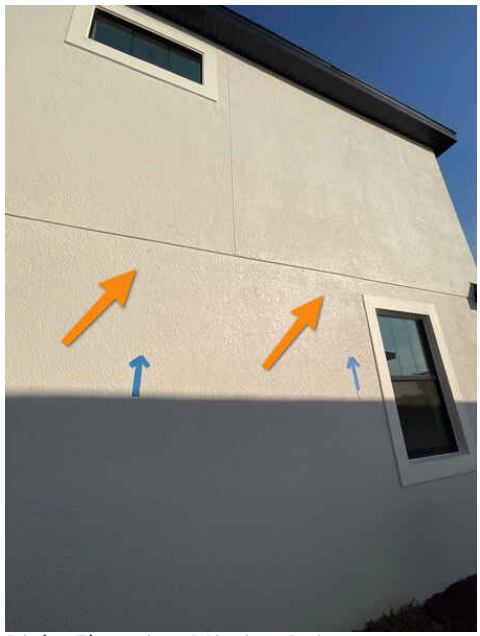

Front of Home (Gaps)

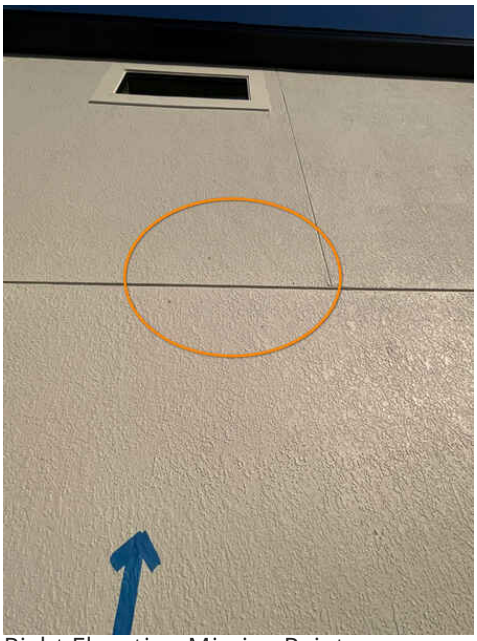

Front Elevation Gaps

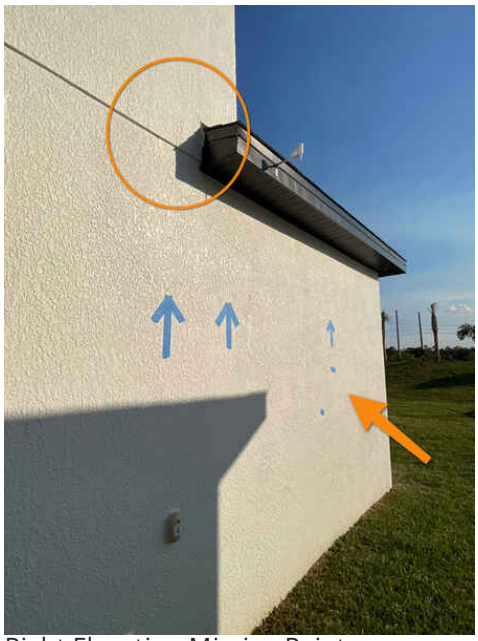

Front Elevation Gaps


Right Elevation


Right Elevation Missing Paint


Right Elevation Missing Paint


Right Elevation Missing Paint


Right Elevation Missing Paint


Right Elevation Missing Paint


Back Elevation Missing Paint


Back Elevation Missing Paint


Back Elevation Entry Door (Gaps)

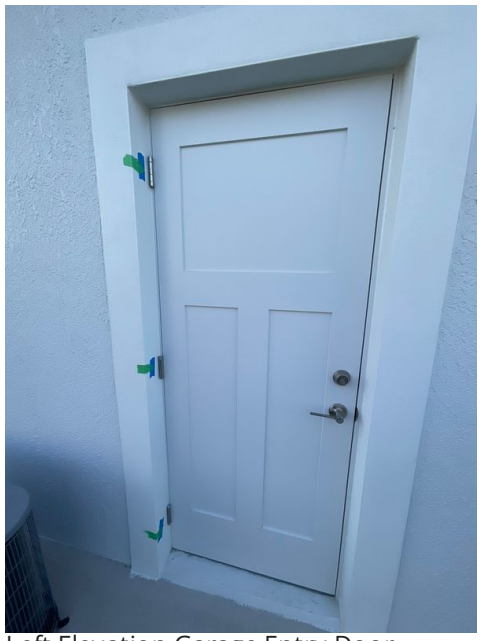

Back Elevation Entry Door Gaps


Back Elevation Missing Paint


Back Elevation Missing Paint


Back Elevation Missing Paint


Left Elevation Paint Missing


Left Elevation Garage Entry Door


Left Elevation Garage Entry Door


Left Elevation Garage Entry Door

3.3.1 Exterior Doors

ENTRY DOORS (TOUCH UP)

At the time of Inspection, Front Entry door in need of surface paint correction, door also has dings, missing caulking and paint above door molding.

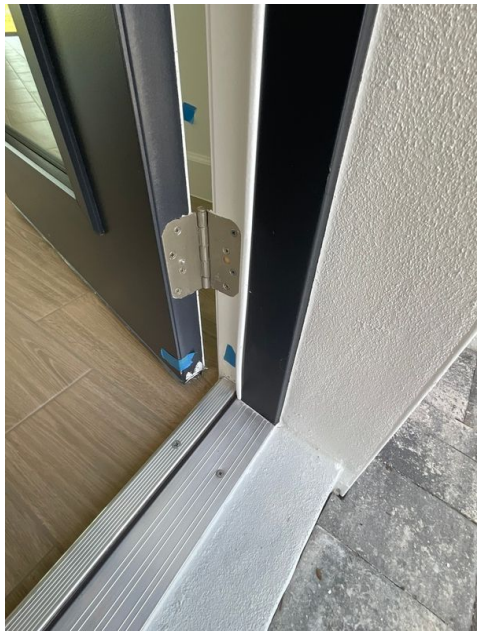
Recommendation

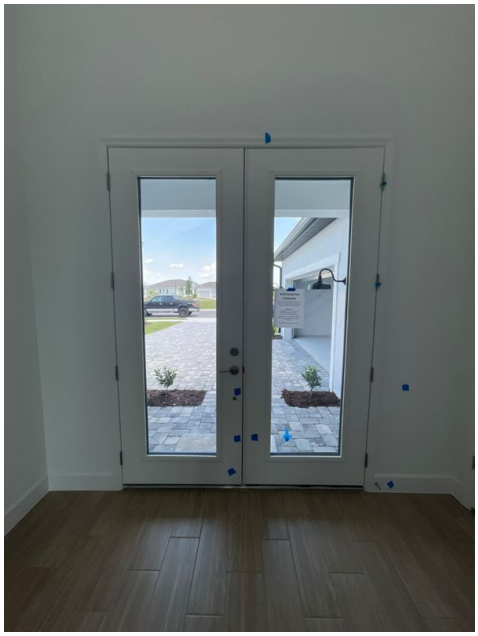
Contact a qualified door repair/installation contractor.





ATTENTION
TRADES

ATTENTION
TRADES




4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
4.1	Exterior Wall Structure	X			
4.2	Floor Structure	X			
4.3	Foundation	X			
4.4	Basements & Crawlspaces			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Exterior Wall Structure: Wall System
CBS Blocks

Floor Structure: Floor System
Concrete Slab

Foundation: Material
Monolithic

Basements & Crawlspaces: Inspected From
Limited access

Basements & Crawlspaces: Clearance
Limited Access

5: ROOF

		IN	NI	NP	D
5.1	Coverings	X			X
5.2	Flashings	X			
5.3	Soffits & Fascia	X			
5.4	Skylights, Chimneys & Other Roof Penetrations			X	
5.5	Roof Drainage Systems	X			
5.6	Approximate Age/Life Expectancy	X			
5.7	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method
Air Drone

Roof Type/Style
Hip

Flashings: Material
Aluminum

Flashings: Conditions
Satisfactory

Soffits & Fascia: Conditions
Satisfactory

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Conditions
Satisfactory

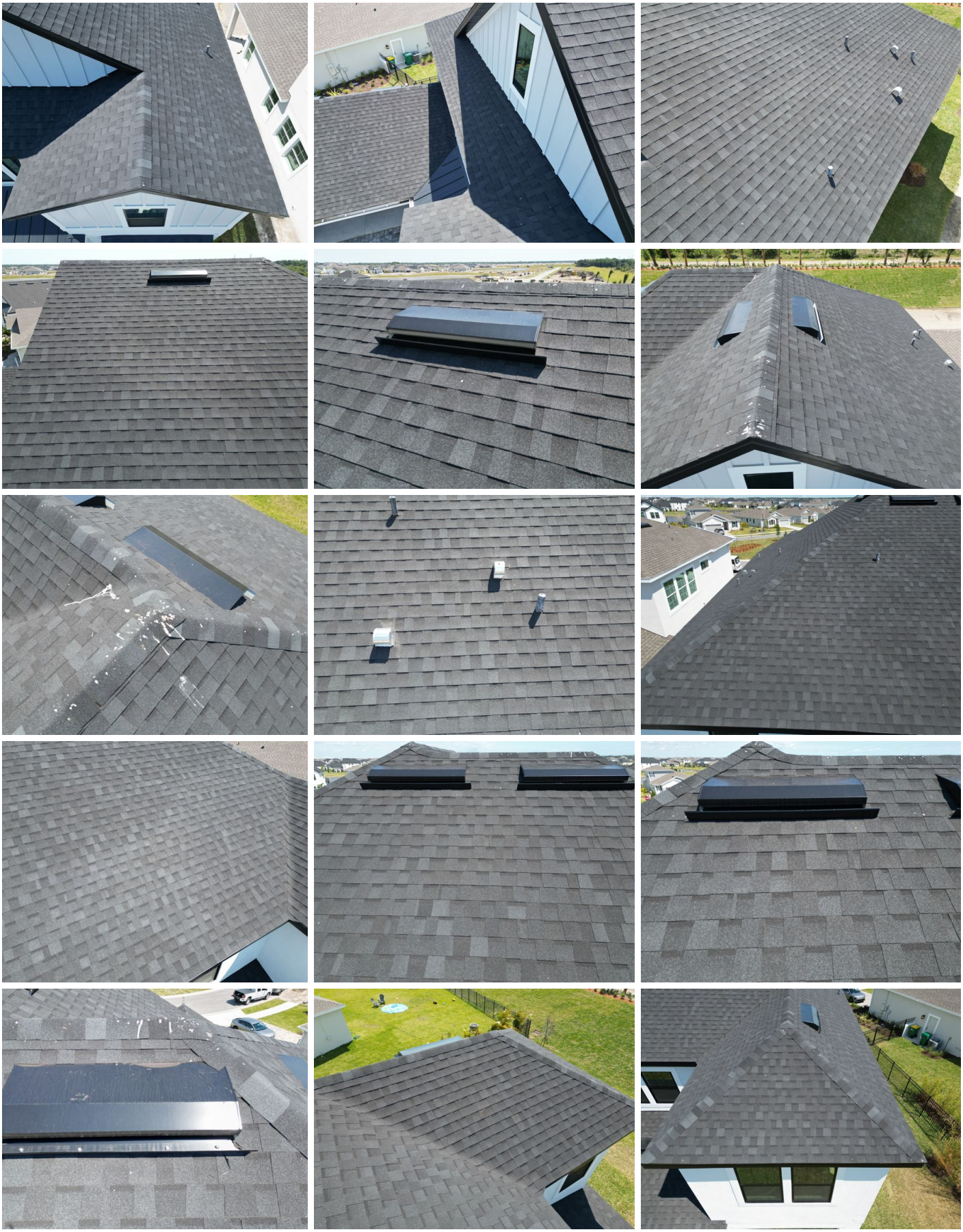
Approximate Age/Life Expectancy : Roof Age
2024

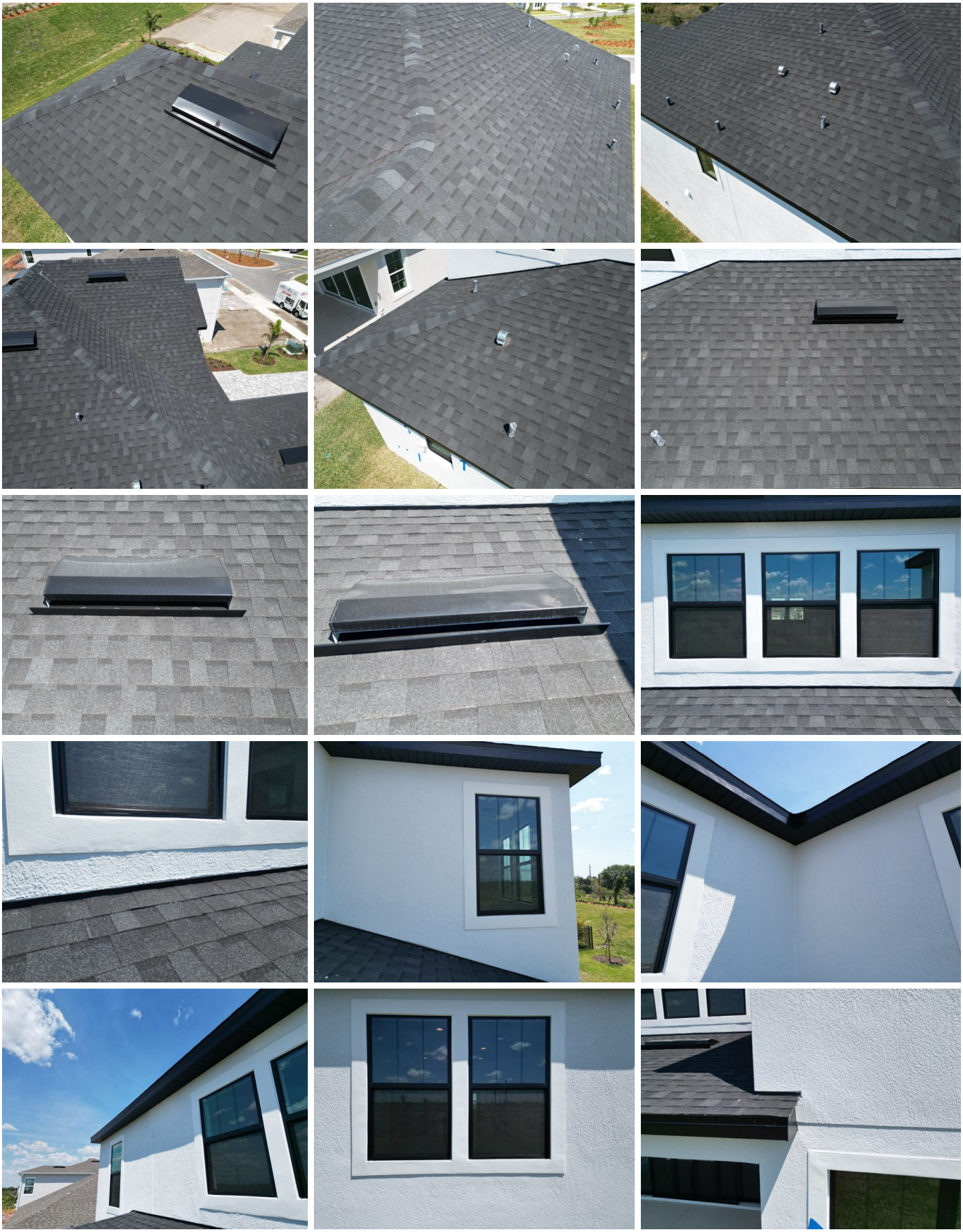
Approximate Age/Life Expectancy : Life Expectancy
20

Ventilation: Ventilation Type
Soffit Vents

Coverings: Material

Shingle, Metal





Deficiencies

5.1.1 Coverings

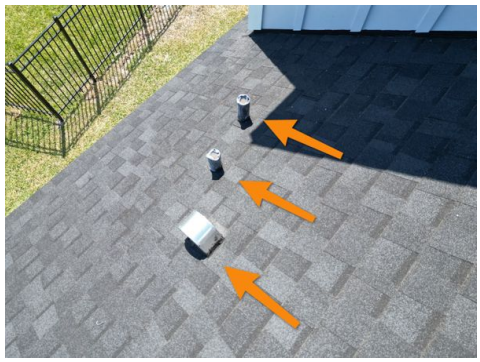
EXHAUST VENTS

At the time of inspection, exhaust vents in need of painting

Recommendation

Contact a qualified professional.






6: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
6.1	Floors/Baseboards	X			X
6.2	Doors	X			X
6.3	Windows	X			X
6.4	Walls	X			X
6.5	Ceilings	X			X
6.6	Steps, Stairways & Railings	X			
6.7	Fire Place And Chimney			X	
6.8	Interior Photos	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Floors/Baseboards: Floor Coverings
Tile, Carpet

Doors: Doors
Satisfactory

Walls: Wall Material
Drywall, Texture

Ceilings: Overall Condition
Satisfactory

Floors/Baseboards: Baseboards
Wood

Windows: Window Type
Single-hung, Impact

Walls: Overall Conditions
Satisfactory

Steps, Stairways & Railings: Stairs/Railings Conditions
Satisfactory

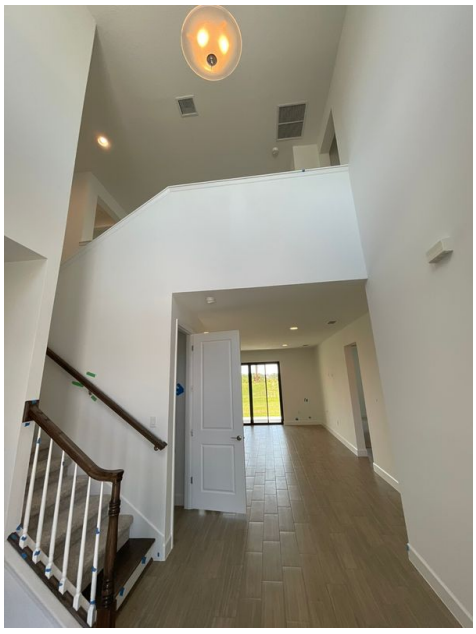
Floors/Baseboards: Over All Condition
Satisfactory

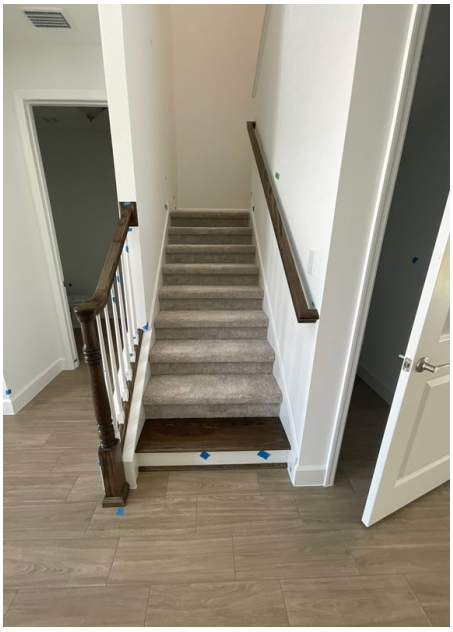
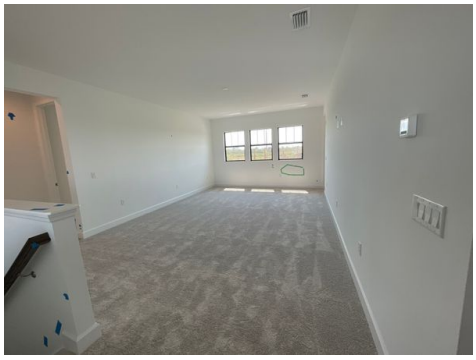
Windows: Overall Condition
Satisfactory

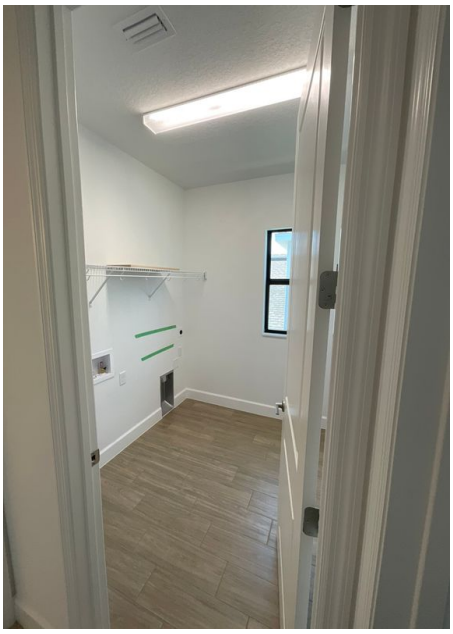
Ceilings: Ceiling Material
Drywall, Texture

Interior Photos: Interior Pictures

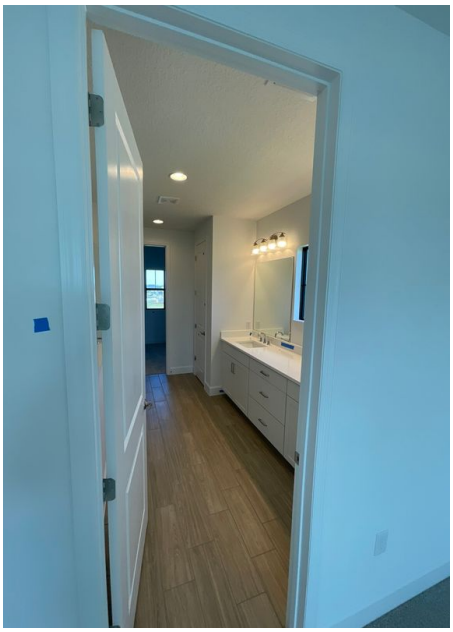
Satisfactory

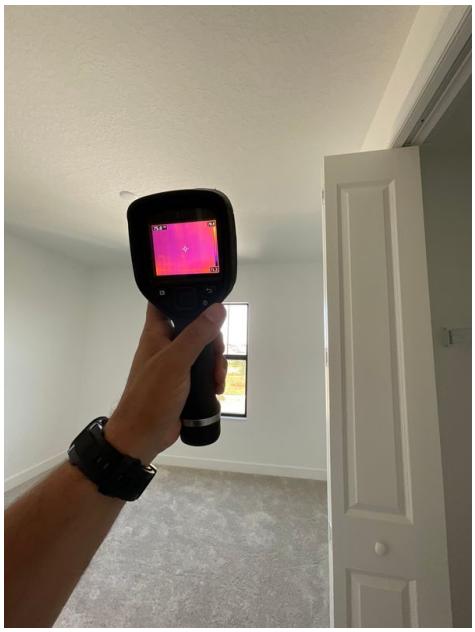



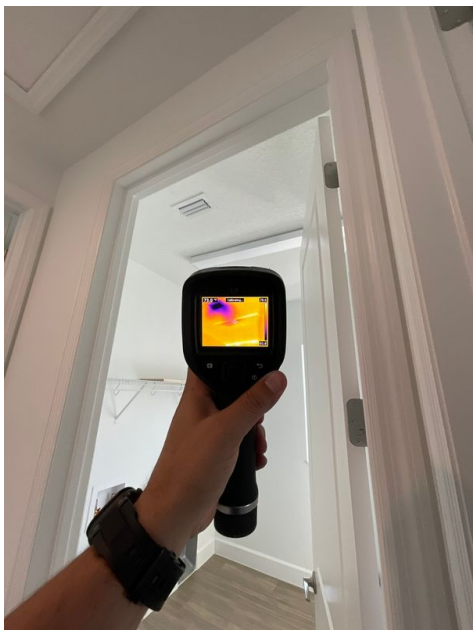
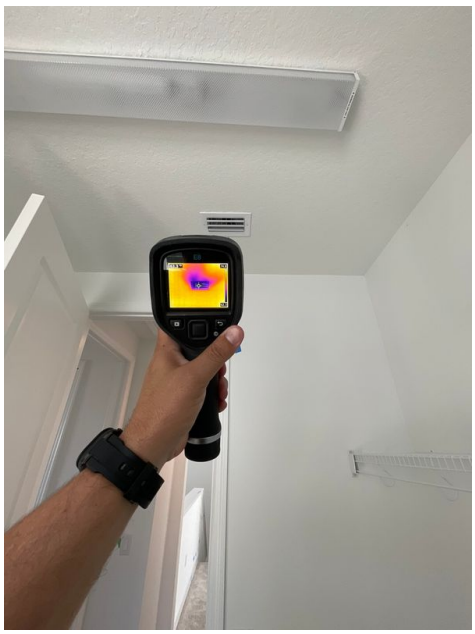



