



# **Inspect It, Inc.**

**9291 SW 18th Rd.  
Boca Raton, FL 33428  
1-866-818-6060**

**Customer**  
George Miller  
Stacy Miller

**Home**  
6291 East Fillmore Lane  
Pompano Beach, Fla. 33069

**Real Estate Agent**  
James Cook  
Century 21



**Report ID:**

**Inspection Date**

Wednesday, August 11, 2004

**Inspected By**

John J. Brown



# INVOICE

**Inspect It, Inc.**  
**9291 SW 18th Rd.**  
**Boca Raton, FL 33428**  
**1-866-818-6060**  
**Inspected By: John J. Brown**

**Inspection Date:** Wednesday, August 11, 2004

**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
George Miller Stacy Miller  <b>Customer's Real Estate Professional:</b> James Cook Century 21	6291 East Fillmore Lane Pompano Beach, Fla. 33069

**Inspection Fee:**

	<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
	Sq Feet 2,001 - 2,500	250.00	1	250.00

**Tax \$0.00**

**Total Price \$250.00**

**Payment: Paid in full**

**STRUCTURAL COMPONENTS****Styles & Materials****FOUNDATION:**  
POURED CONCRETE**WALL STRUCTURE:**  
CONCRETE BLOCK**ROOF STRUCTURE:**  
ENGINEERED WOOD TRUSS**ROOF-TYPE:**  
GABLE**Inspection Items****1.0 FOUNDATIONS****Comments:** Inspected**1.1 FLOORS (Structural)****Comments:** Inspected**1.2 WALLS (Structural)****Comments:** Inspected**1.3 CEILINGS (structural)****Comments:** Inspected**1.4 ROOF STRUCTURE****Comments:** Inspected**1.5 ATTIC****Comments:** Inspected

An electrical wire is damaged/exposed in attic space and should be repaired. Any electrical repairs/work to be performed should be done by a Certified Electrical Contractor.

## EXTERIOR

**SIDING STYLE:**

CEMENT STUCCO

**WINDOW TYPES:**

STORM WINDOWS

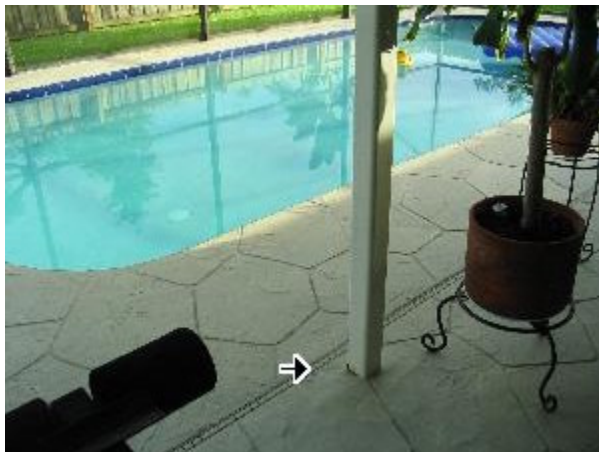
**Styles & Materials****EXTERIOR ENTRY DOORS:**

METAL

**DRIVEWAY:**

CONCRETE

### Inspection Items

**2.0 WALL CLADDING FLASHING AND TRIM****Comments:** Inspected**2.1 DOORS (Exterior)****Comments:** Inspected**2.2 WINDOWS****Comments:** Inspected**2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)****Comments:** Inspected**2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS****Comments:** Inspected

Patio roof steel poles are rusted at bottom and need repair.

**2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)****Comments:** Inspected**2.6 EAVES, SOFFITS AND FASCIAS****Comments:** Inspected

## ROOFING

### Styles & Materials

**ROOF COVERING:**  
ASPHALT SHINGLE

**CHIMNEY (exterior):**  
BRICK

**LEAKS PRESENT:**  
NONE

**VIEWED ROOF COVERING FROM:**  
WALKED ROOF

**APPROXIMATE AGE:**  
10-20 years

**SKY LIGHT (S):**  
ONE

**CONDITION:**  
GOOD

### Inspection Items

#### 3.0 ROOF COVERINGS

Picture 1



Picture 2



**Comments:** Inspected  
Some repair has been made at roof covering and appears to be in good condition.

#### 3.1 FLASHINGS

**Comments:** Inspected

#### 3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

#### 3.3 ROOFING DRAINAGE SYSTEMS

**Comments:** Inspected

**PLUMBING SYSTEM****Styles & Materials****WATER SOURCE:**

PUBLIC

**PLUMBING DISTRIBUTION:**

COPPER

**WATER HEATER POWER SOURCE:**

ELECTRIC

**PLUMBING CONDITION:**

GOOD

**WATER FILTERS:**

NONE

**WASHER DRAIN SIZE:**

1 1/2" DIAMETER (undersized)

