

INSPECTION REPORT



For the Property at:
1830 SOUTHWEST 81ST AVENUE, 4416
NORTH LAUDERDALE, FL 33068

Prepared for: SAMPLE REPORT
Inspection Date: Monday, October 26, 2020
Prepared by: RONALD GLADDEN, HI12801



GGR Home Inspections
Reliable Affordable Quick
Pembroke Pines, FL 33029
305-908-7050

www.ggrhomeinspections.com
info@ggrhomeinspections.com



November 5, 2020

Dear Sample Report,

RE: Report No. 1137
1830 Southwest 81st Avenue, 4416
North Lauderdale, FL
33068

Thanks very much for choosing GGR Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the InterNACHI Standards of Practice. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

https://www.nachi.org/documents2012/InterNACHI_SOP_and_COE-March_2018.pdf

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

RONALD GLADDEN
on behalf of
GGR Home Inspections

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SUMMARY

1830 Southwest 81st Avenue, North Lauderdale, FL October 26, 2020

Report No. 1137

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ General

Condition: • Possible leak or prior leak the master Bedroom. Ceiling was dry during inspection. Recommend Further evaluation and requesting disclosure from seller or HOA.

Implication(s): Water Damage

Location: Master Bedroom

Task: Further evaluation Request disclosure

Time: Immediate

Electrical

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • Inoperative

CO detector did not alarm when tested. Recommend further evaluation and replacement if needed.

Location: Hallway Bathroom

Task: Replace

Time: Immediate

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

The average life span of central air-conditioning system is 12 to 15 years if it is properly installed and maintained. Recommend regular servicing and budgeting for replacement.

Location: Utility Closet

Task: Monitor Service

Time: Immediate

Plumbing

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

Active leak observed for the bathroom sink. Cold water supply turned off in the area. Recommend further evaluation and repairs be conducted by a licensed plumber.

Location: Master Bathroom

Task: Repair or replace

Time: Immediate

Condition: • [Slow drains](#)

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Flexible PVC piping: the design of the pipe allows for debris to easily collect in the waste line. With the collection of all the goop, the drain begins to slowly clog and not drain properly. Recommend replacing to prevent slow drainage.

Location: Bathroom

Task: Repair or replace

Time: Immediate

Interior

CEILINGS \ General notes

Condition: • Water stains

Observed what could be water stains on the ceiling in the bedroom. Inspector could not confirm root cause of stains or moisture presence. Recommend requesting disclosure from seller about the area.

Location: Master Bedroom

Task: Further evaluation Monitor

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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General:

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



1. The home inspector shall observe: Roof...



2. The home inspector shall observe: Roof...



3. The home inspector shall observe: Roof...



4. The home inspector shall observe: Roof...

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5. The home inspector shall observe: Roof...

Sloped roofing material: • [Roll roofing](#)

Limitations

Roof inspection limited/prevented by: • Gravel covering membrane • Wet roof surface hides flaws

Inspection performed: • By walking on roof • With a drone

Recommendations

RECOMMENDATIONS \ General

Condition: • Possible leak or prior leak the master Bedroom. Ceiling was dry during inspection. Recommend Further evaluation and requesting disclosure from seller or HOA.

Implication(s): Water Damage

Location: Master Bedroom

Task: Further evaluation Request disclosure

Time: Immediate

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General:

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



6. The home inspector shall observe: Wall...



7. The home inspector shall observe: Wall...

EXTERIOR

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8. The home inspector shall observe: Wall...



9. The home inspector shall observe: Wall...

Wall surfaces and trim: • [Block](#)

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Description

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

Configuration: • [Not visible](#)

Foundation material: • Not visible

Floor construction: • Not visible

Exterior wall construction: • Concrete block

Roof and ceiling framing: • Not visible

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • New finishes/paint

Description

General:

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



10. The home inspector shall observe: Service...



11. The home inspector shall observe: Service...

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13. The home inspector shall observe: Service...

- Present



Carbon monoxide (CO) alarms (detectors): • Present

Recommendations

DISTRIBUTION SYSTEM \ Switches

Condition: • [Inoperative](#)

Inoperative switch. Recommend requesting disclosure for why it's tapped in the on position.

Location: Bedroom

Task: Further Evaluation-Repair

Time: Immediate



15. *Inoperative*

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

Various light fixture throughout the home were inoperable during the time of the inspection. Recommend further evaluation to determine if light bulbs are needed or repairs are needed by a contractor.

Location: Throughout

Task: Further Evaluation

Time: As soon as possible



16. *Inoperative*

ELECTRICAL

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DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • Inoperative

CO detector did not alarm when tested. Recommend further evaluation and replacement if needed.