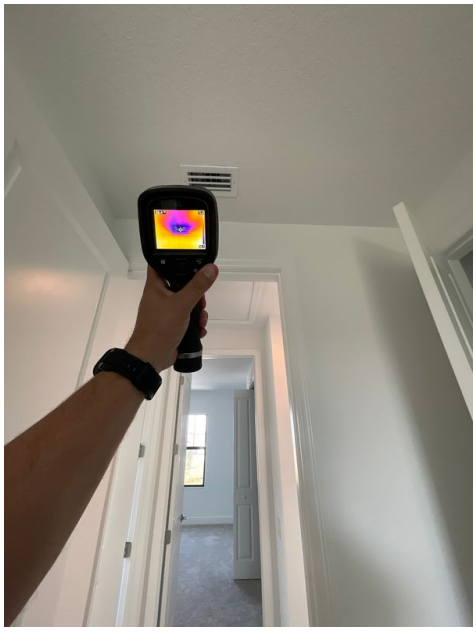
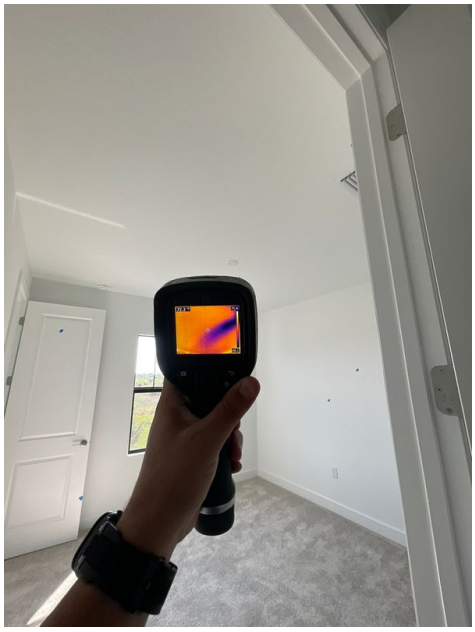


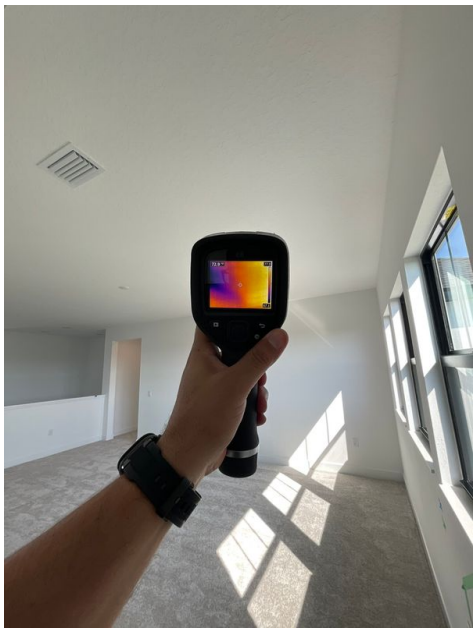


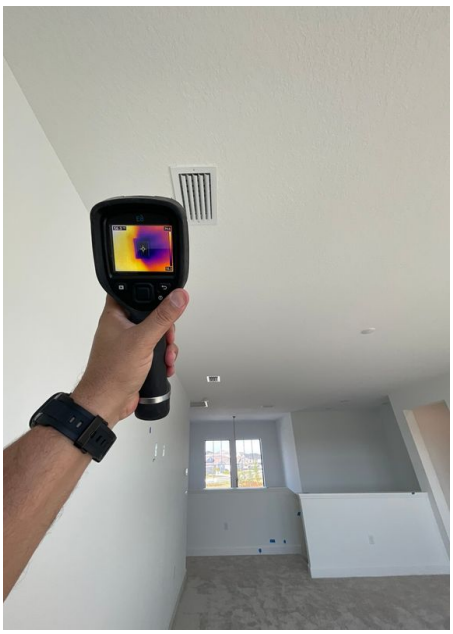
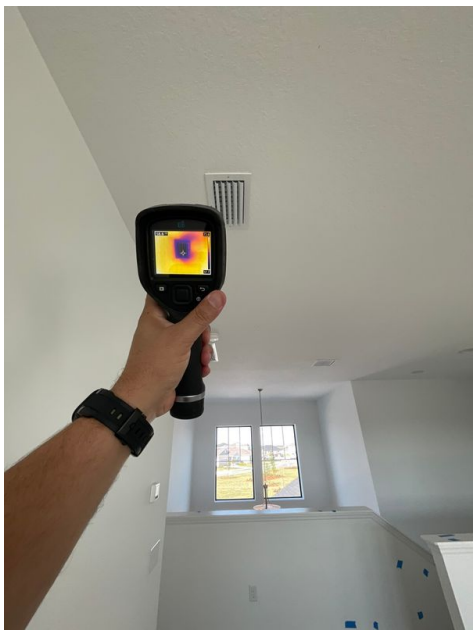
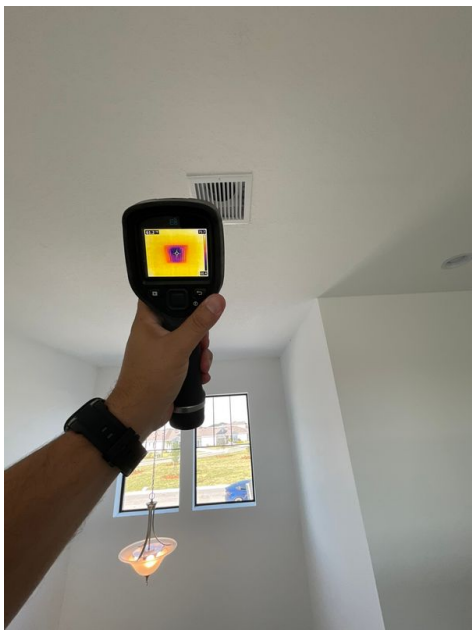





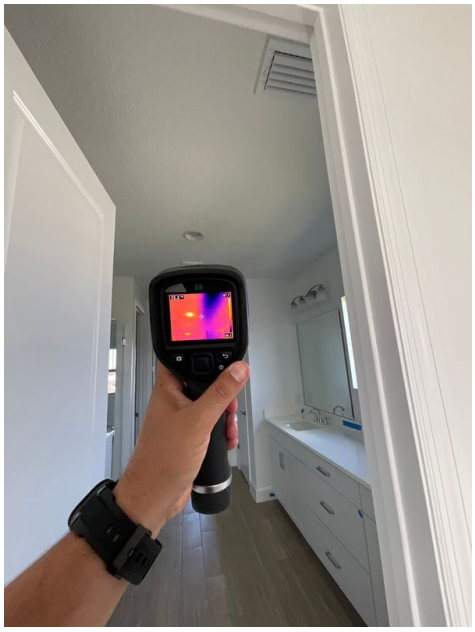
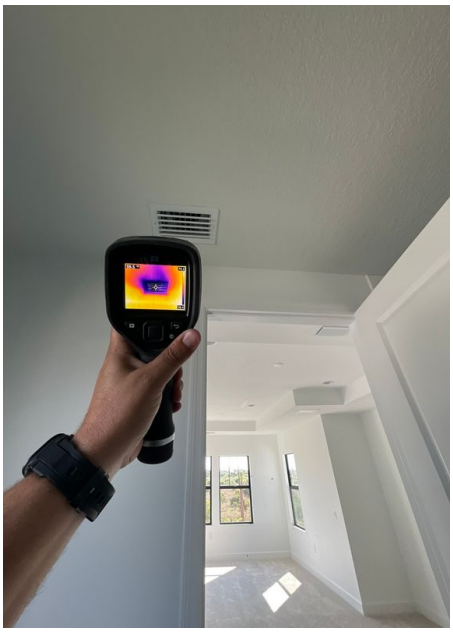
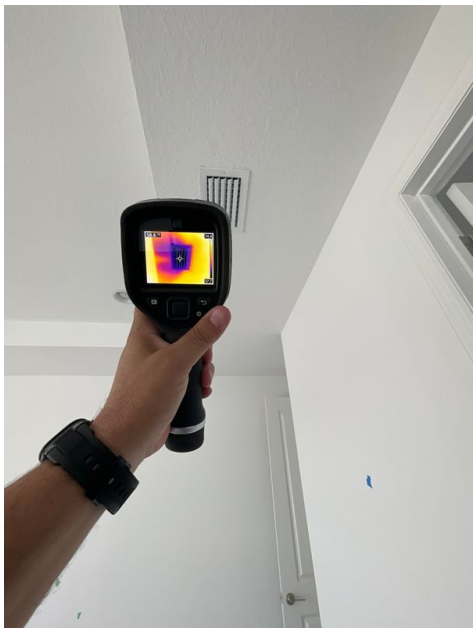



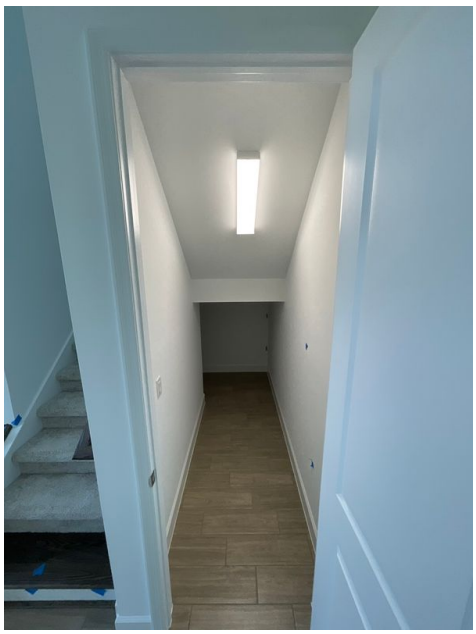




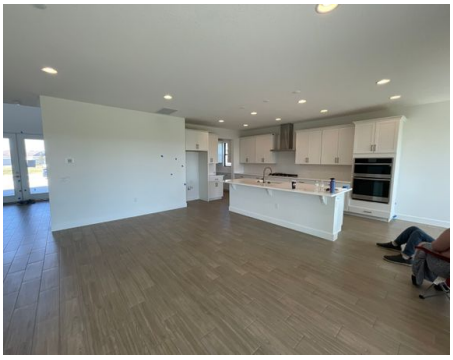


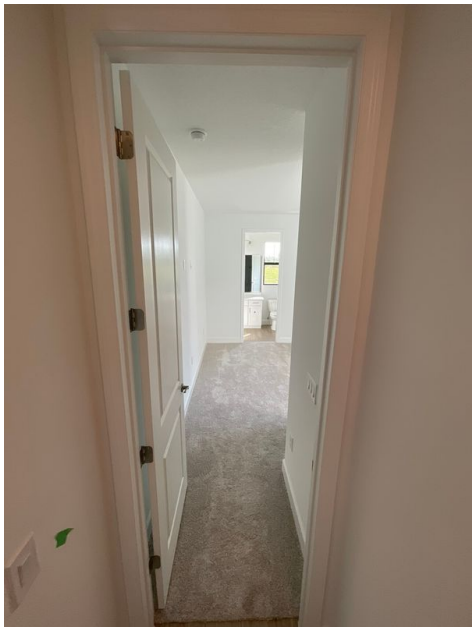
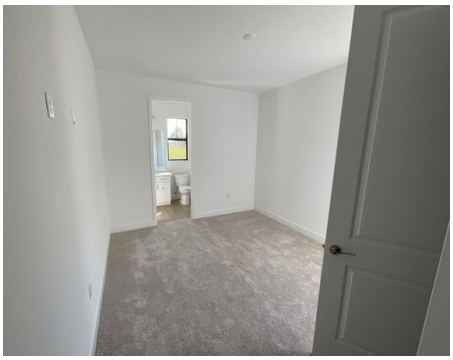




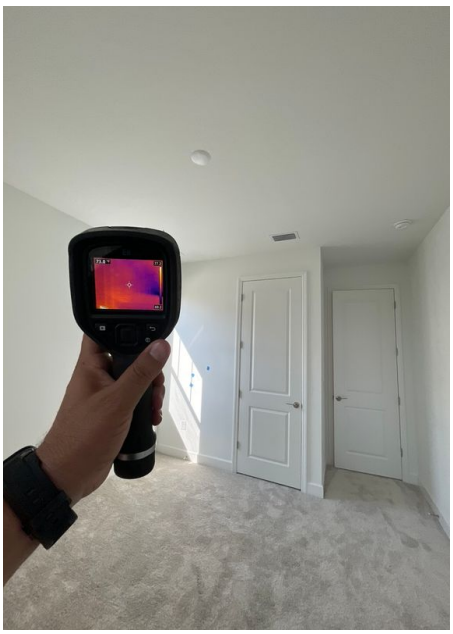


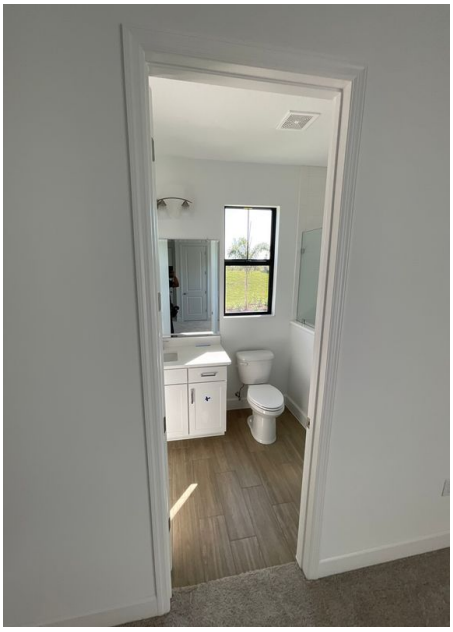




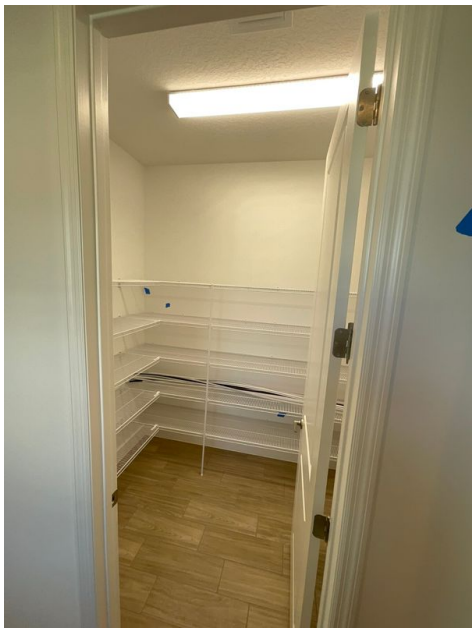







Deficiencies

6.1.1 Floors/Baseboards

GROUT (MISSING)

GARAGE ENTRY DOOR

Missing grout near the entry door can lead to several potential issues if not addressed:

Water Intrusion – Gaps in the grout allow water to seep into the subfloor, potentially leading to water damage, mold growth, and weakening of the structure over time.

Tile Movement & Cracking – Without grout to hold tiles in place, they can shift, leading to cracking, chipping, or even detachment, resulting in costly repairs.

Pest Entry Point – Small gaps can become entry points for insects and pests, which can create further issues inside the home.

Energy Efficiency Loss – If located near the exterior, missing grout can allow drafts, reducing energy efficiency by letting hot or cold air in, increasing heating or cooling costs.

Aesthetic & Structural Integrity – Aside from looking unfinished, missing grout can compromise the overall stability of the tiled area, making it more prone to further deterioration.

It's recommended to reapply grout as soon as possible to prevent these issues and maintain the integrity of the flooring near the entryway.

Recommendation

Contact a qualified tile contractor

Garage Entry Door

Missing Grout

6.2.1 Doors

CLOSET DOOR (TOUCH UP)

BEDROOM 1

The affected area can be lightly sanded to smooth out the niks and then repainted for a clean, uniform finish. This is a minor touch-up that the builder or homeowner can easily address to improve the overall appearance of the closet door

Recommendation

Contact your builder.


Bedroom 1 Closet Doors


Bedroom 1 Closet Doors

6.2.2 Doors

DOOR/TRIM

Door trim for bedroom 1 and laundry trimming missing caulking and paint

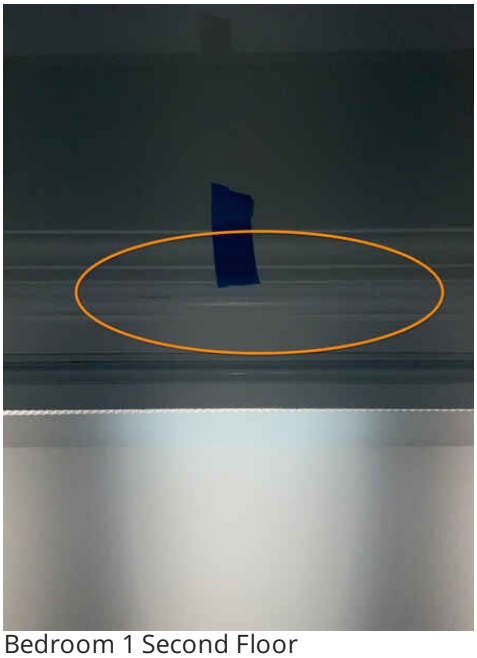
Recommendation

Contact your builder.


Bedroom 1 Second Floor


Bedroom 1 Second Floor


Bedroom 1 Second Floor


Bedroom 1 Second Floor


Laundry Room


Laundry Room

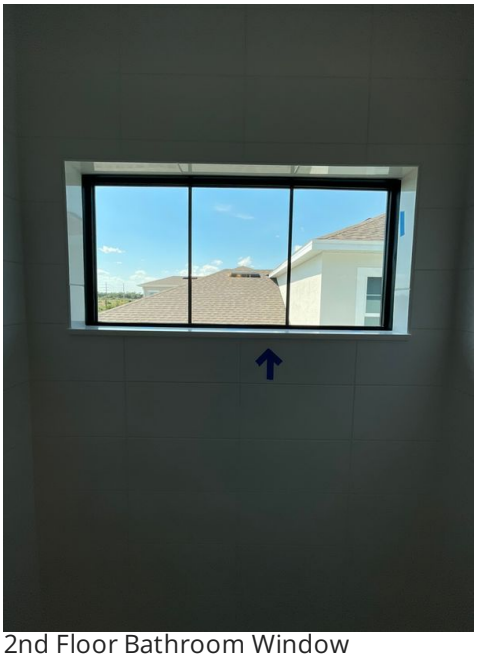
6.3.1 Windows

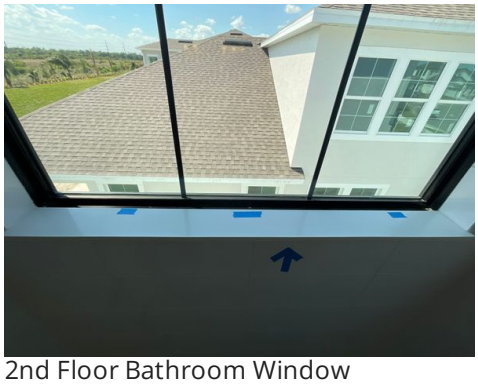
WINDOW SILL

Window sill missing cap filler

Recommendation

Contact a qualified professional.


2nd Floor Bathroom Window


2nd Floor Bathroom Window

6.4.1 Walls

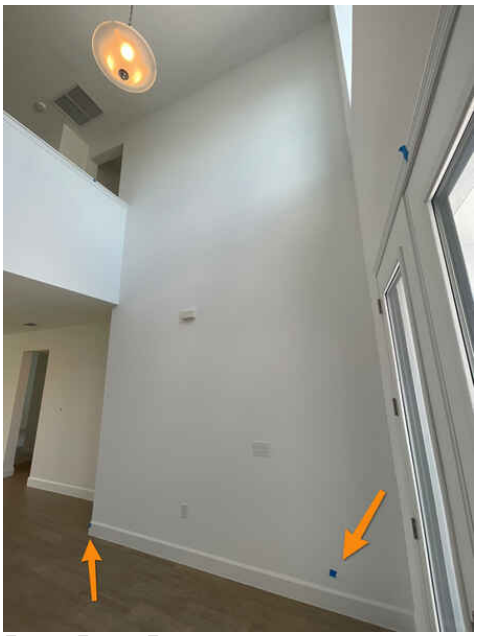
PAINT/DRYWALL TEXTURE

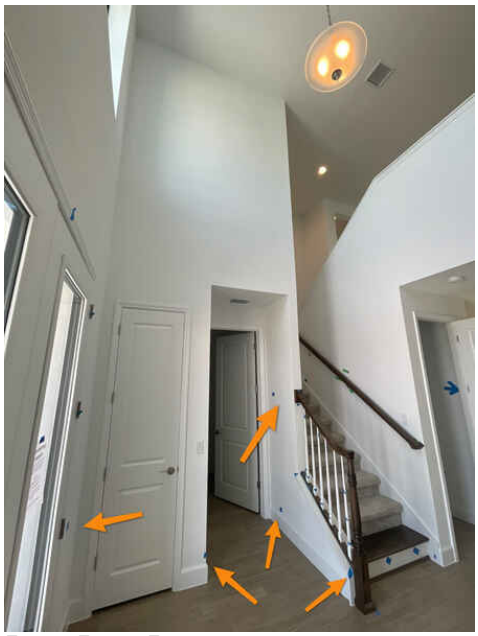
Drywall, Texture and Baseboard in need of touch up paint/caulking corrected.

The affected area can be lightly sanded to smooth out the drips and then repainted for a clean, uniform finish. This is a minor touch-up that can be easily address to improve the overall appearance.

Recommendation

Contact your builder.