**CAPACITY:**

40 GAL (1-2 PEOPLE)

**APPROXIMATE AGE:**

15-30 years

**PLUMBING SUPPLY:**

COPPER

**PLUMBING WASTE:**

PVC

**MANUFACTURER:**

A.O. SMITH

**WATER PRESSURE:**

GOOD

**Inspection Items****4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS****Comments:** Inspected**4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Comments:** Inspected**4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS****Comments:** Inspected**4.3 MAIN WATER SHUT-OFF DEVICE****Comments:** Inspected

## ELECTRICAL SYSTEMS

<b>Styles &amp; Materials</b>		
<b>ELECTRICAL CONDUCTORS:</b> BELOW GROUND	<b>PANEL CAPACITY:</b> 200 AMP	<b>PANEL TYPE:</b> CIRCUITS
<b>ELEC. PANEL MANUFACTURER:</b> ITE	<b>BRANCH WIRE 15 and 20 AMP:</b> COPPER	<b>WIRING METHODS:</b> ROMEX
<b>ELECTRICAL CONDITION:</b> GOOD	<b>AGE:</b> 10-25 years	

---

### Inspection Items

#### 5.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

#### 5.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Comments:** Inspected

#### 5.3 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

**Comments:** Inspected

Electric outlet in living room wall unit is not grounded properly. A certified electric contractor should do any electric work/repair that is recommended in this report.

#### 5.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Comments:** Inspected

#### 5.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

## HEATING

### Styles & Materials

<b>HEAT TYPE:</b> ELECTRIC HEAT	<b>ENERGY SOURCE:</b> ELECTRIC	<b>NUMBER OF HEAT SYSTEMS (excluding wood):</b> ONE
<b>HEAT SYSTEM BRAND:</b> AMERICAN STANDARD	<b>DUCTWORK:</b> INSULATED	<b>FILTER TYPE:</b> DISPOSABLE
<b>FILTER SIZE:</b> 10x20	<b>TYPES OF FIREPLACES:</b> SOLID FUEL	<b>OPERABLE FIREPLACES:</b> ONE
<b>NUMBER OF WOODSTOVES:</b> NONE	<b>AGE:</b> 5-10 years	<b>CONDITION:</b> GOOD

---

### Inspection Items

#### 6.0 HEATING EQUIPMENT

**Comments:** Inspected

#### 6.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 6.2 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

#### 6.3 CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

#### 6.4 SOLID FUEL HEATING DEVICES

**Comments:** Inspected

#### 6.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

#### 6.6 GAS/LP FIRELOGS AND FIREPLACES

**Comments:** Inspected

#### 6.7 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

**CENTRAL AIR CONDITIONING****Styles & Materials****COOLING EQUIPMENT****TYPE:**

AIR CONDITIONER UNIT

**NUMBER OF A/C UNITS:**

ONE

**COOLING EQUIPMENT ENERGY****SOURCE:**

ELECTRICITY

**CONDITION:**

GOOD

**CENTRAL AIR****MANUFACTURER:**

CARRIER

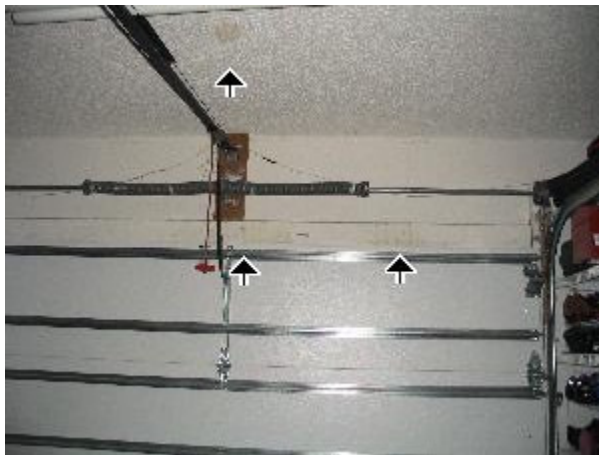
**AGE:**

5-10 years

**Inspection Items****7.0 NORMAL OPERATING CONTROLS****Comments:** Inspected**7.1 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Comments:** Inspected**7.2 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM****Comments:** Inspected

**INTERIORS****Styles & Materials****CEILING MATERIALS:**  
SHEETROCK**WALL MATERIAL:**  
SHEETROCK**FLOOR COVERING(S):**  
CARPET  
TILE**INTERIOR DOORS:**  
HOLLOW CORE**CABINETS:**  
WOOD**COUNTERTOP:**  
GRANITE**Inspection Items****8.0 CEILINGS**

Picture 1



Picture 2



**Comments:** Inspected Ceiling in garage, and guest bedroom has water stains/damage present, These conditions lead me to believe there could be possible mold contamination. Samples should be taken in the area to determine if mold is present.