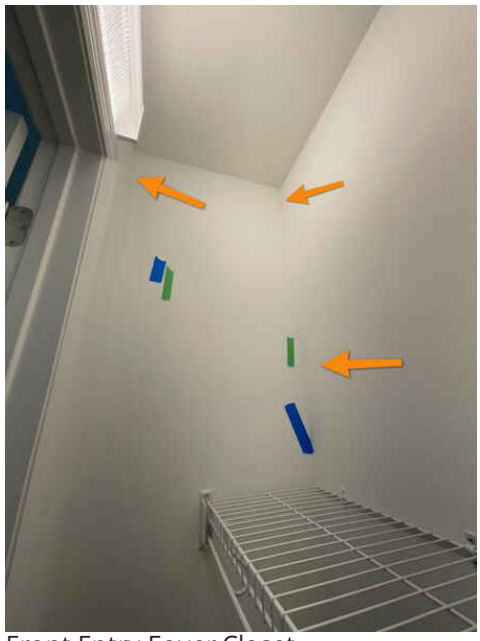

Front Entry Foyer

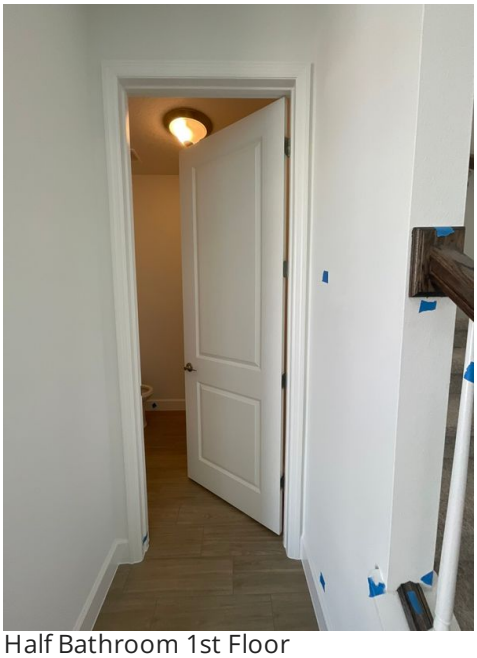

Front Entry Foyer


Front Entry Foyer Closet

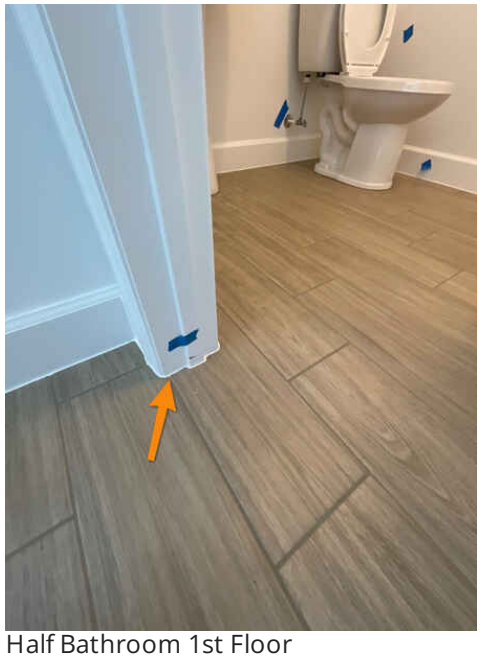

Front Entry Foyer Closet


Front Entry Foyer Closet


Front Entry Foyer Closet


Half Bathroom 1st Floor


Half Bathroom 1st Floor


Half Bathroom 1st Floor


Half Bathroom 1st Floor


Half Bathroom 1st Floor

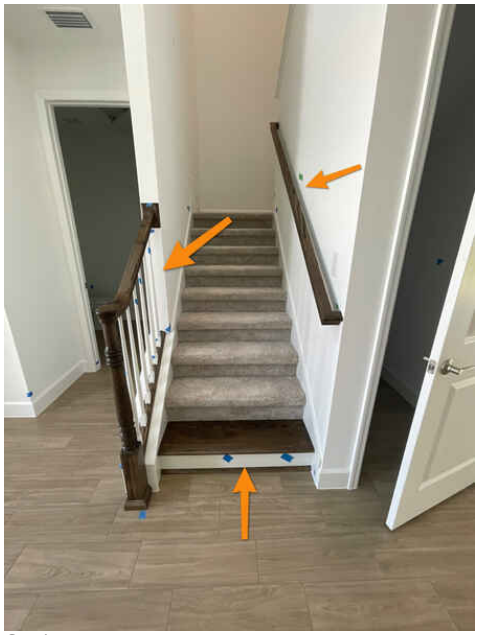

Half Bathroom 1st Floor

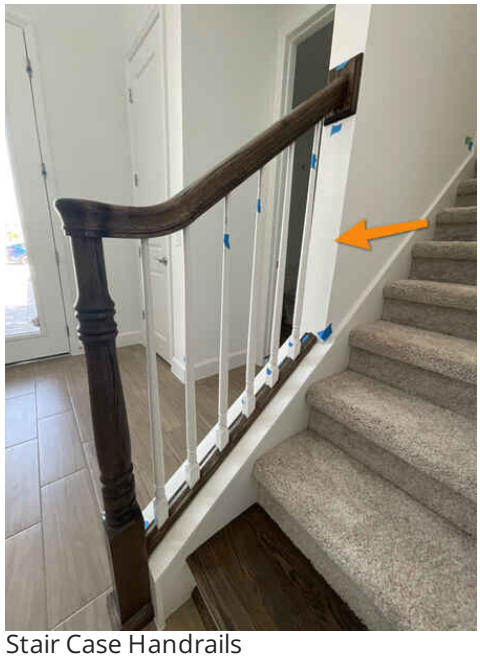

Half Bathroom 1st Floor


Half Bathroom 1st Floor

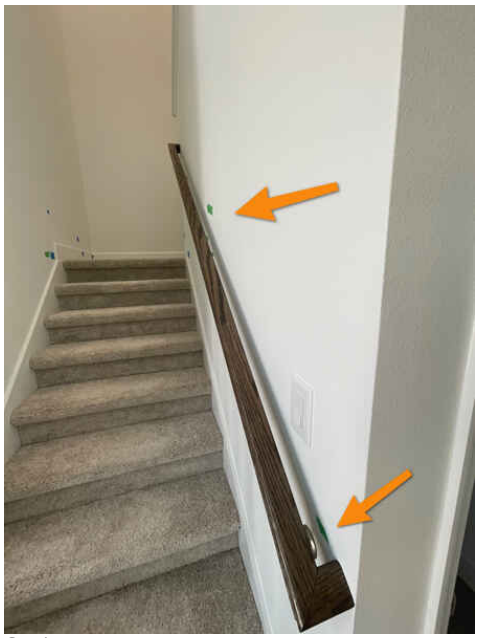

Half Bathroom 1st Floor


Staircase Handrails


Staircase

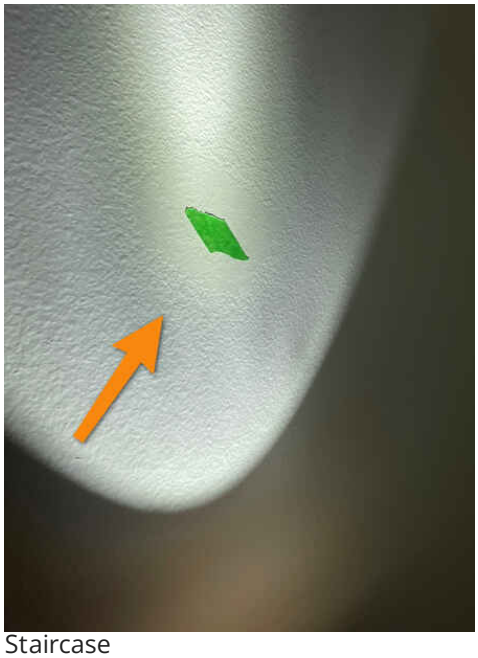

Stair Case Handrails


Staircase


Staircase


Staircase Handrails (Gap)


Staircase

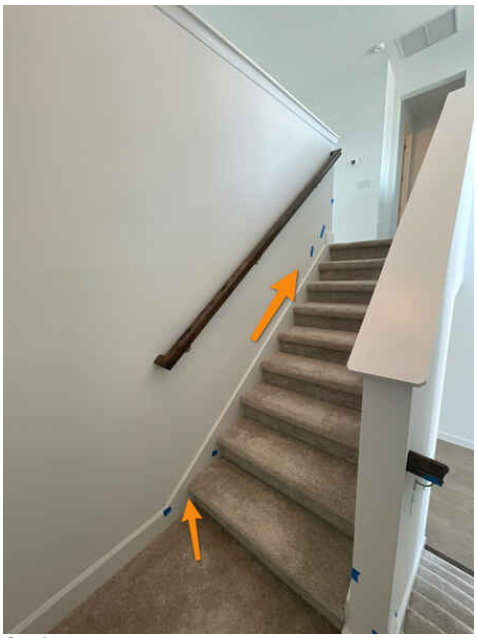

Staircase

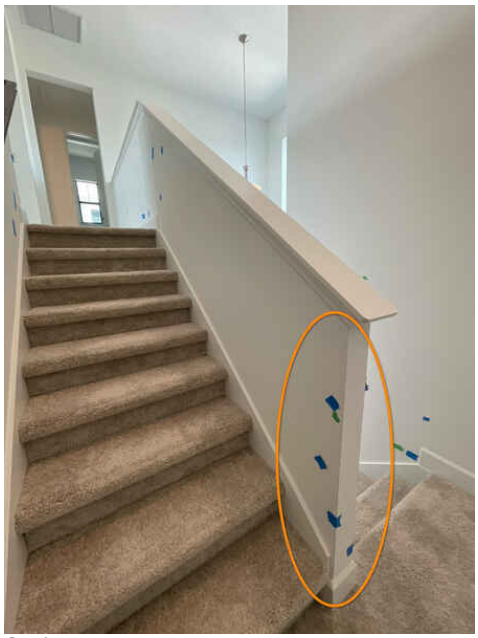

Staircase


Staircase


Staircase

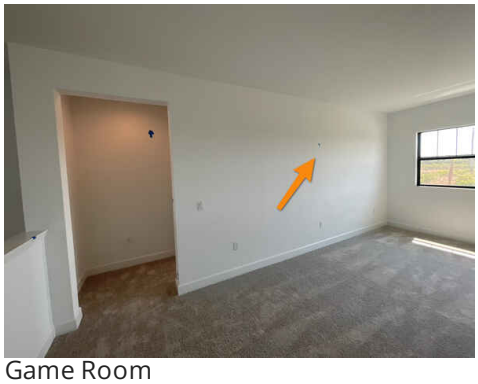

Staircase


Staircase


Staircase

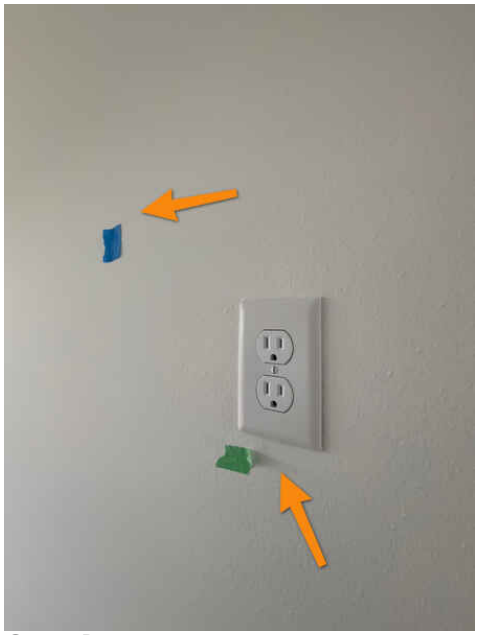

Staircase


Staircase


Game Room


Game Room


Game Room


Game Room

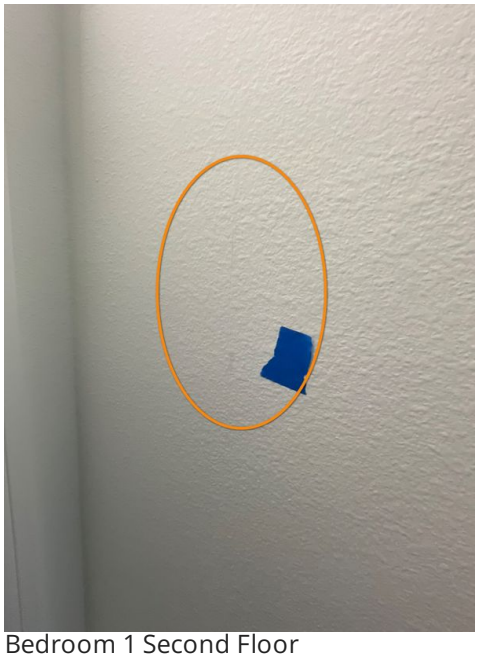

Game Room


Entry to Bedroom 1/Bathroom Hallway

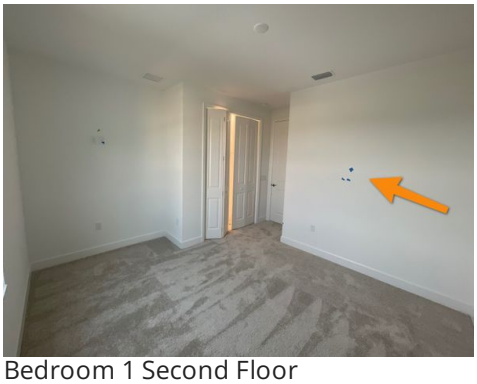

Entry to Bedroom 1/Bathroom Hallway


Entry to Bedroom 1/Bathroom Hallway

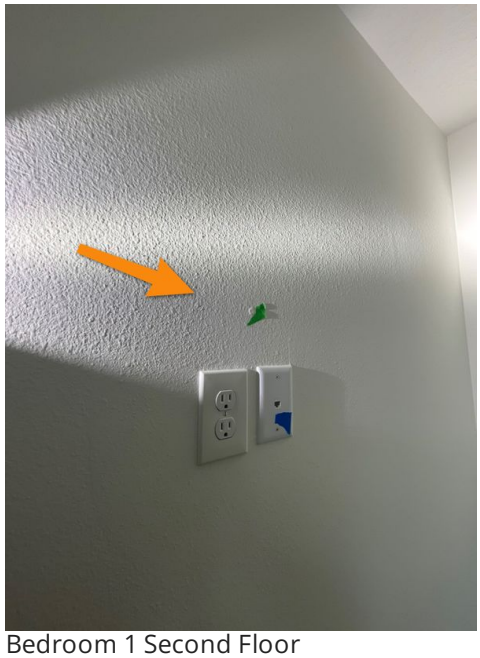

Bedroom 1 Second Floor

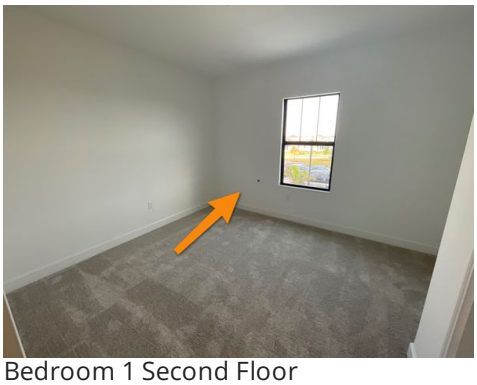

Bedroom 1 Second Floor


Bedroom 1 Second Floor

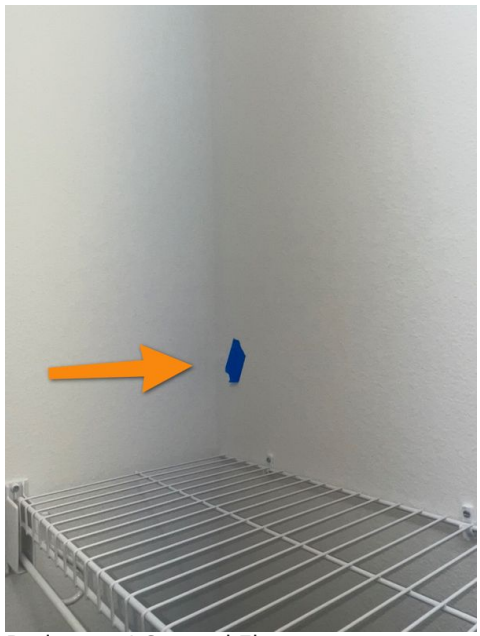

Bedroom 1 Second Floor


Bedroom 1 Second Floor


Bedroom 1 Second Floor


Bedroom 1 Second Floor


Bedroom 1 Second Floor


Bedroom 1 Second Floor

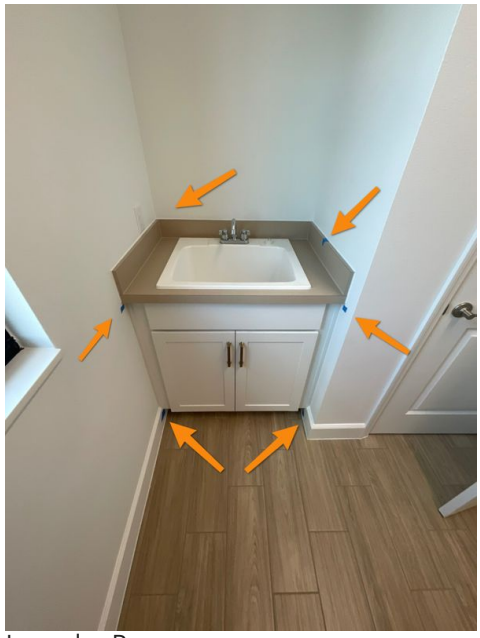

Bedroom 1 Second Floor


Laundry Room


Laundry Room

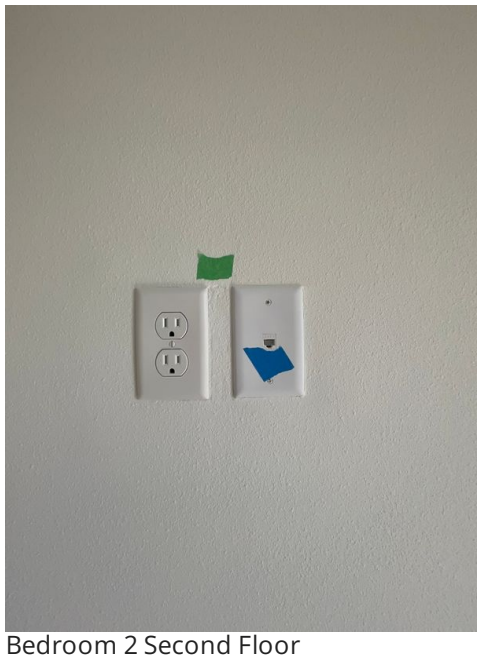

Laundry Room


Laundry Room


Laundry Room

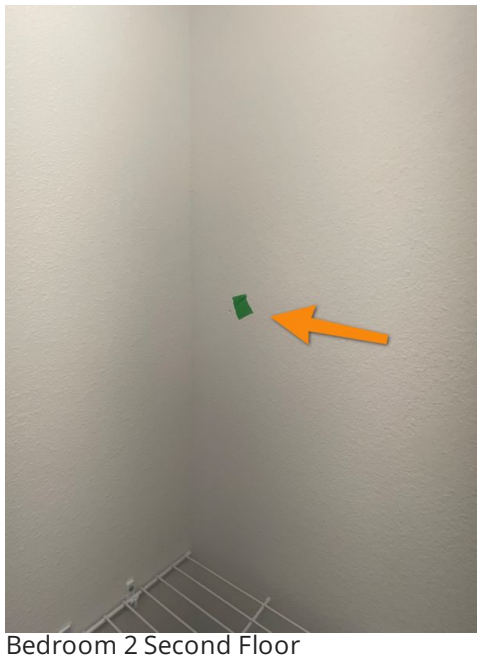

Bedroom 2 Second Floor

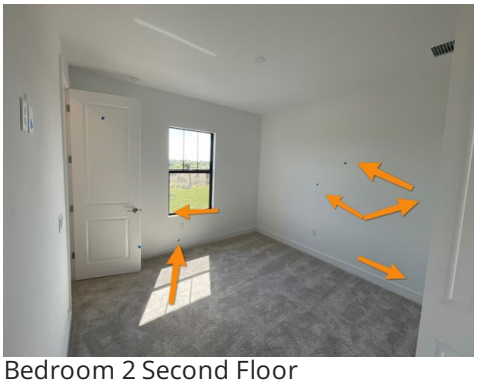

Bedroom 2 Second Floor

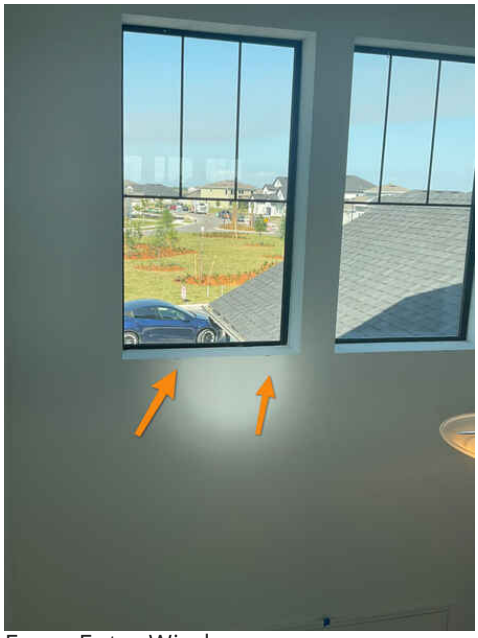

Bedroom 2 Second Floor

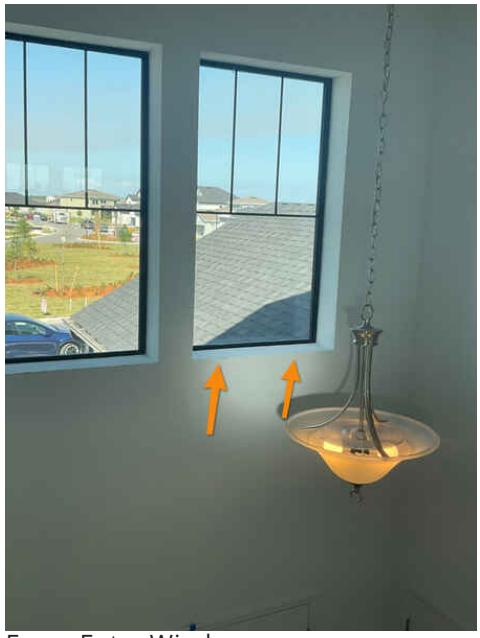

Bedroom 2 Second Floor

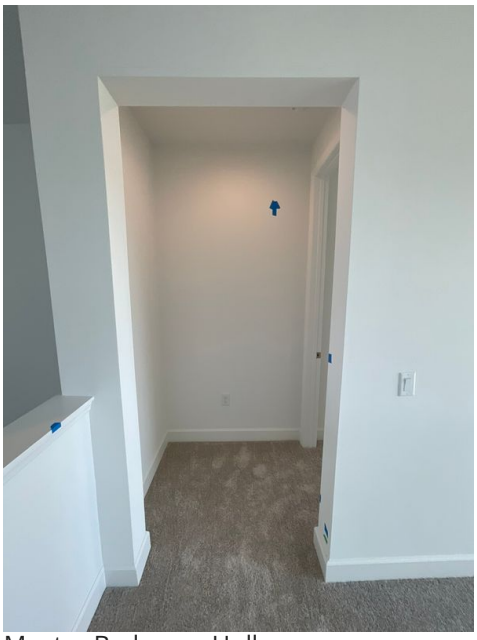

Bedroom 2 Second Floor

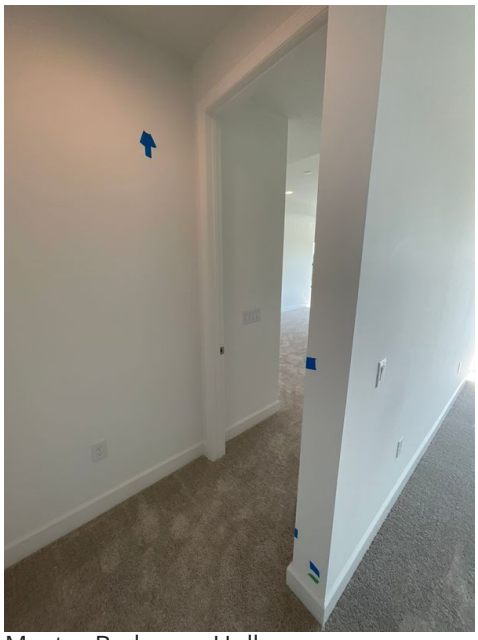

Bedroom 2 Second Floor


Bedroom 2 Second Floor

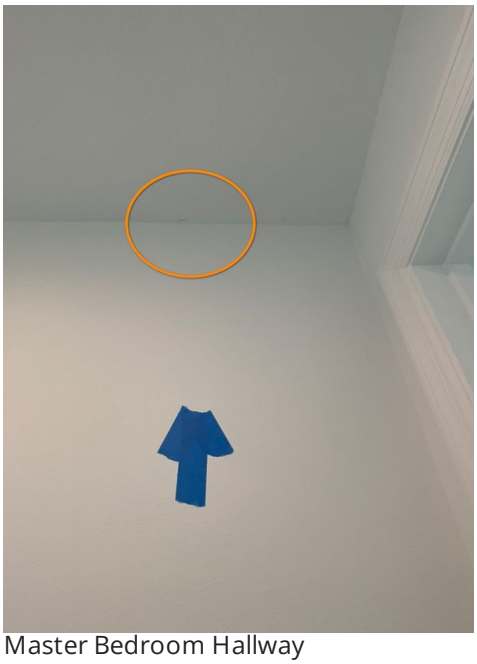

Foyer Entry Windows


Foyer Entry Windows


Master Bedroom Hallway


Master Bedroom Hallway


Master Bedroom Hallway

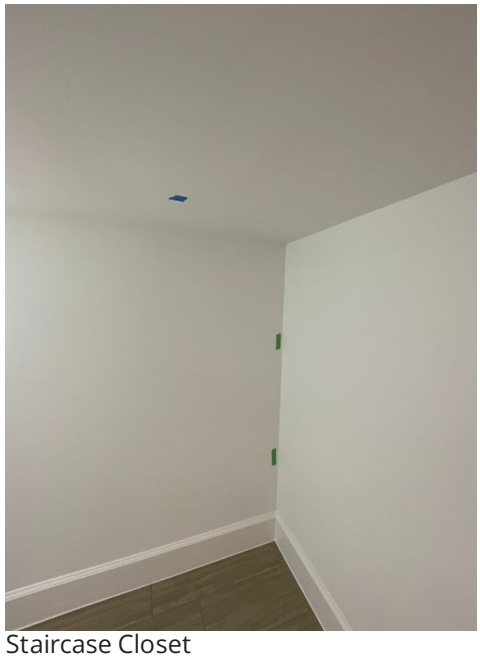

Master Bedroom Hallway


Master Bedroom


Master Bedroom


Master Bedroom


Staircase Closet

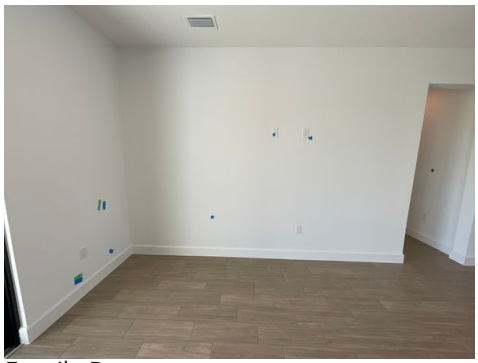

Staircase Closet

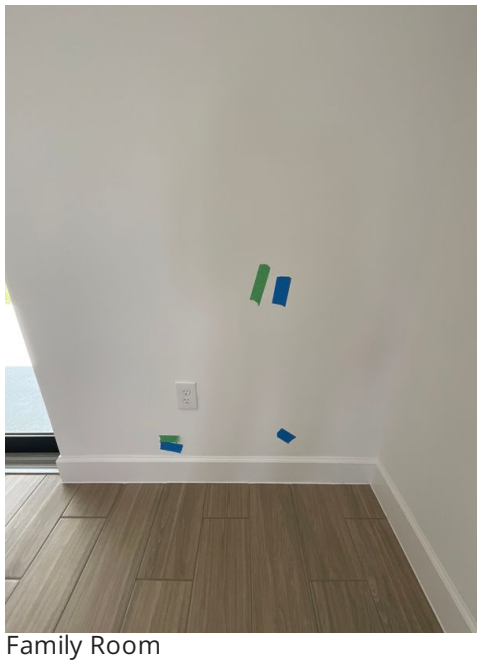

Staircase Closet

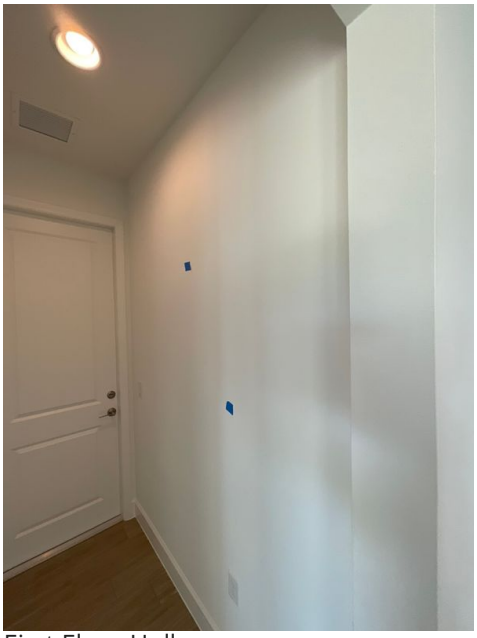

Staircase Closet

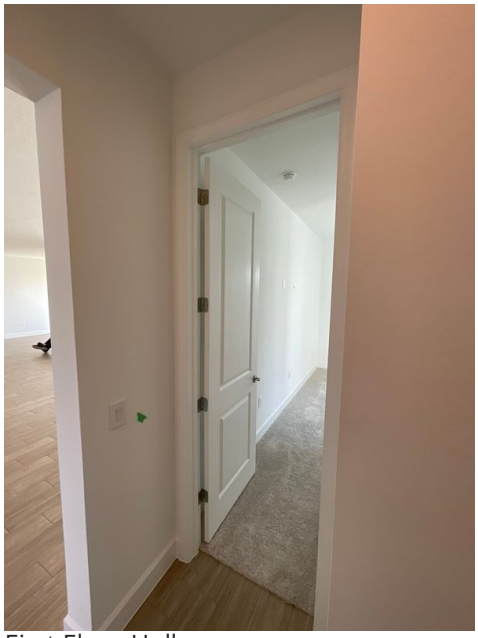

Family Room


Family Room


Family Room

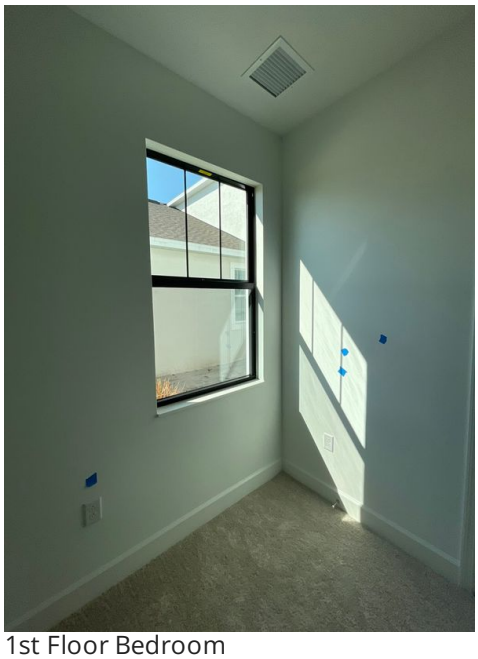

Family Room


First Floor Hallway

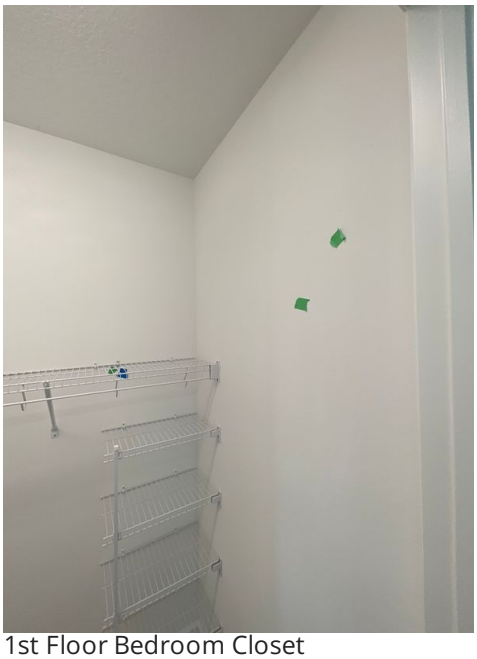

First Floor Hallway

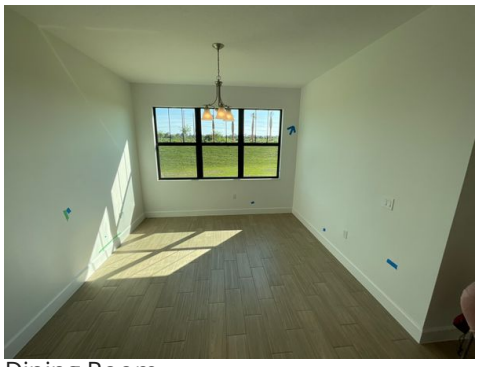

First Floor Hallway


1st Floor Bedroom


1st Floor Bedroom


1st Floor Bedroom

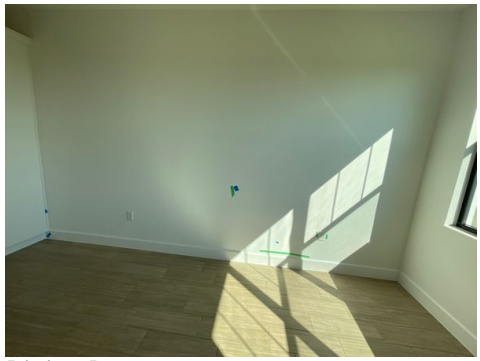

1st Floor Bedroom Closet

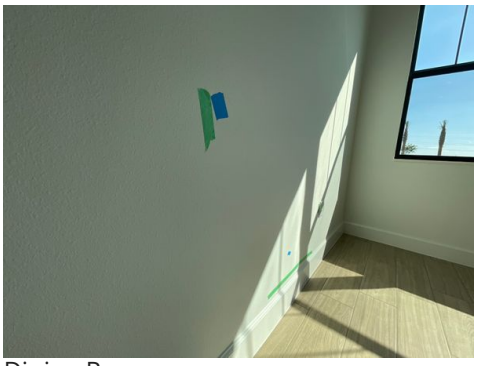

Dining Room


Dining Room


Dining Room


Dining Room


Dining Room


Dining Room


Dining Room


Dining Room


Pantry Closet


Pantry Closet


Pantry Closet


HVAC Closet 1st Floor


HVAC Closet 1st Floor

6.5.1 Ceilings

TEXTURE

FOYER CELLING

Texture paint in need of touch up.

The affected area can be lightly sanded to smooth out the drips or re-textured if needed and then repainted for a clean, uniform finish. This is a minor cosmetic touch-up that can be easily address to improve the overall appearance.

Recommendation

Contact a qualified professional.


Foyer Entry Ceiling

7: PLUMBING

		IN	NI	NP	D
7.1	General	X			
7.2	Water Meter	X			
7.3	Water Pressure	X			
7.4	Outdoor Faucet or Water Spigot	X			
7.5	Main Shut-off Location	X			
7.6	Supply Pipes	X			
7.7	Drain Pipes	X			
7.8	Stack Pipes	X			
7.9	Bathroom #1	X			
7.10	Bathroom #2	X			X
7.11	Bathroom #3	X			X
7.12	Bathroom # 4	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Water Source
Public

Water Meter: Location
Front Of Home

Water Pressure: Water Pressure
Good

Outdoor Faucet or Water Spigot: Outdoor Faucet or Water Spigot
Satisfactory

Main Shut-off Location: Location
Exterior

Supply Pipes: Pipes
PVC/CPVC

Drain Pipes: Pipes
PVC

Other:

Stack Pipes: Pipes
PVC

Other :

Bathroom #1: Number Of Fixtures
2

Bathroom #1: Bath
N/A

Bathroom #1: Shower Walls
N/A

Bathroom #1: Toilet
Satisfactory

Bathroom #1: Sink(s)
Satisfactory

Bathroom #1: Bidet
Not Present

Bathroom #1: Ventilation
Exhaust Fan

Bathroom #2: Number Of Fixtures
4

Bathroom #2: Bath
Bathtub

Bathroom #2: Shower Walls
Tiles

Bathroom #2: Toilet
Satisfactory

Bathroom #2: Sink(s)
Satisfactory

Bathroom #2: Bidet
Not Present

Bathroom #2: Ventilation
Exhaust Fan

Bathroom #3: Number Of Fixtures
4

Bathroom #3: Bath
Shower Stall

Bathroom #3: Shower Walls
Tiles

Bathroom #3: Toilet
Satisfactory

Bathroom #3: Sink(s)
Satisfactory

Bathroom #3: Bidet
Not Present

Bathroom #3: Ventilation
Exhaust Fan

Bathroom # 4: Number Of Fixtures
3

Bathroom # 4: Bath
Shower Stall

Bathroom # 4: Shower Walls
Tiles

Bathroom # 4: Toilet
Satisfactory

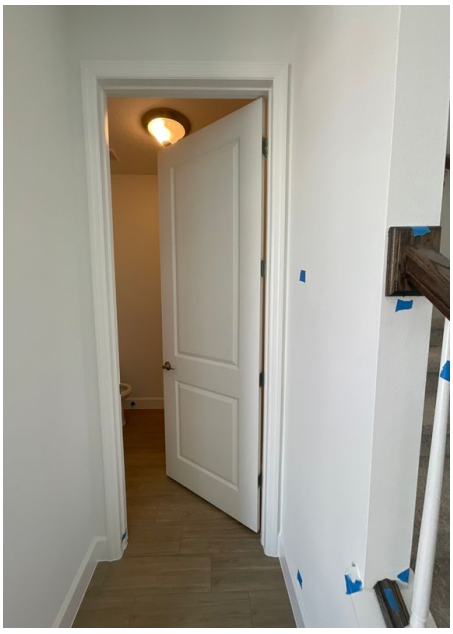
Bathroom # 4: Sink(s)
Satisfactory

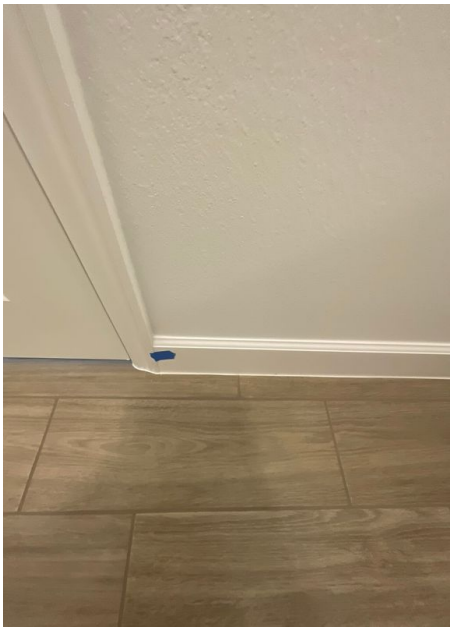
Bathroom # 4: Bidet
Not Present

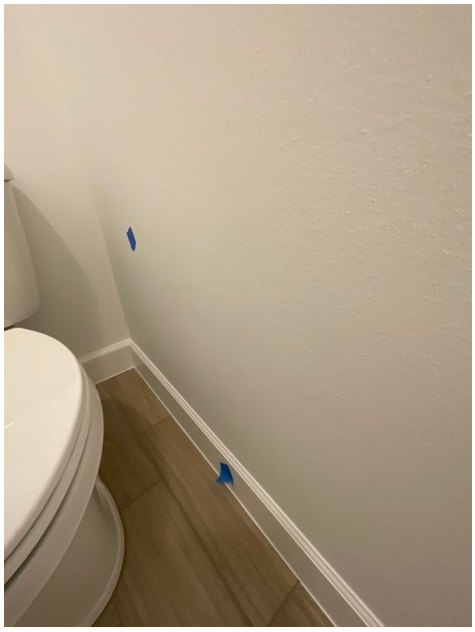
Bathroom # 4: Ventilation
Window, Exhaust Fan

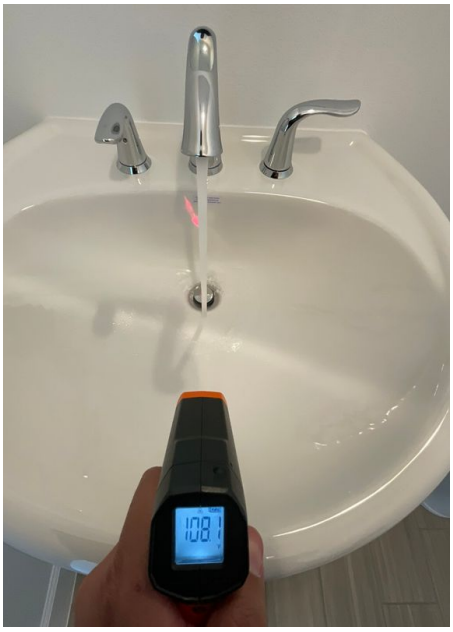
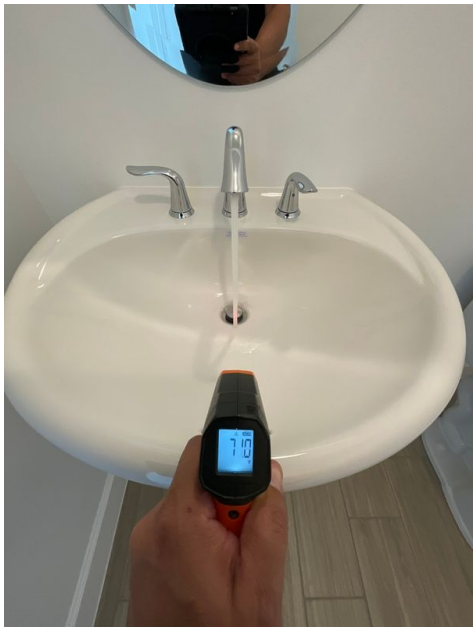
Bathroom #1: Location

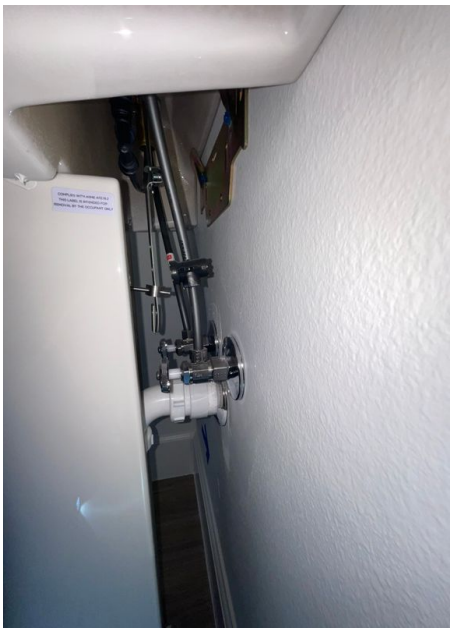
Hallway, 1st Floor



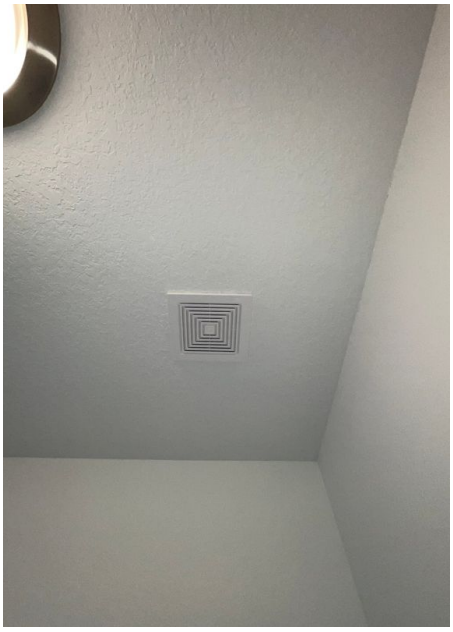



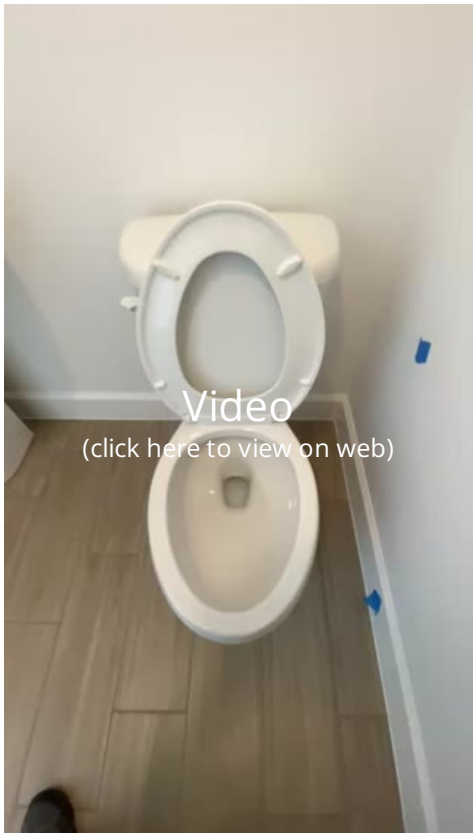






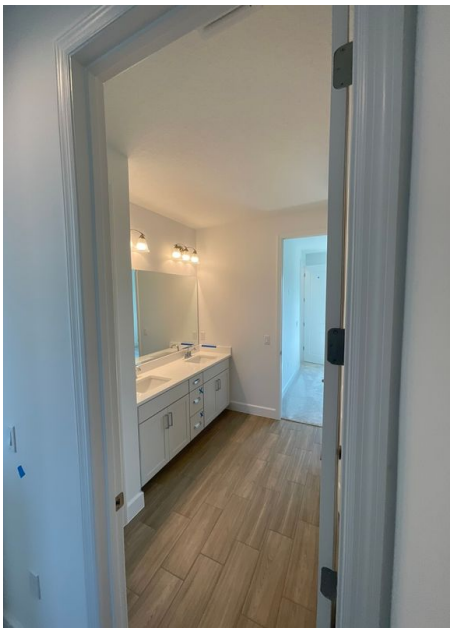




Video
(click here to view on web)


Video
(click here to view on web)

Bathroom #2: Location

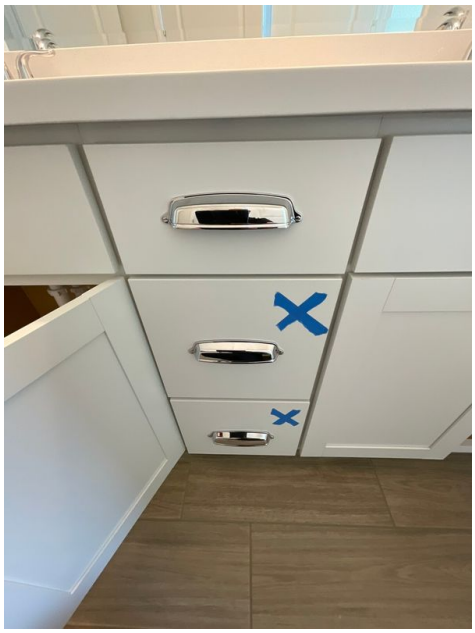
Hallway, Bedroom, 2nd Floor



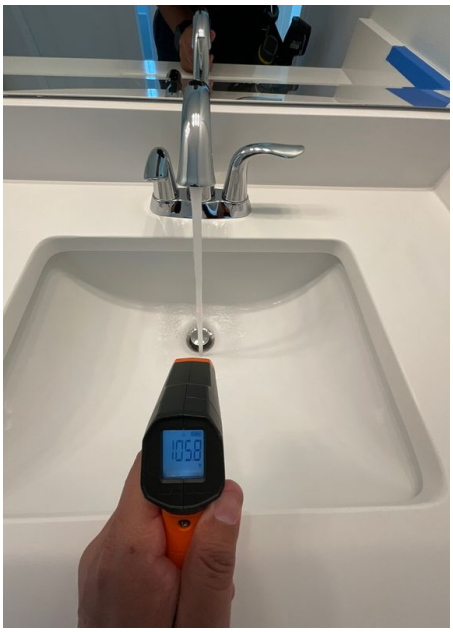
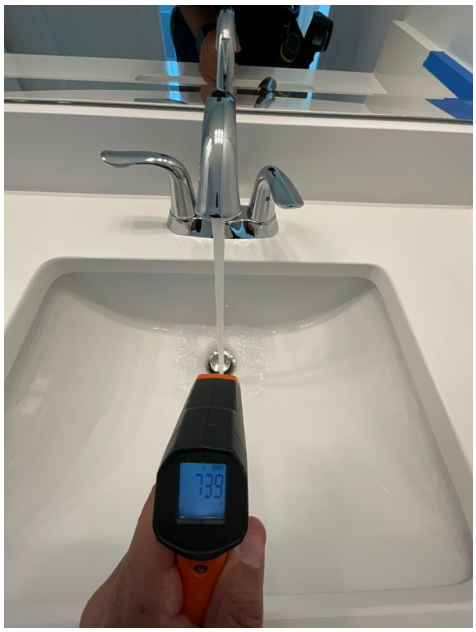