**8.1 WALLS**

**Comments:** Inspected

**8.2 FLOORS**

**Comments:** Inspected

**8.3 DOORS (REPRESENTATIVE NUMBER)**



**Comments:** Inspected  
Patio French Door lock mechanism is difficult to operate, adjustment is necessary.

#### **8.4 WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

#### **8.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:** Inspected

#### **8.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Inspected

## INSULATION AND VENTILATION

### Styles & Materials

**ATTIC INSULATION:**  
BLOWN

**R- VALUE:**  
APPROXIMATE R-19

**VENTILATION:**  
GABLE VENTS  
RIDGE VENTS

**EXHAUST FAN TYPES:**  
FAN ONLY

**DRYER POWER SOURCE:**  
220 ELECTRIC

**DRYER VENT:**  
FLEXIBLE VINYL  
METAL

---

### Inspection Items

#### 9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

**Comments:** Inspected

#### 9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Inspected

#### 9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

**Comments:** Inspected

#### 9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

**Comments:** Inspected

**BUILT-IN KITCHEN APPLIANCES****Inspection Items****10.0 REFRIGERATOR**

Comments: Inspected

**10.1 DISHWASHER**

Comments: Inspected

**10.2 RANGES/OVENS/COOKTOPS**

Comments: Inspected

**10.3 RANGE HOOD**

Comments: Inspected

**10.4 FOOD WASTE DISPOSER**

Comments: Inspected

**10.5 MICROWAVE COOKING EQUIPMENT**

Comments: Inspected

**10.6 TRASH COMPACTOR**

Comments: Inspected

**10.7 DRYER**

Comments: Inspected

**10.8 WASHING MACHINE**

Comments: Inspected

**LAWN SPRINKLERS****Inspection Items****11.0 SPRINKLER OPERATION**

**Comments:** Inspected

**11.1 CONTROLLERS**

**Comments:** Inspected

**11.2 ROTARY HEADS**

**Comments:** Inspected

**11.3 VISIBLE CONNECTIONS OR CLAMPS**

**Comments:** Inspected

**SWIMMING POOLS AND EQUIPMENT****Styles & Materials****STYLE:**  
IN GROUND**SHAPE:**  
SQUARE**WALL MATERIALS:**  
CEMENT**Inspection Items****12.0 OPERATIONAL CONDITION OF POOL****Comments:** Inspected**12.1 SURFACE WALLS AND FLOOR OF POOL****Comments:** Inspected**12.2 PERMANENT ACCESSORIES CONDITION (Ladders, Steps, Rails and Diving board)****Comments:** Inspected**12.3 PUMPS FOR CIRCULATION OF WATER****Comments:** Inspected**12.4 POOL HEATERS****Comments:** Inspected**12.5 JACUZZI****Comments:** Inspected

**WATER WELLS**

**Styles & Materials**

**TYPE OF PUMP:**  
BELOW GROUND

**ACCESSORIES:**  
BOOSTER PUMP

---

**Inspection Items**

**13.0 WELL PUMP AND EQUIPMENT**

**Comments:** Inspected

**13.1 FILTERS AND CONDITIONERS**

**Comments:** Inspected

**SEPTIC SYSTEMS**

**Styles & Materials**

**SEPTIC TANK:**  
ABOVE GROUND ACCESS LID

---

**Inspection Items**

**14.0 SEPTIC FIELD**

**Comments:** Inspected

**14.1 BOOSTER PUMP AND ALARM**

**Comments:** Inspected

**14.2 VISIBLE INSPECTION OF INSIDE TANK**

**Comments:** Inspected

**FIRE PROTECTION EQUIPMENT**

---

**Inspection Items**

**15.0 FIRE EXTINGUISHERS**

**Comments:** Inspected

**DOCK/SEAWALL**

---

**Inspection Items**

**16.0 DOCK**

**Comments:** Inspected

**16.1 SEAWALL**

**Comments:** Inspected

*Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2003 : Licensed To John Brown*

## SUMMARY



**Inspect It, Inc.**

**9291 SW 18th Rd.  
Boca Raton, FL 33428  
1-866-818-6060**

**Customer**  
George Miller  
Stacy Miller

**Home**  
6291 East Fillmore Lane  
Pompano Beach, Fla. 33069

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation.

This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### STRUCTURAL COMPONENTS

1.5	<b>ATTIC</b> <b>Inspected</b> An electrical wire is damaged/exposed in attic space and should be repaired. Any electrical repairs/work to be performed should be done by a Certified Electrical Contractor.	\$101 - \$250
-----	---	---------------

### EXTERIOR

2.4	<b>DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS</b> <b>Inspected</b> Patio roof steel poles are rusted at bottom and need repair.	\$101 - \$250
-----	---	---------------

### ROOFING

3.0	<b>ROOF COVERINGS</b> <b>Inspected</b> Some repair has been made at roof covering and appears to be in good condition.	
-----	--	--

## ELECTRICAL SYSTEMS

- 5.3 **POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE** \$0 - \$100

**Inspected**

Electric outlet in living room wall unit is not grounded properly. A certified electric contractor should do any electric work/repair that is recommended in this report.

## INTERIORS

- 8.0 **CEILING** \$250 - \$500

**Inspected**

Ceiling in garage, and guest bedroom has water stains/damage present, These conditions lead me to believe there could be possible mold contamination. Samples should be taken in the area to determine if mold is present.

Inspect It, Inc.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Inspect It, Inc.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2003 : Licensed To John Brown