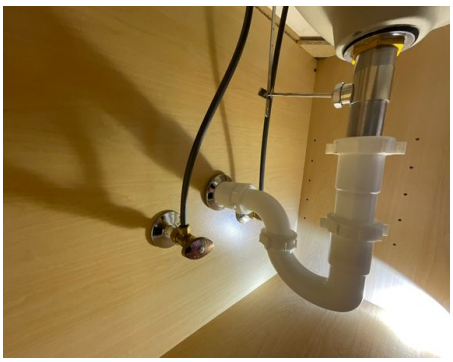
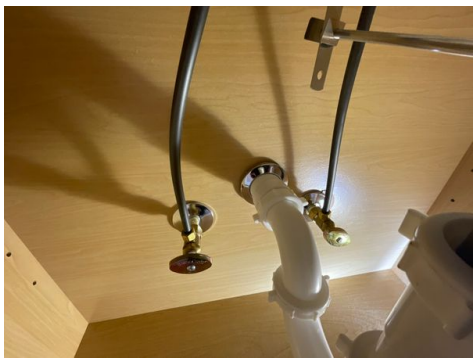


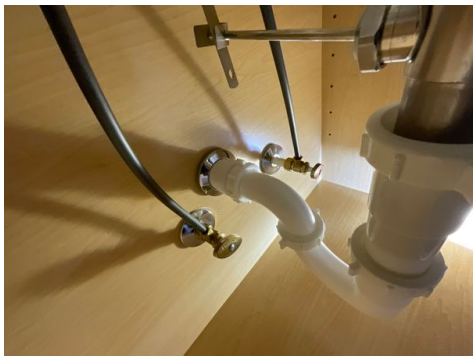


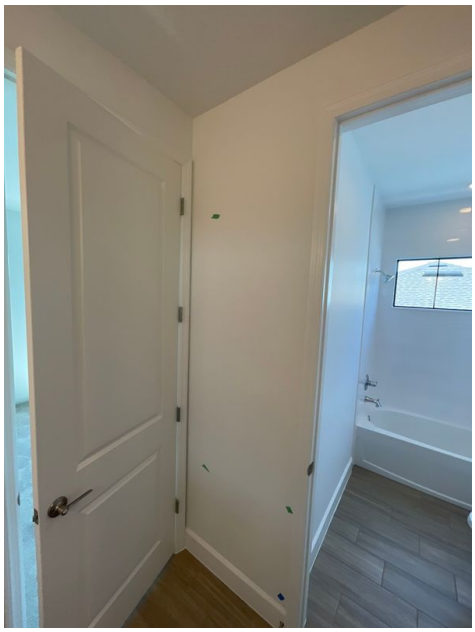


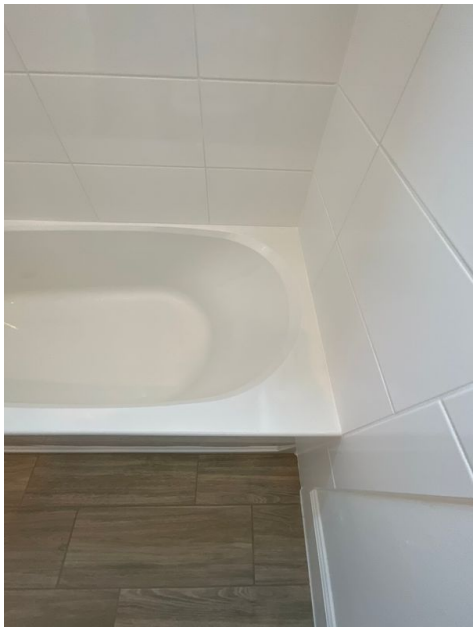


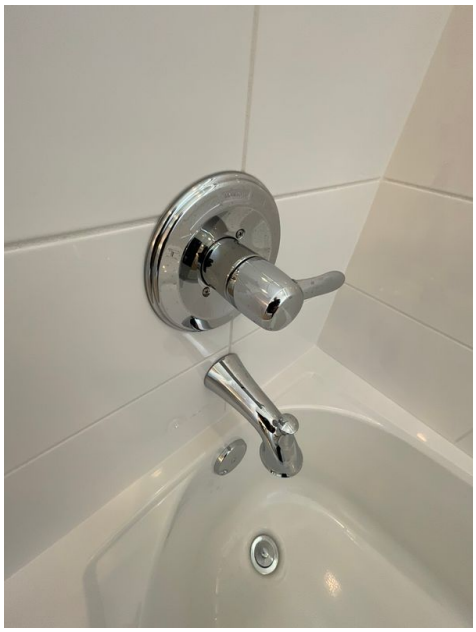




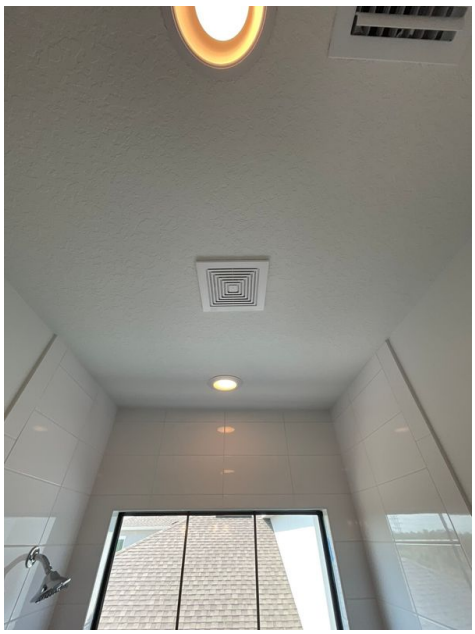


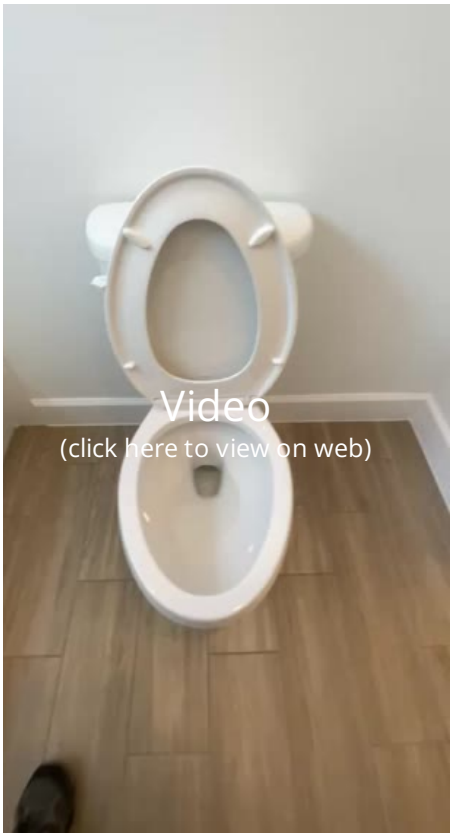



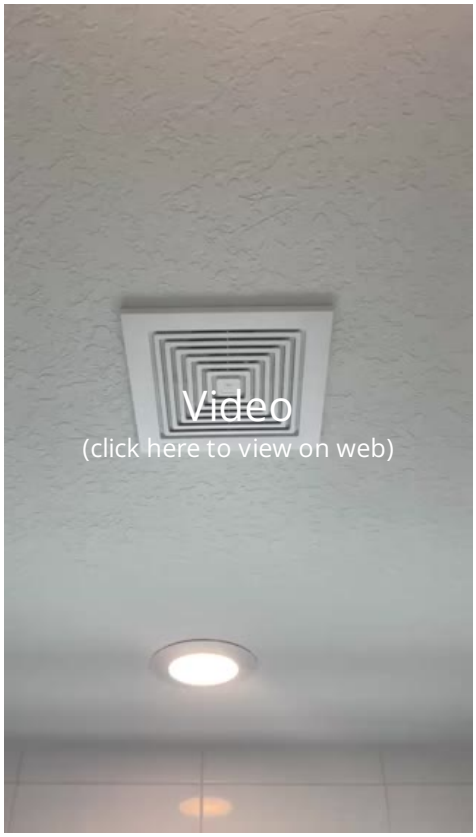



106.5

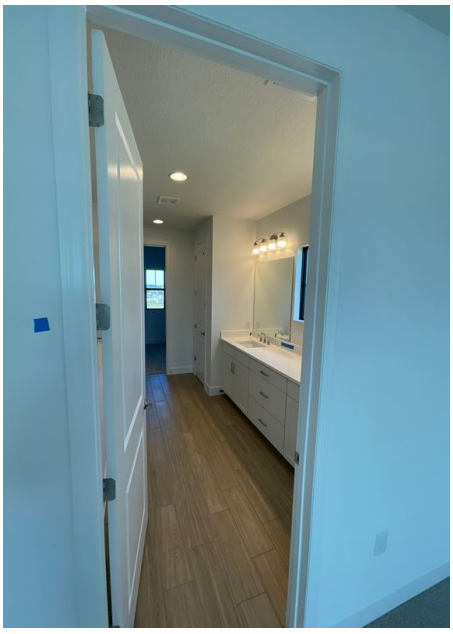
96.5

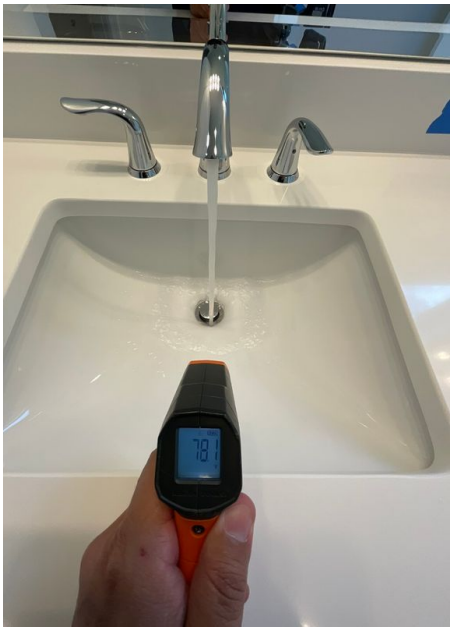


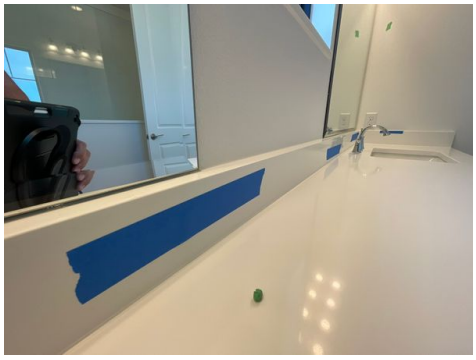

Video
(click here to view on web)

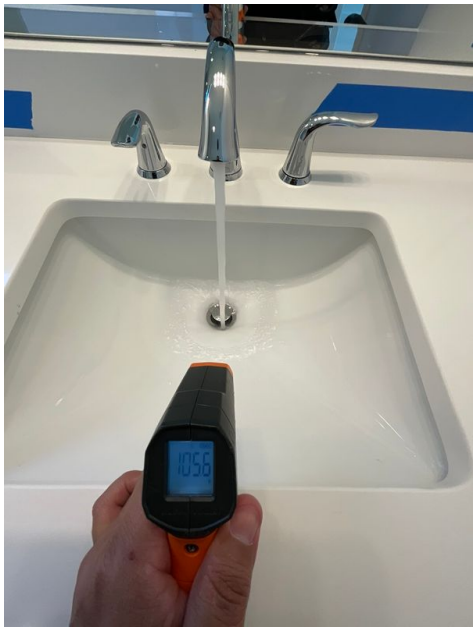

Video
(click here to view on web)

Bathroom #3: Location
Master Bedroom



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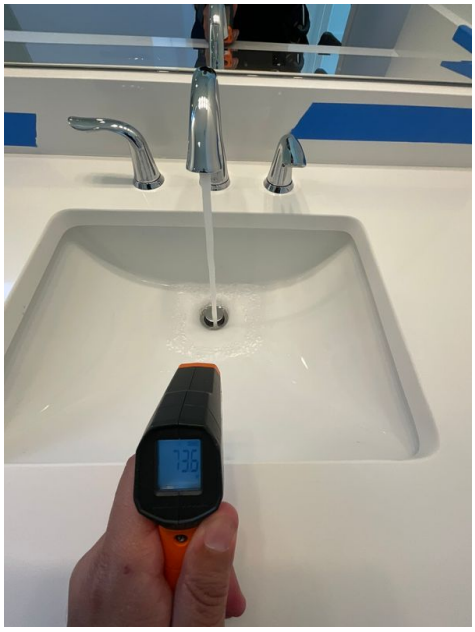
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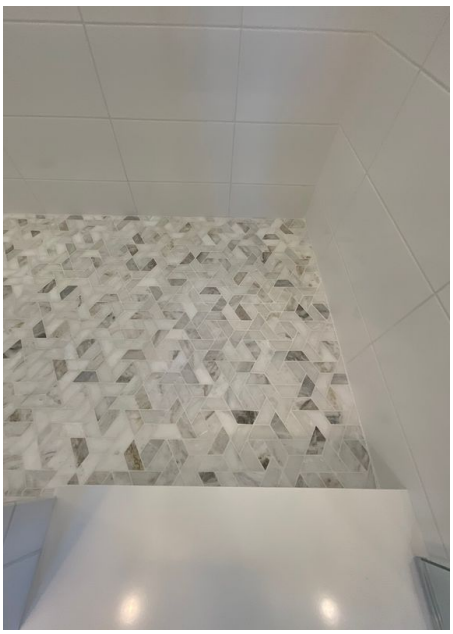
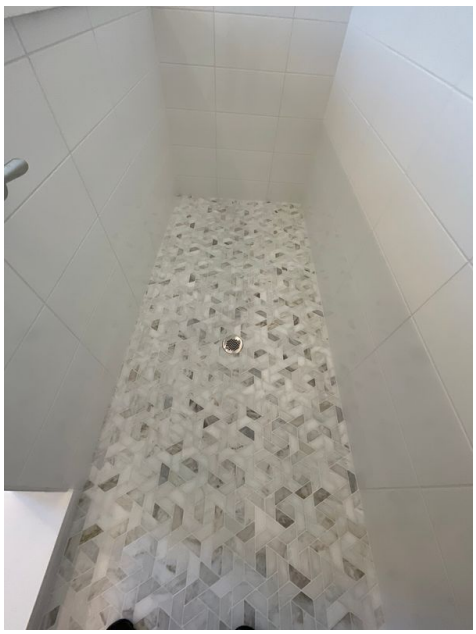
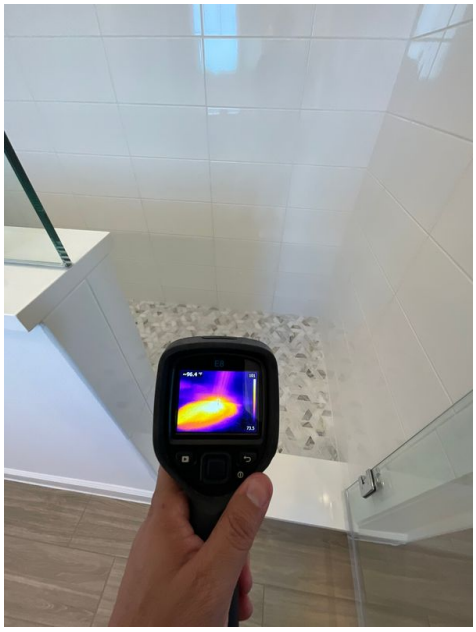
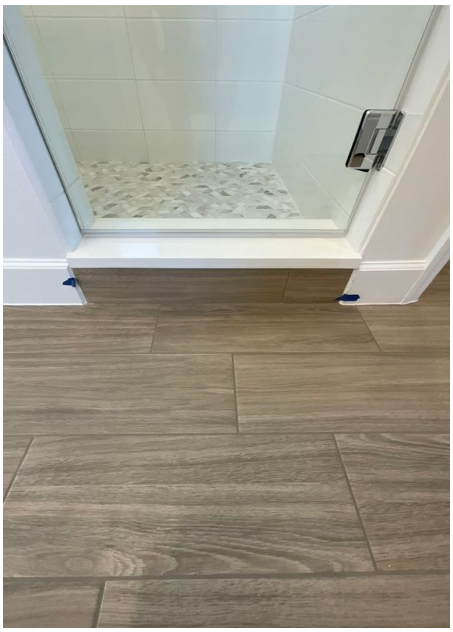
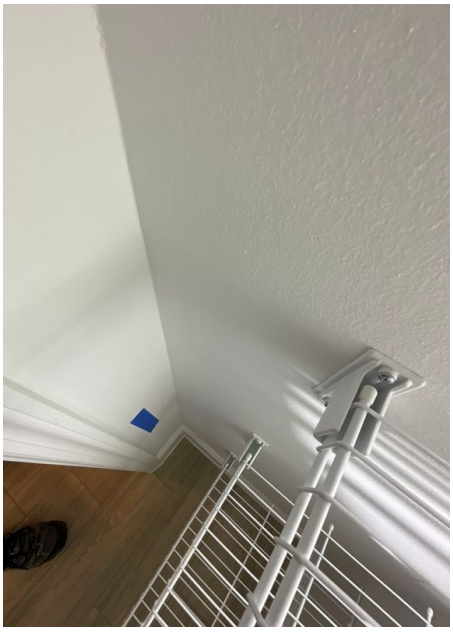


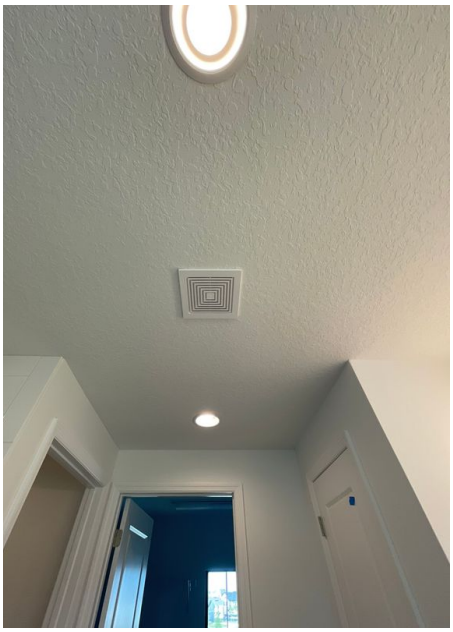
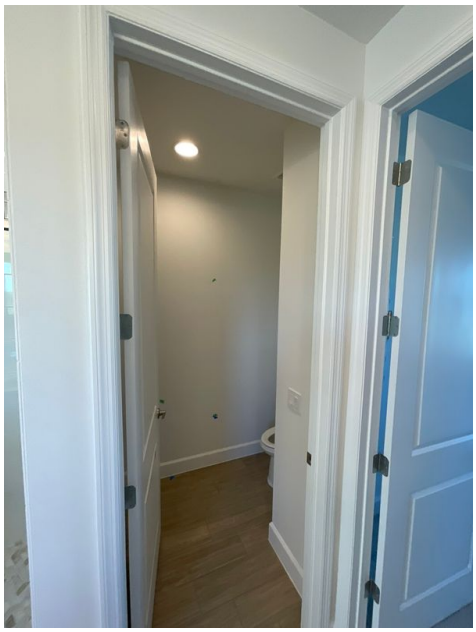
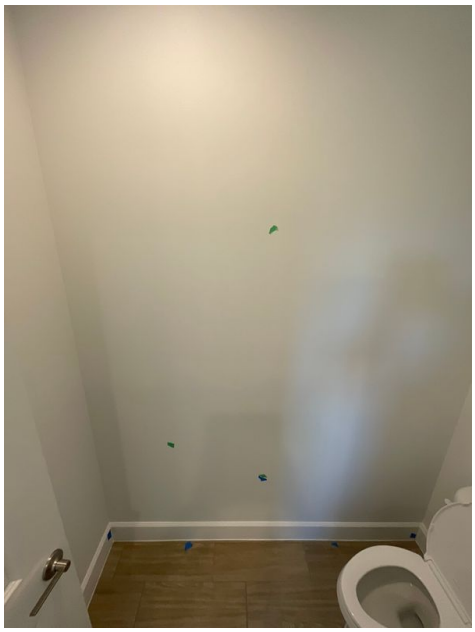
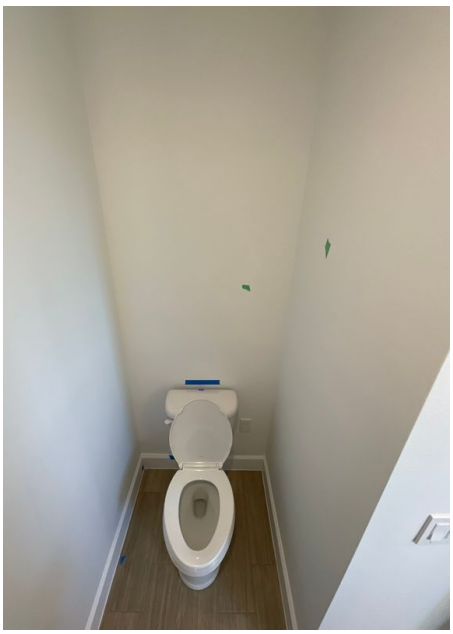


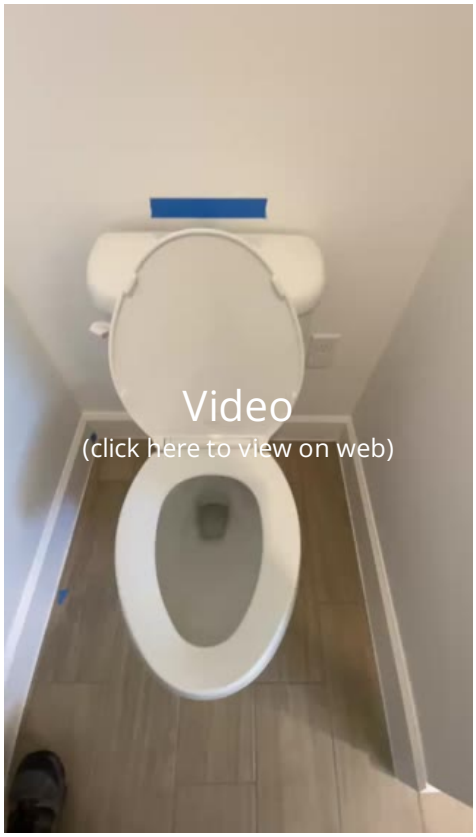





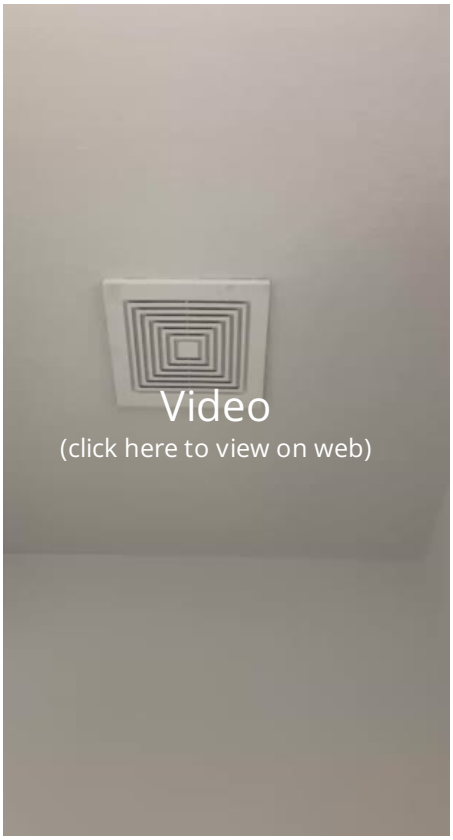


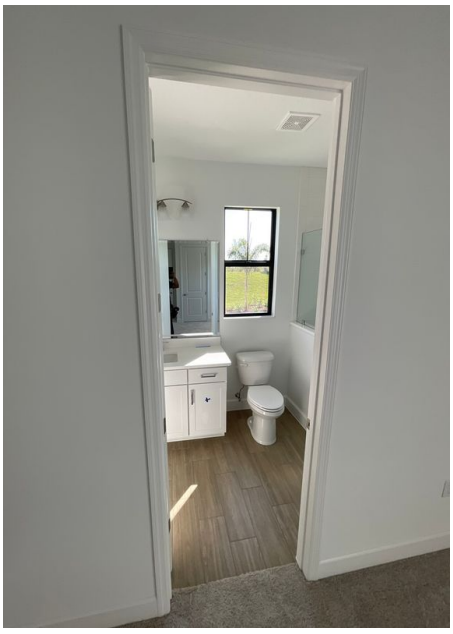

Video
(click here to view on web)


Video
(click here to view on web)

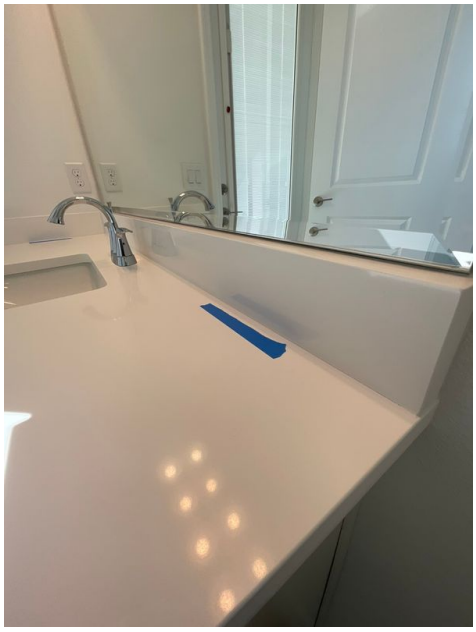

Video
(click here to view on web)

Bathroom # 4: Location

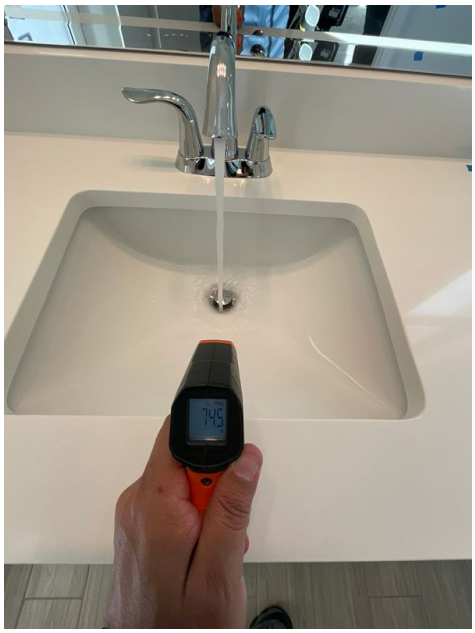
Bedroom, 1st Floor

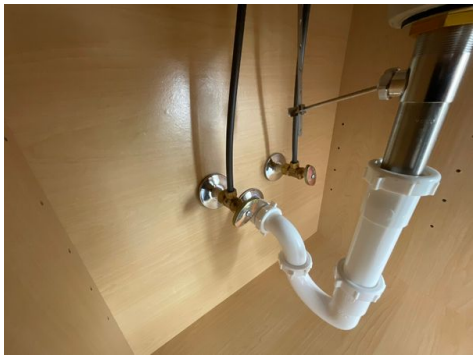


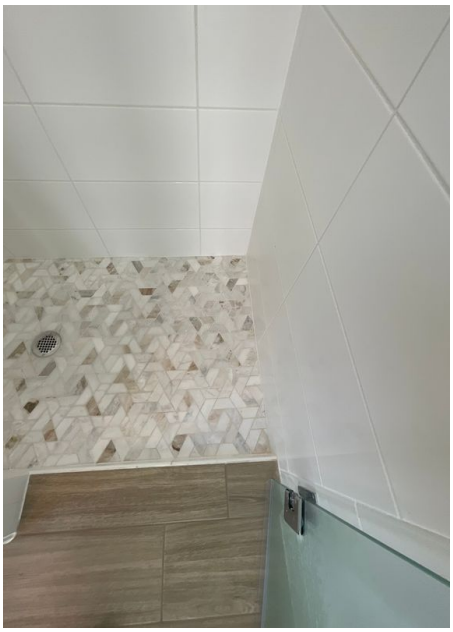
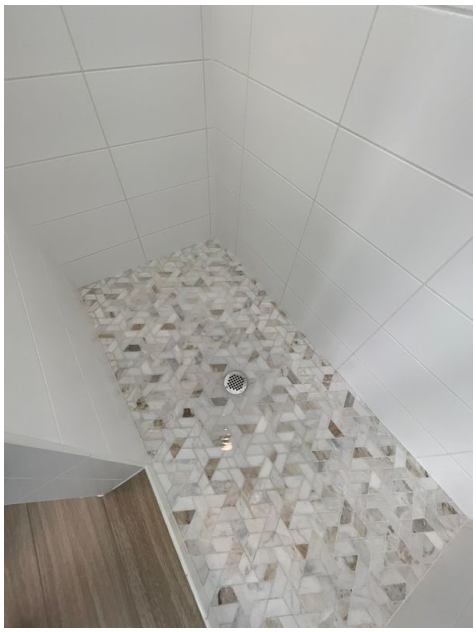


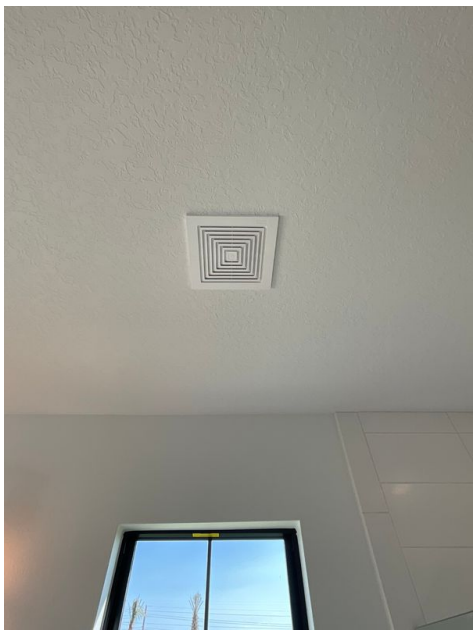


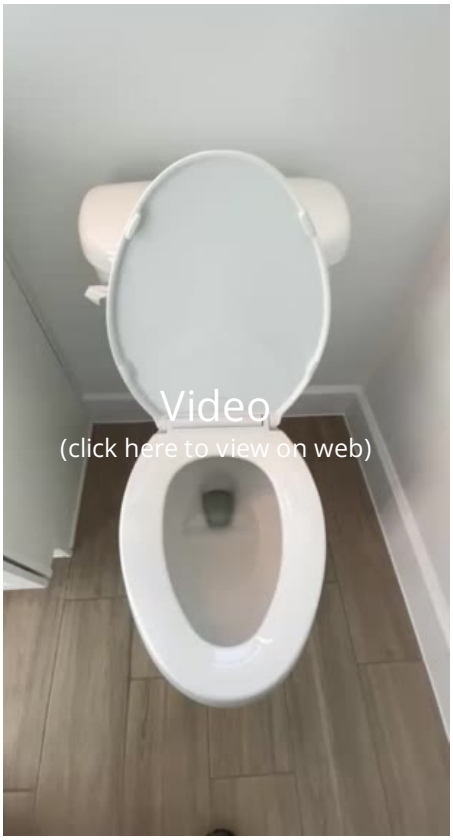




Deficiencies

7.10.1 Bathroom #2

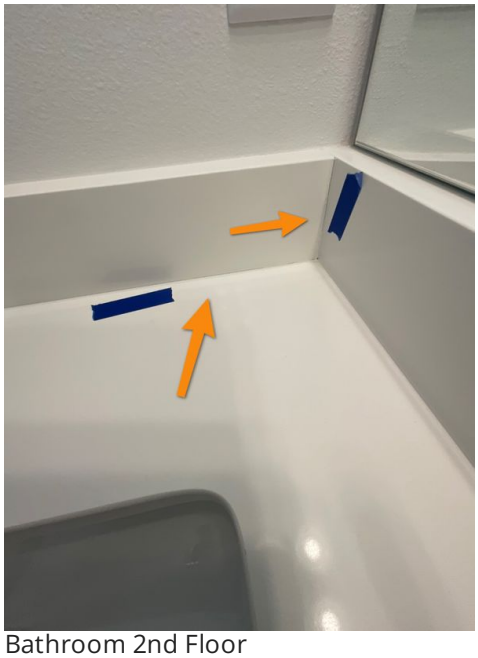
RE-CAULKING/RE-GROUT. (CAULKING/GROUT)

Re-caulking and or re-grout needed. Properly add caulking/grout to shower, sink and toilet edges to prevent any water or moisture from entering walls.

Recommendation

Contact a qualified professional.


Bathroom 2nd Floor


Bathroom 2nd Floor


Bathroom 2nd Floor

7.10.2 Bathroom #2

CABINETS

Over spray of texture or paint shown on the cabinets

Recommendation

Contact a qualified professional.


Bathroom 2nd Floor


Bathroom 2nd Floor

7.10.3 Bathroom #2

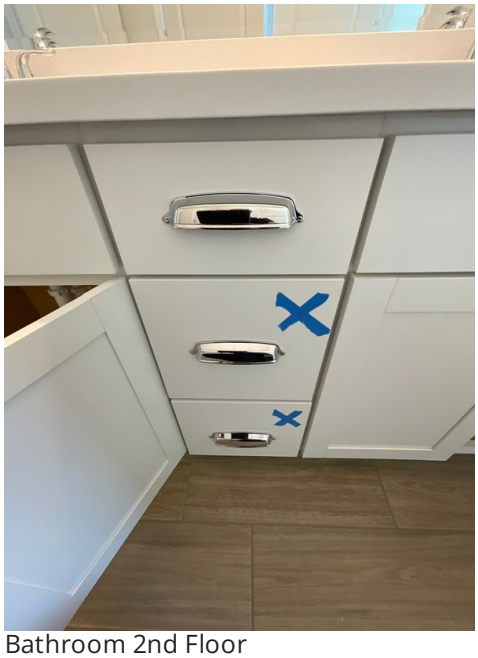
CABINET

2nd Floor Bathroom draws damaged

Recommendation

Contact a qualified professional.


Bathroom 2nd Floor


Bathroom 2nd Floor

7.11.1 Bathroom #3

RE-CAULKING/RE-GROUT. (CAULKING/GROUT)

Re-caulking and or re-grout needed. Properly add caulking/grout to shower, sink and toilet edges to prevent any water or moisture from entering walls.

Recommendation

Contact a qualified professional.


Master Bathroom


Master Bathroom


Master Bathroom


Master Bathroom


Master Bathroom

7.11.2 Bathroom #3

TOILET

Master Bathroom Toilet not installed properly

Recommendation

Contact a qualified professional.


Master Bathroom


Master Bathroom

8: BUILT-IN APPLIANCES

		IN	NI	NP	D
8.1	General	X			
8.2	Counters	X			X
8.3	Cabinets	X			X
8.4	Kitchen Sink	X			
8.5	Garbage Disposal	X			
8.6	Built-in Microwave	X			
8.7	Refrigerator			X	
8.8	Range/Oven/Cooktop	X			
8.9	Dishwasher	X			
8.10	Washer			X	
8.11	Dryer			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Counters: **Overall Condition**
Marginal

Cabinets: **Overall Condition**
Marginal

Kitchen Sink: **Overall Condition**
Satisfactory

Garbage Disposal: **Overall condition**
Satisfactory

Built-in Microwave: **Brand**
Samsung

Built-in Microwave: **Overall Condition**
Satisfactory

Range/Oven/Cooktop: **Exhaust Hood Type**
Re-circulate

Range/Oven/Cooktop: **Range/Oven Brand**
Samsung

Range/Oven/Cooktop: **Range/Oven Energy Source**
Electric, Gas

Range/Oven/Cooktop: **Overall Condition**
Satisfactory

Dishwasher: **Brand**
Samsung

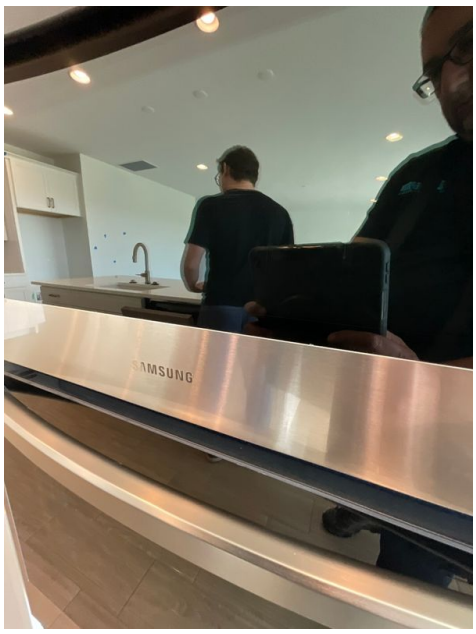
Dishwasher: **Overall condition**
Satisfactory

General: Kitchen Overall Condition

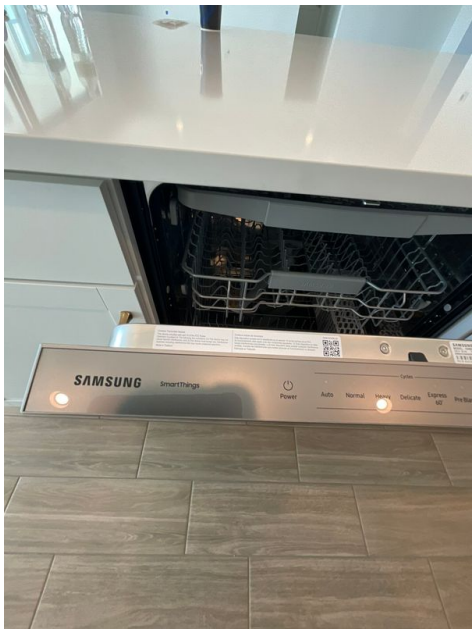
Satisfactory

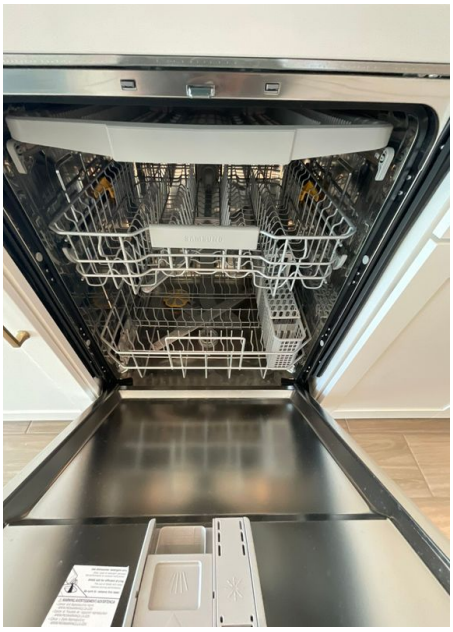
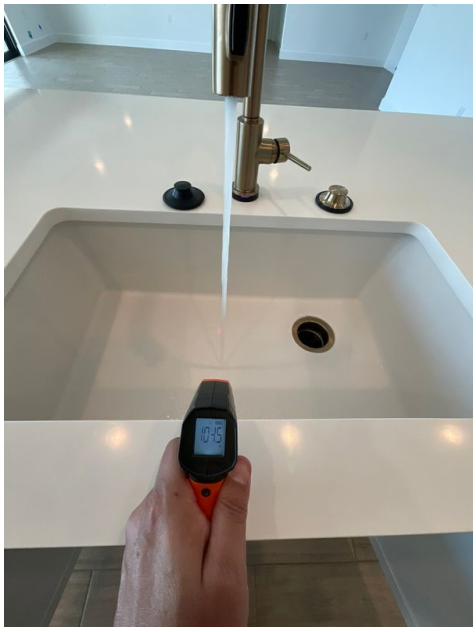
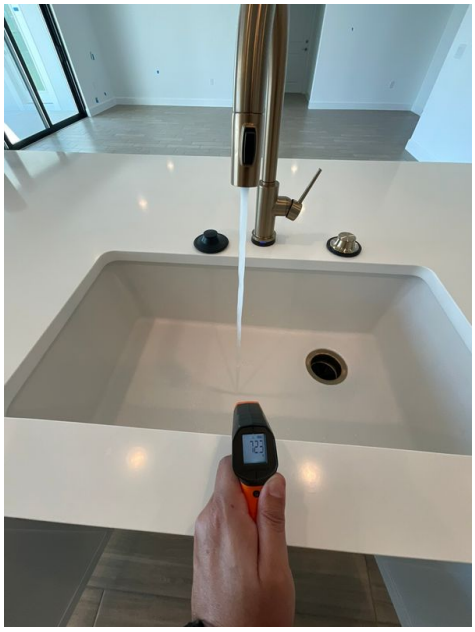




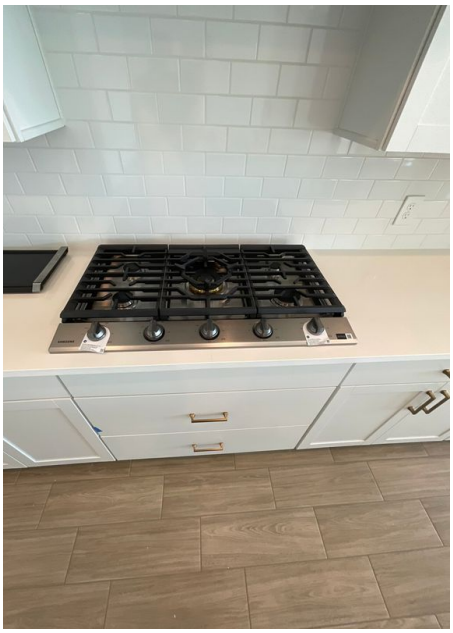




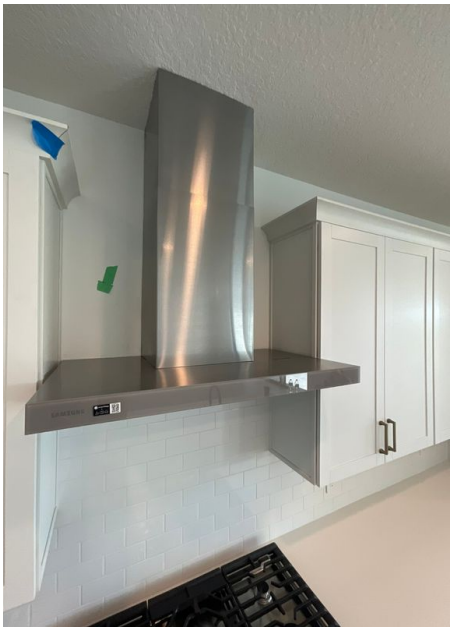



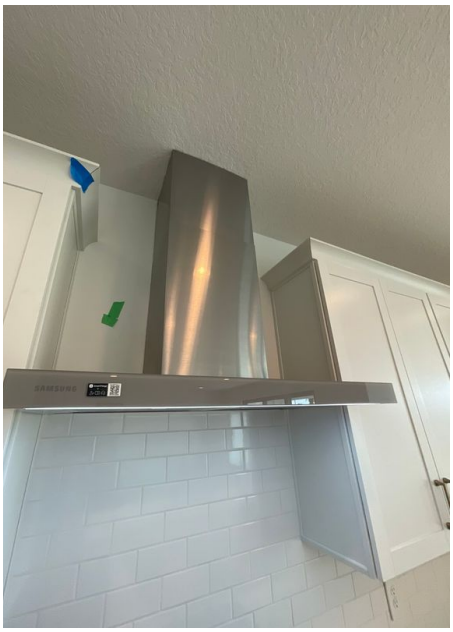




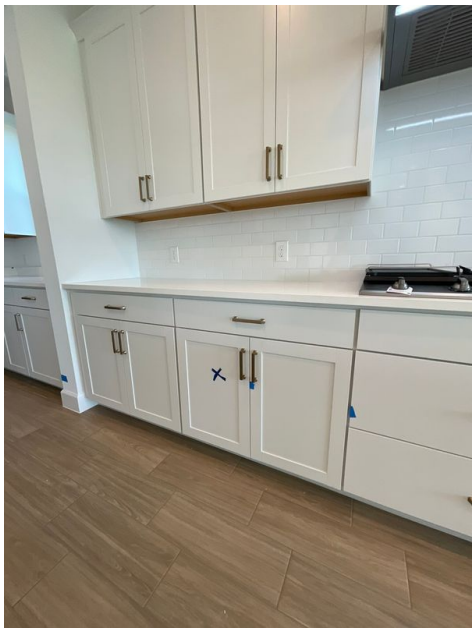
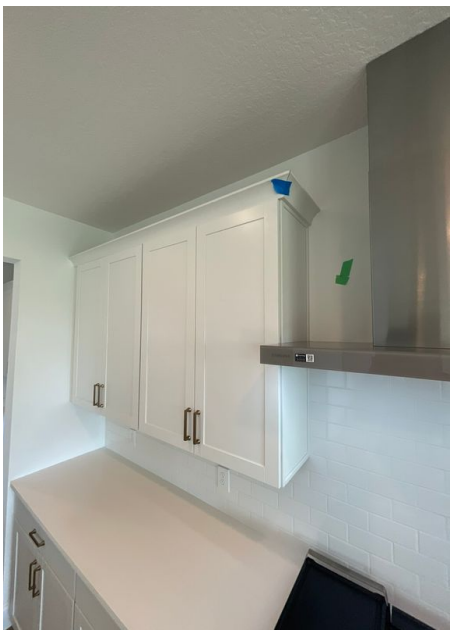


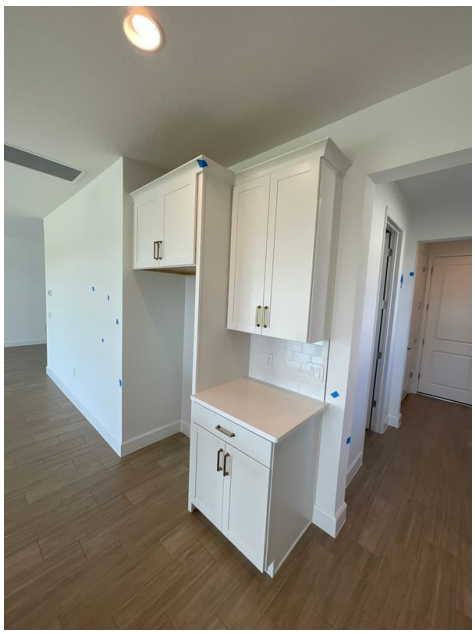


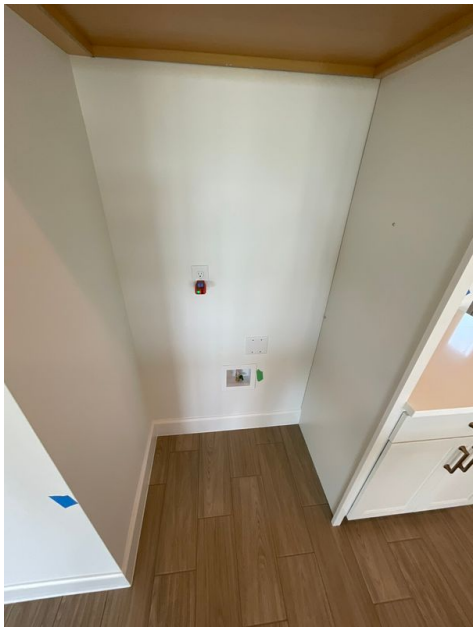
SAMSUNG



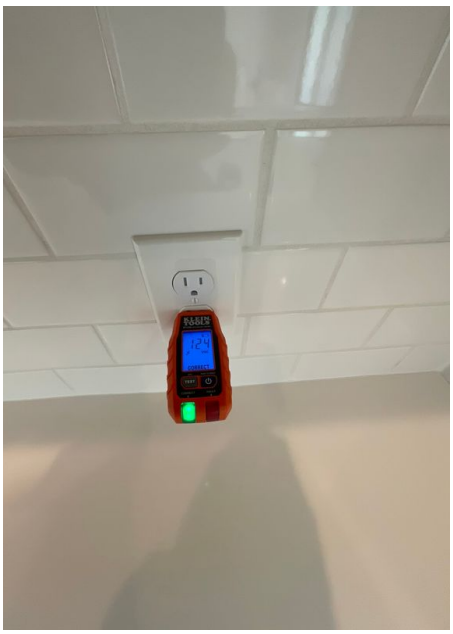


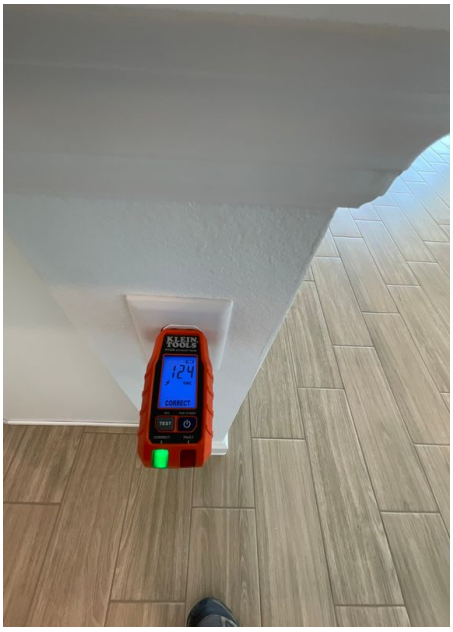





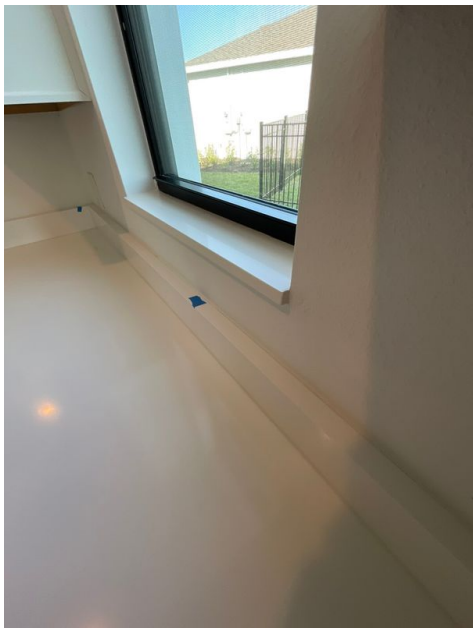
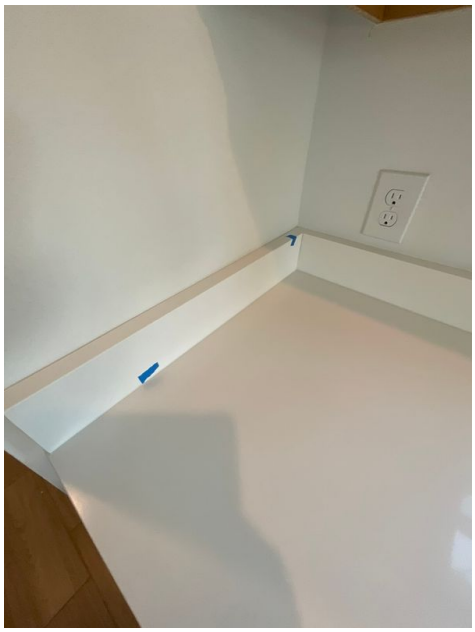



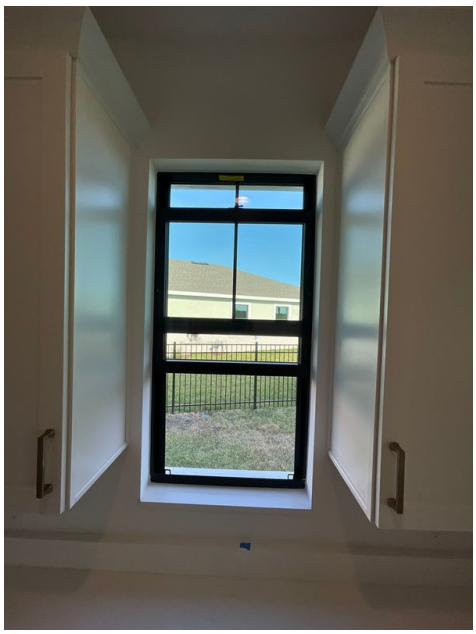


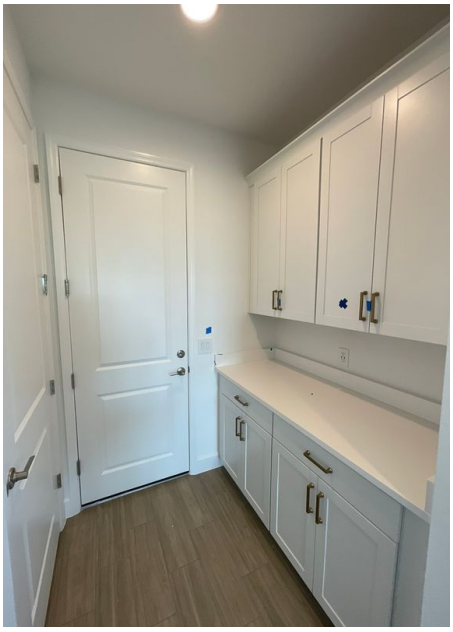



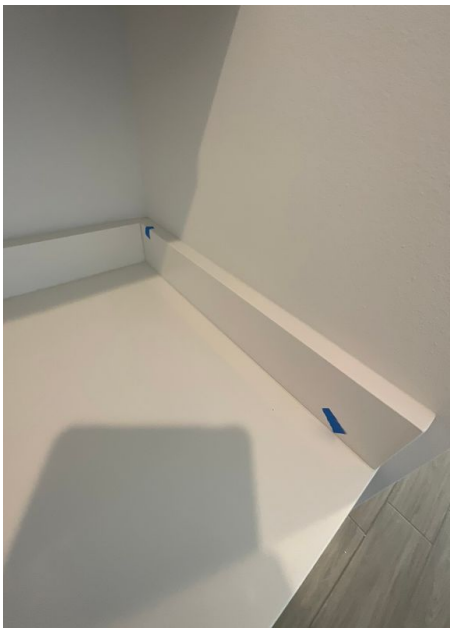


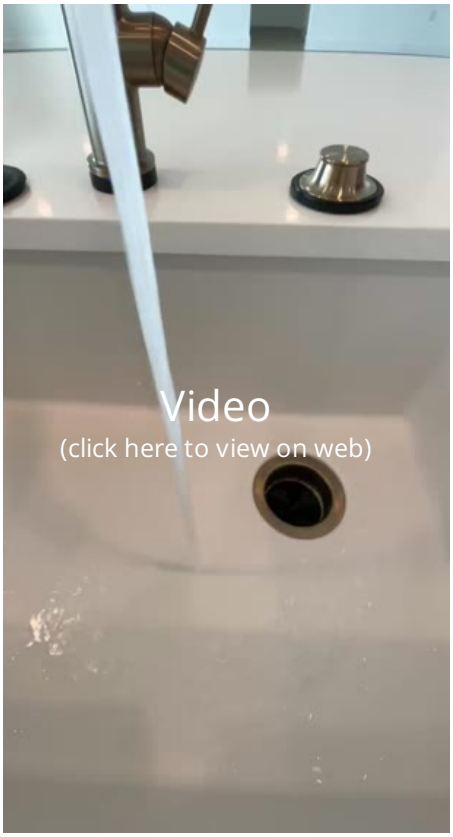


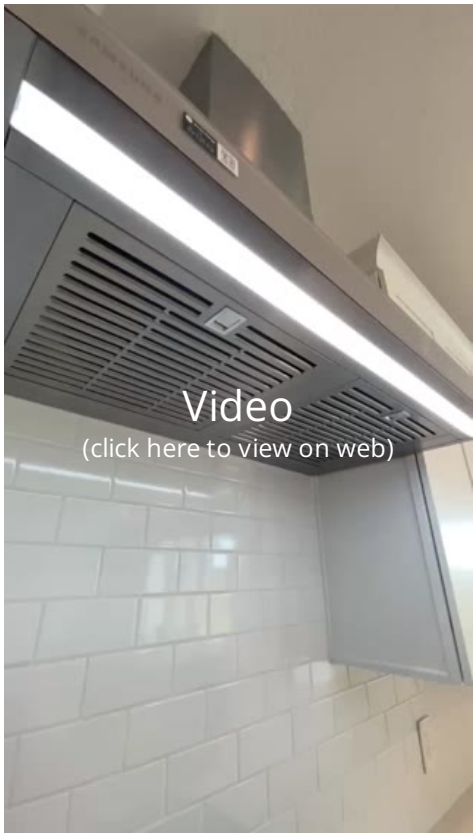







Deficiencies

8.2.1 Counters

COUNTER SEALING

KITCHEN/HMC

Missing caulking on the kitchen counters can lead to several potential issues if not addressed:

Water Intrusion & Damage – Gaps in the caulking allow water to seep between the countertop and backsplash, potentially leading to water damage, mold growth, or warping of surrounding materials.

Bacteria & Mold Growth – Moisture trapped in unsealed areas can create an ideal environment for bacteria and mold, which can lead to unsanitary conditions in the kitchen.

Aesthetic & Structural Integrity – Missing caulk leaves an unfinished look and can cause further deterioration over time as debris and moisture build up in the gaps.

Potential for Expanding Gaps – Without a proper seal, minor gaps can widen over time due to normal expansion and contraction, making future repairs more difficult.

To prevent these issues, it's recommended to apply a proper kitchen-grade caulk to seal the gaps, ensuring a watertight and durable finish.

Recommendation

Contact a qualified cabinet contractor.


Kitchen Counter

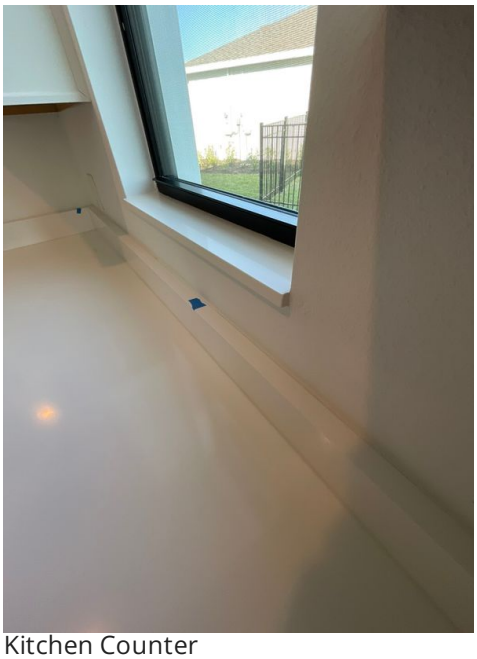

Kitchen Counter

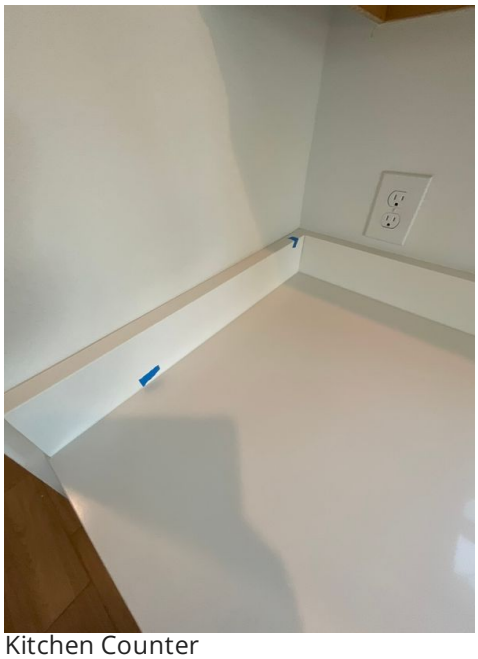

Kitchen Counter


Kitchen Counter


Kitchen Counter


Kitchen Counter


Kitchen Counter


Kitchen Counter

8.3.1 Cabinets

DOOR HANDLES

At the time of inspection, Cabinet Door handles are different sizes or installed incorrectly

Recommendation

Contact a qualified professional.

HMC Cabinets Handles

HMC Cabinets Handles

HMC Cabinets Handles

8.3.2 Cabinets

KITCHEN CABINETS

KITCHEN

Gaps near the crown molding of kitchen cabinets can lead to potential issues.

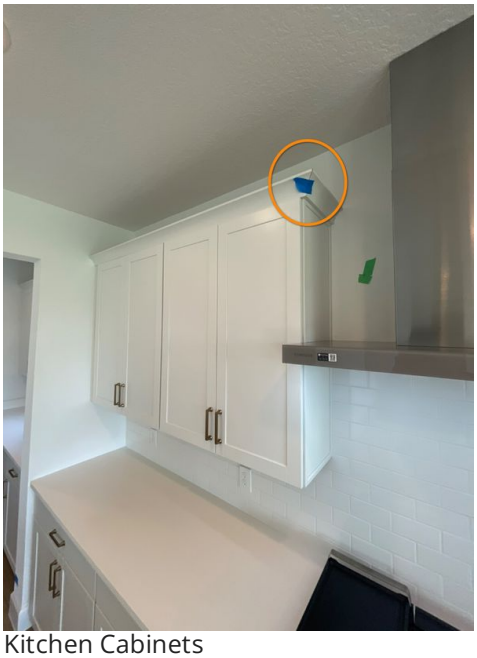
Aesthetic Concern – Visible gaps give the cabinets an unfinished or poorly installed look, which can negatively impact the overall appearance of the kitchen.

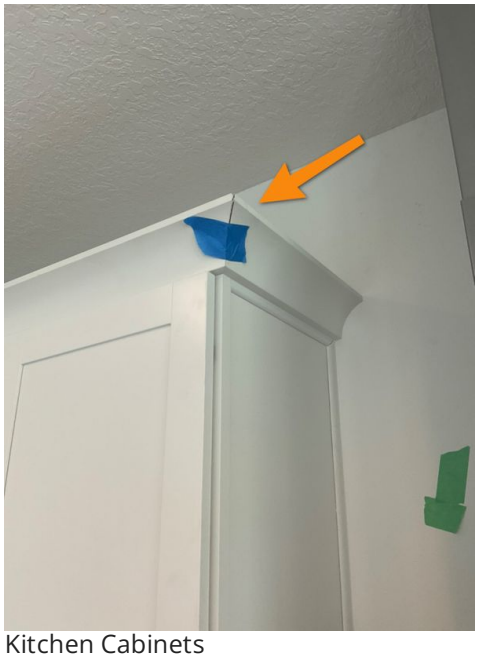
Dust & Debris Accumulation – Open gaps can collect dust, grease, and debris over time, making cleaning more difficult and potentially leading to discoloration or buildup.

To maintain a polished look and prevent future issues, it's recommended to properly secure the crown molding and seal any noticeable gaps with trim caulk or minor adjustments.

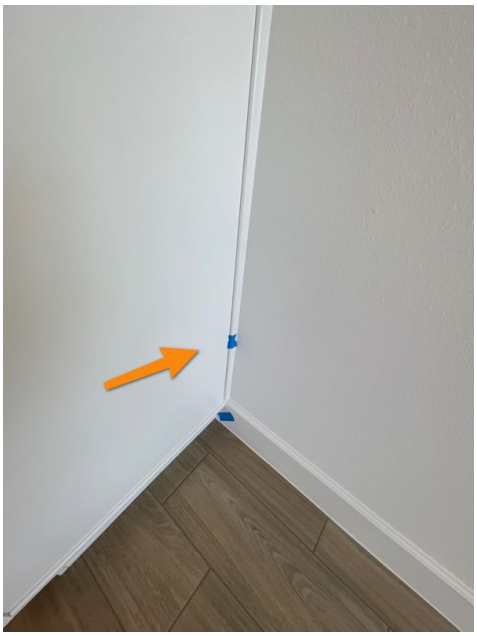
Recommendation

Contact a qualified cabinet contractor.


Kitchen Cabinets


Kitchen Cabinets


Kitchen Cabinets



9: HVAC

		IN	NI	NP	D
9.1	Distribution System	X			
9.2	Condensing Unit 1	X			
9.3	Condensing Unit 2	X			
9.4	Normal Operating Controls	X			
9.5	Air Handler 1	X			
9.6	Air Handler 2	X			
9.7	Ductworks	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Distribution System: Configuration
Central

Distribution System: Heating
Electric

Condensing Unit 1: Location
Exterior

Condensing Unit 1: Age
2024

Condensing Unit 1: Coil
Clean

Condensing Unit 2: Location
Exterior

Condensing Unit 2: Age
2024

Condensing Unit 2: Coil
Clean

Normal Operating Controls: Thermostat Type
Digital

Air Handler 1: Location
Interior Closet, 2nd Floor

Air Handler 1: Age
2024

Air Handler 1: Evaporator Coil
Clean

Air Handler 1: Filter
Disposable

Filters should always be the correct sizing. Change filters periodically.

Air Handler 1: Overflow Shut Off Device
Present

Air Handler 1: Overall Condition
Satisfactory

Air Handler 2: Location
Interior Closet, 1st Floor

Air Handler 2: Age
2024

Air Handler 2: Evaporator Coil
Clean

Air Handler 2: Filter
Disposable

Filters should always be the correct sizing. Change filters periodically.

Air Handler 2: Overflow Shut Off Device
Present

Air Handler 2: Overall Condition
Satisfactory

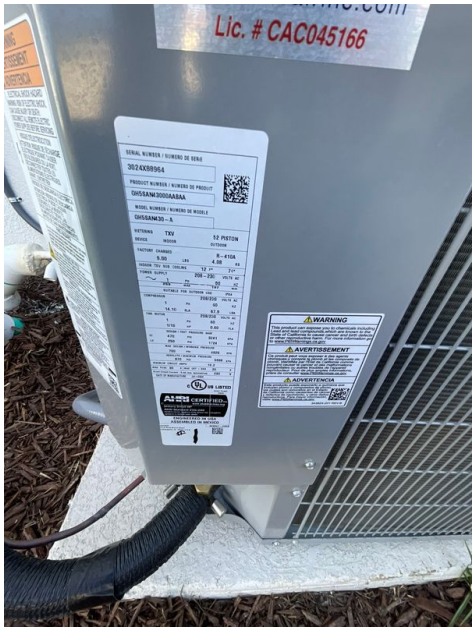
Ductworks: Ductworks
Flex

Ductworks: Location
Attic

Ductworks: Overall Condition
Satisfactory

Condensing Unit 1: Brand

Carrier

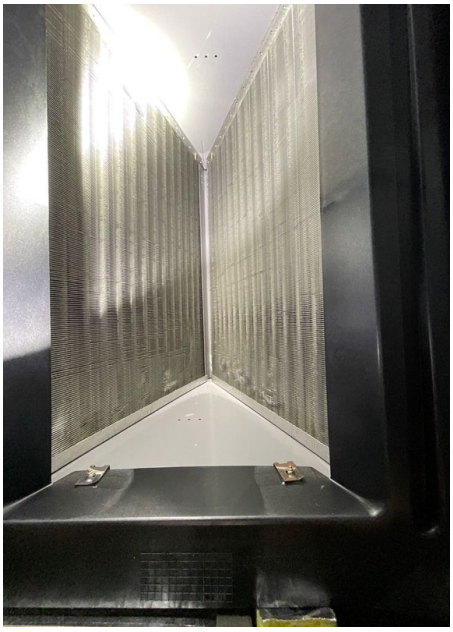


Condensing Unit 2: Brand

Carrier

Air Handler 1: Brand

Carrier



Air Handler 2: Brand

Carrier

Deficiencies

9.7.1 Ductworks

HVAC VENT

A blocked HVAC duct that was never properly opened for the vent can lead to several significant issues if not addressed:

Inefficient Heating & Cooling – Since the conditioned air is not reaching the intended room, the HVAC system will struggle to maintain proper temperatures, leading to uneven heating and cooling throughout the home.

Energy Waste & Higher Utility Bills – The HVAC system will work harder to compensate for lost airflow, increasing energy consumption and leading to higher utility costs.

Moisture Buildup & Mold Growth – Cold air being vented into an enclosed subfloor space can create condensation, which can lead to mold growth, wood rot, and potential structural damage over time.

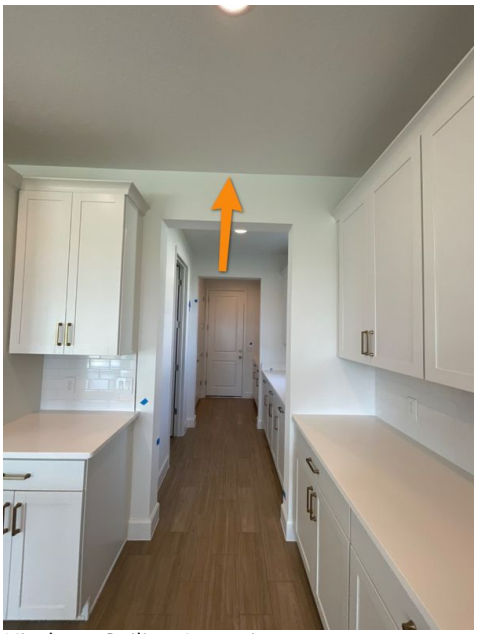
Increased Wear on HVAC System – With improper airflow distribution, the system may cycle more frequently or run longer than necessary, leading to unnecessary wear and tear, reducing its lifespan, and potentially requiring costly repairs.

Structural & Indoor Air Quality Concerns – Over time, the buildup of conditioned air in an enclosed space can lead to unexpected temperature fluctuations, which may affect flooring materials and indoor air quality.

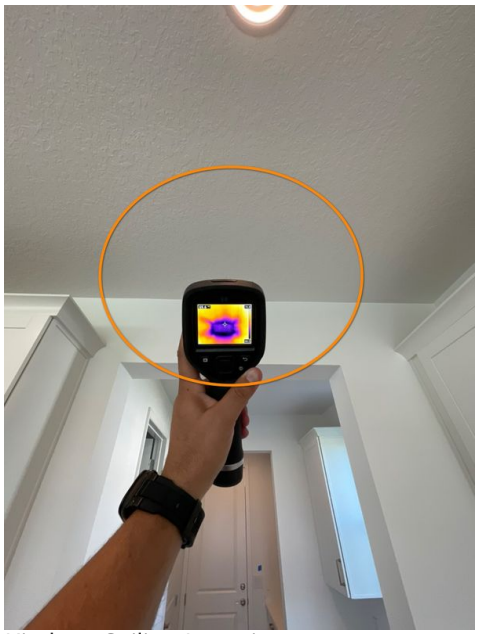
To prevent these issues, the drywall should be cut to open the vent properly, ensuring the conditioned air is directed into the intended living space for optimal system performance and energy efficiency.

Recommendation

Contact a qualified HVAC professional.



Kitchen Ceiling Location



Kitchen Ceiling Location

10: ELECTRICAL

		IN	NI	NP	D
10.1	Service Entrance Conductors	X			
10.2	Main Panel	X			
10.3	Sub Panel	X			
10.4	Lighting Fixtures, Switches & Receptacles	X			
10.5	GFCI & AFCI	X			
10.6	Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Meter Location
Exterior

Service Entrance Conductors: Power Line
Below Ground

Service Entrance Conductors: Grounding System
Cold Water Pipe, Ground Rod

Main Panel: Main Panel Location
Exterior

Main Panel: Service Disconnect
Yes

Main Panel: Panel Service Amps
150 AMP

Main Panel: Panel Over Current Protection Type
Circuit Breaker

Main Panel: Conductor Wires
Copper

Main Panel: Branch Wires
Copper

Main Panel: GFCI/AFCI Breakers Present
None

Sub Panel: Sub Panel Location
Garage

Sub Panel: Service Disconnect
At Main Panel

Sub Panel: Panel Service Amps
150 AMP

Sub Panel: Panel Over Current Protection Type
Circuit Breaker

Sub Panel: Conductor Wires
Aluminum

Sub Panel: Branch Wires
Copper

Sub Panel: GFCI/AFCI Breakers Present
Tested

Lighting Fixtures, Switches & Receptacles: Lighting Fixtures
Satisfactory

Lighting Fixtures, Switches & Receptacles: Ceiling Fan
None

Lighting Fixtures, Switches & Receptacles: Recepticals
Satisfactory

Lighting Fixtures, Switches & Receptacles: Switches
Satisfactory

GFCI & AFCI: GFCI Receptacles
Satisfactory

Smoke Detectors: Smoke Detectors
Satisfactory

Main Panel: Panel Manufacturer

Square D

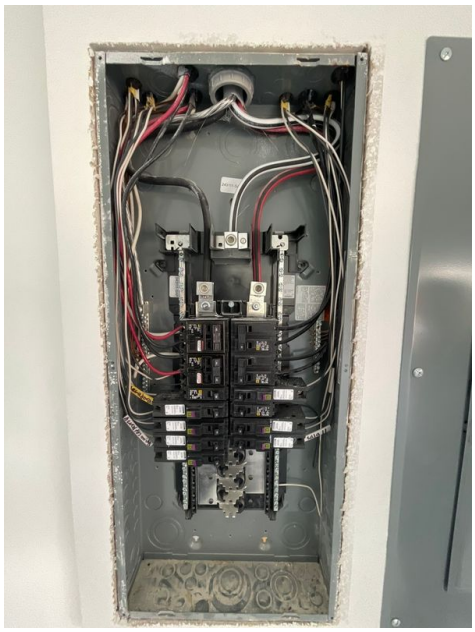
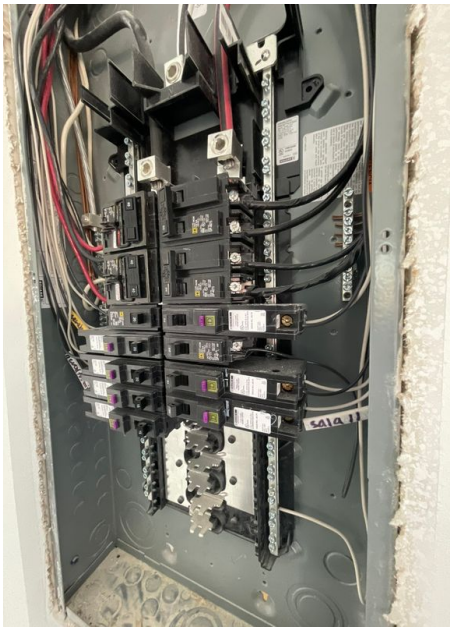
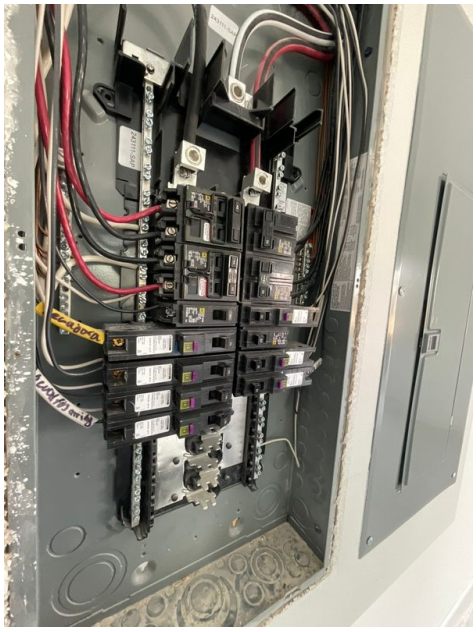
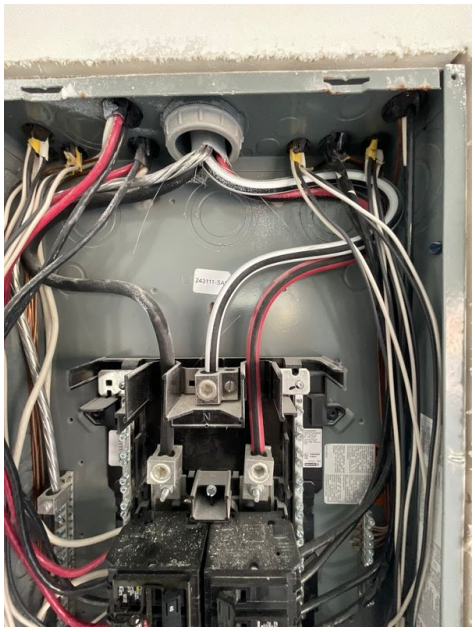
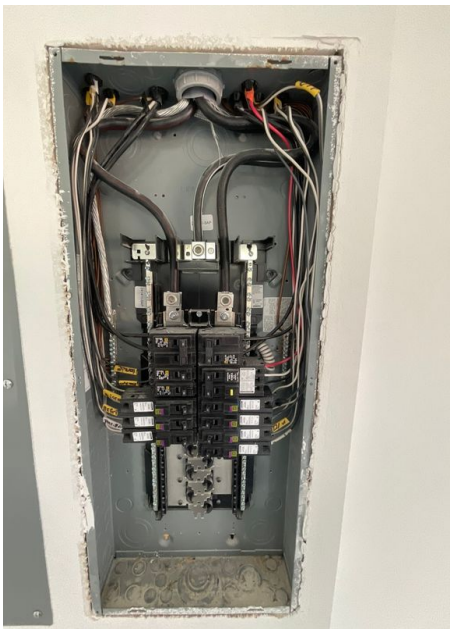
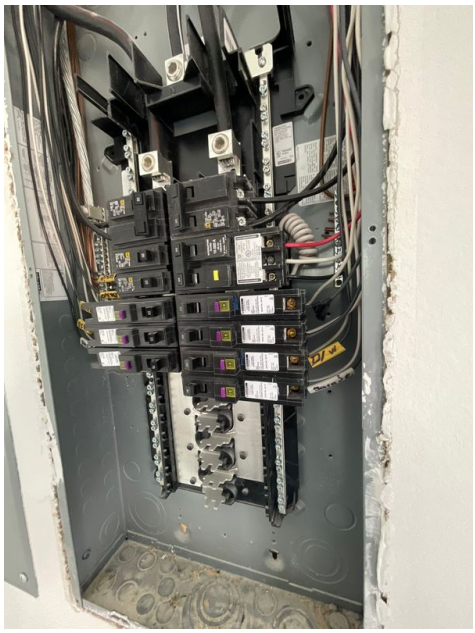
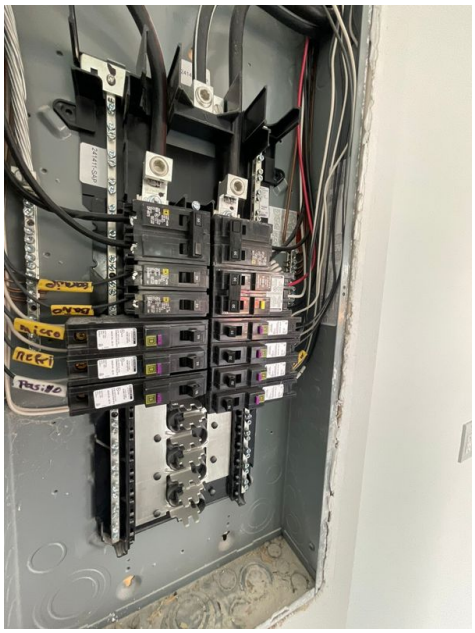


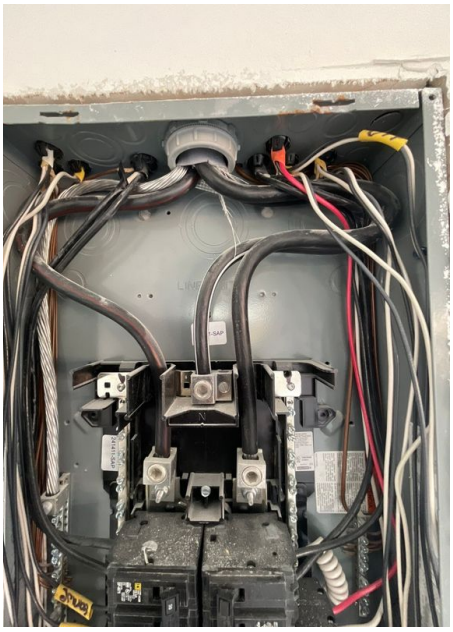


Sub Panel: Panel Manufacturer

Square D





11: WATER HEATING

		IN	NI	NP	D
11.1	Water Heater	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Water Heater: Pipes
Non-insulated

Water Heater: Temperature & Relief Valve
Tankless

Water Heater: Water temperature
110-120

Water Heater: Location
Exterior

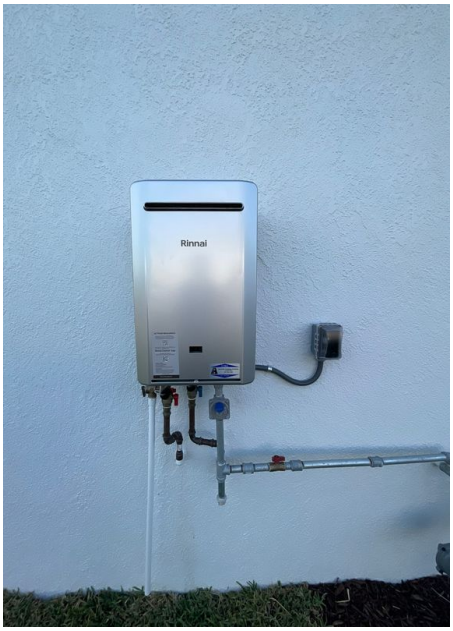
Water Heater: Capacity
Tankless

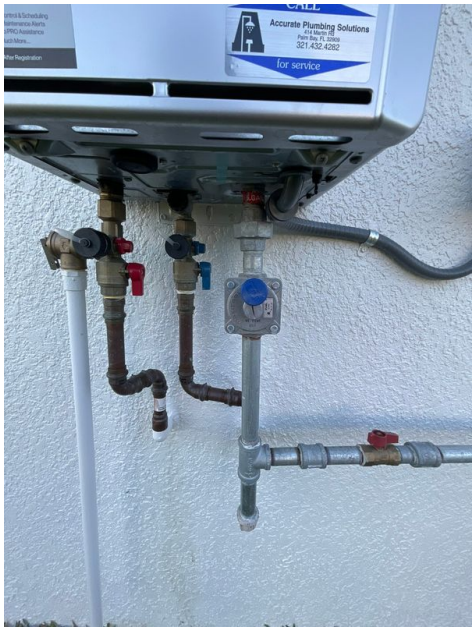
Water Heater: Age
2024

Water Heater: Energy Source
Natural Gas

Water Heater: Water Heater Overall Condition
Satisfactory

Water Heater: Brand
Rinnai





12: ATTIC, INSULATION

		IN	NI	NP	D
12.1	General	X			
12.2	Roof System	X			
12.3	Attic Insulation	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General : Inspected From
Not Entered

Roof System : Roof System
Wood Trusses

Roof System : Roof Deck
Plywood

Attic Insulation: Insulation Type
Blown

General : Location

Hallway, Garage














13: GARAGE

		IN	NI	NP	D
13.1	General	X			
13.2	Garage Home Entry Door	X			
13.3	Garage Ceiling	X			
13.4	Floor	X			
13.5	Walls & Firewalls	X			
13.6	Garage Door	X			X
13.7	Garage Door Opener	X			
13.8	Safety Feature	X			
13.9	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Ceiling : Ceiling
Satisfactory

Floor: Floor Covering
Concrete

Walls & Firewalls: Overall Conditions
Satisfactory

Garage Door: Material
Metal

Garage Door: Type
Up-and-Over

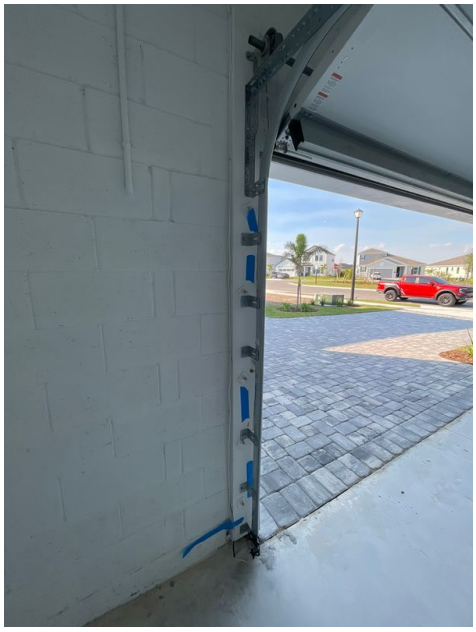
Garage Door Opener : Opener
Chain Drive

Safety Feature : Safety Feature
Infrared

Ventilation : Ventilation
None

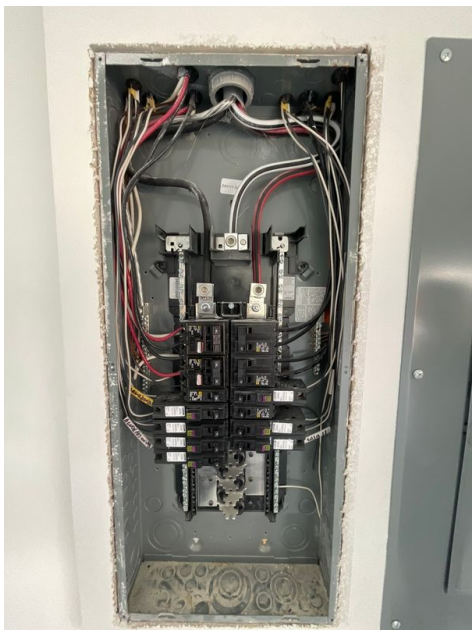
General : Size

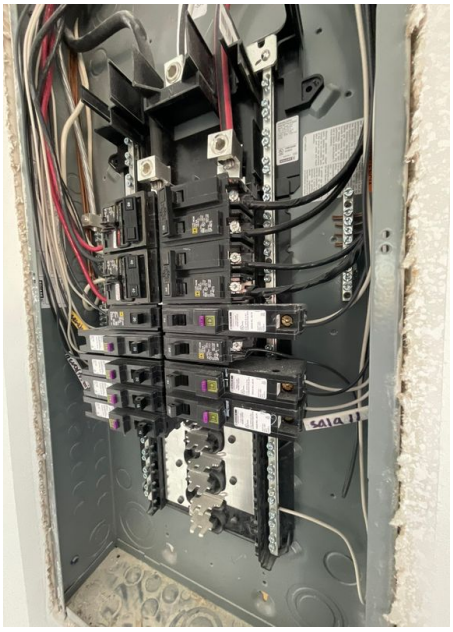
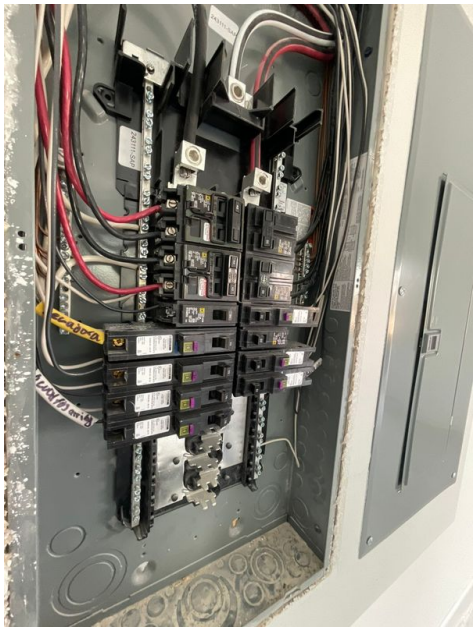
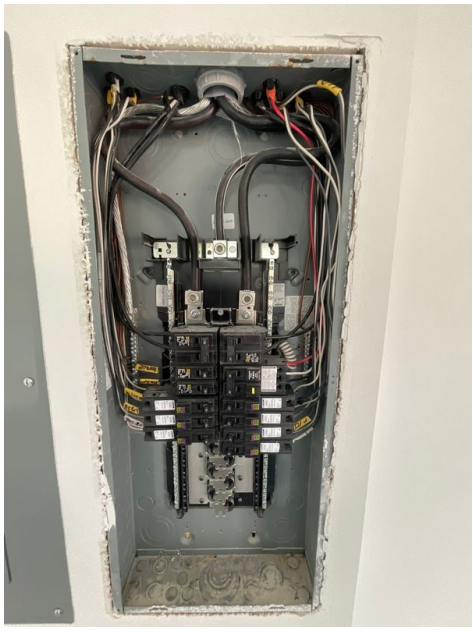
Three Car

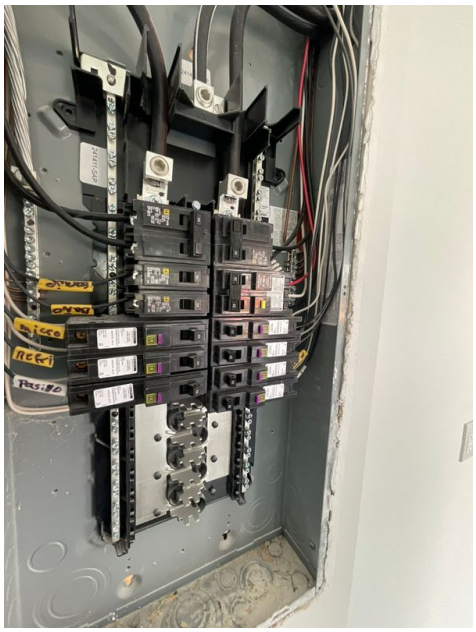
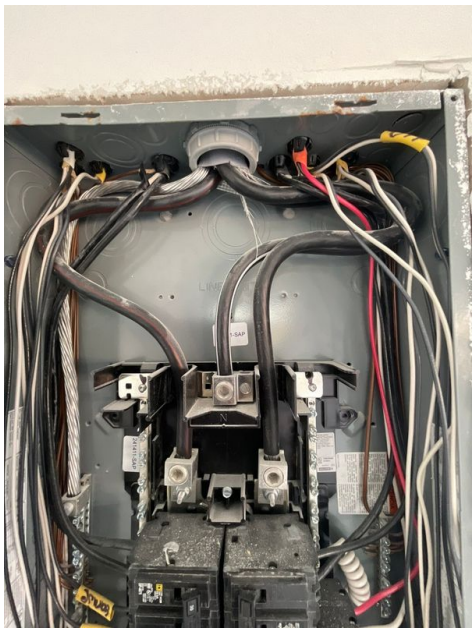
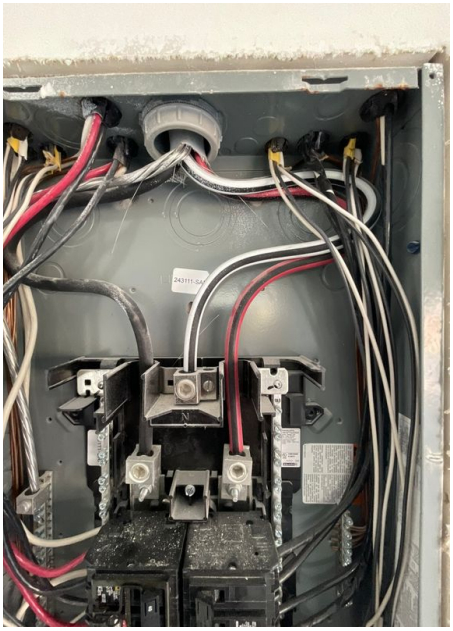



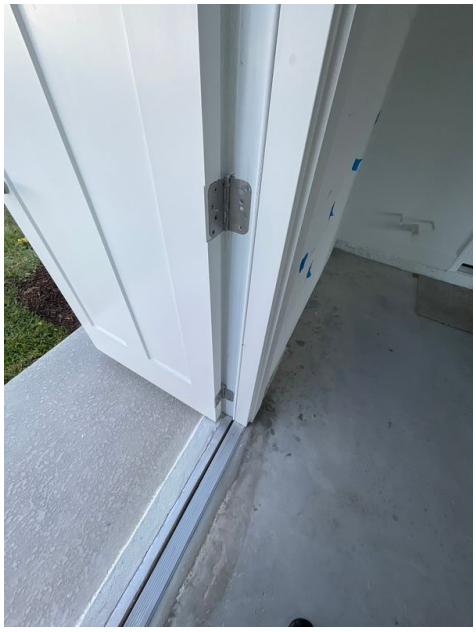


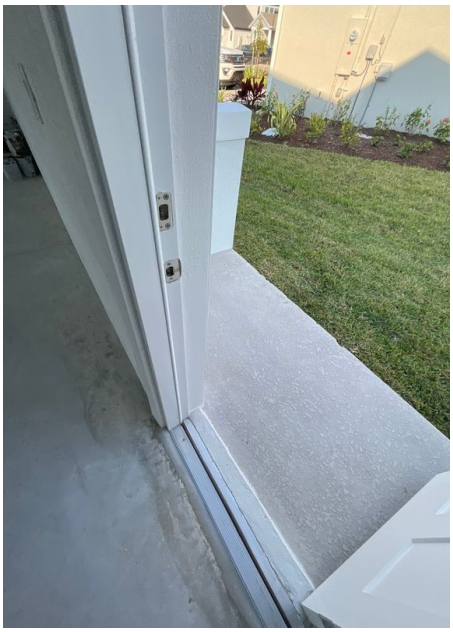


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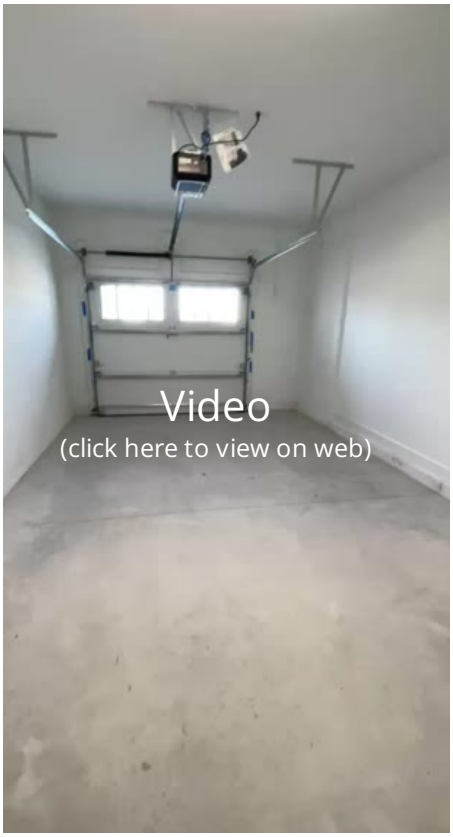


Garage Home Entry Door : Garage Door

Satisfactory

It's code in most areas that the entry door to an attached garage be “fire-rated” and have self closing hinges.

Deficiencies

13.6.1 Garage Door

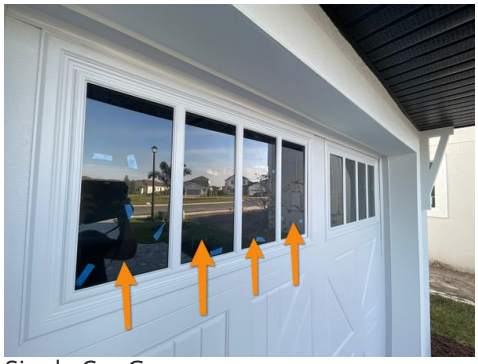
GARAGE GLASS

At the time of inspection, garage door glass section scratched in need of evaluation for possible replacement

Recommendation

Contact a qualified professional.


Single Car Garage


Single Car Garage


Single Car Garage


Double Car Garage

14: TERMITES

		IN	NI	NP	D
14.1	Termites	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Termites: Termites

NO VISIBLE SIGNS OF TERMITE

Limited access at time of inspection because of Insulation / AC Ducts / Truss Configuration / Attic & Crawlspace Height Restrictions / Personal Belongings.

South Florida Inspectors recommends Termite professional for further evaluation.

The Termite Guys
(305) 964-5880

Termites: Treatment Recommendation

Recommend Treatment

Even if there's no evidence of termites , South Florida is a breeding ground for termites we recommend all new home owners have property professionally treated with a Preventive treatment by a certified termite company.

STANDARDS OF PRACTICE

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

HVAC
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Water Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed

inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Attic, Insulation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.