Location: Hallway Bathroom

Task: Replace

Time: Immediate



17. Inoperative

HEATING

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

System type: • [Heat pump](#)

Fuel/energy source: • [Electricity](#)

Heat distribution: • [Ducts and registers](#)

Approximate age: • [16 years](#)

Limitations

Inspection prevented/limited by: • A/C or heat pump operating

COOLING & HEAT PUMP

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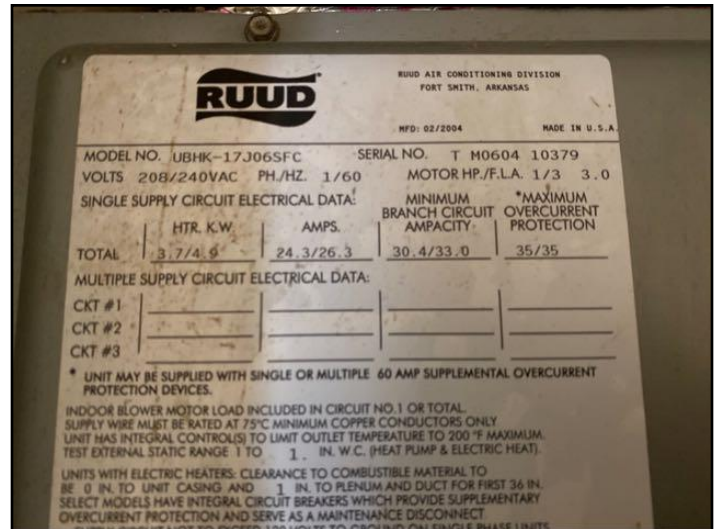
General: • The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage.

Air conditioning type:

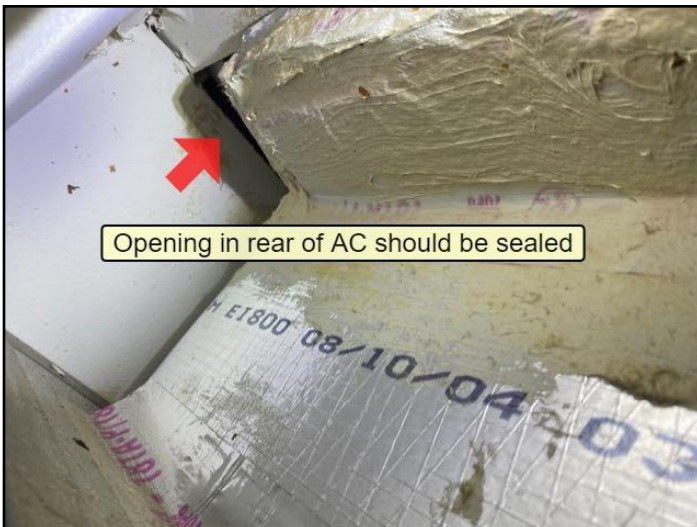
- Central



18. Central



19. Central



20. Central

COOLING & HEAT PUMP

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21. Central



22. Central



23. Central

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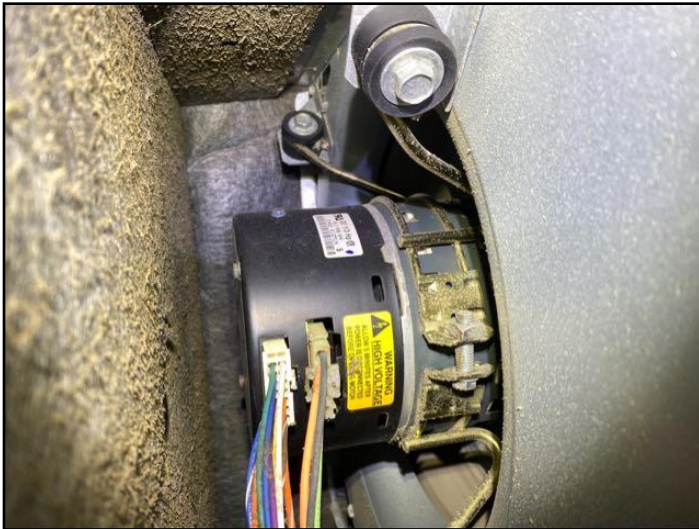
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24. Central



25. Central



26. Central

Heat pump type: • Central

Manufacturer: • RUUD

Compressor type:

• Electric

COOLING & HEAT PUMP

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27. Electric

Compressor approximate age: • 16 years

Typical life expectancy: • 12 to 15 years

Limitations

System data plate: • Air compressor located on the roof. Which unit is not confirmed. Markings missing.

Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Past life expectancy

The average life span of central air-conditioning system is 12 to 15 years if it is properly installed and maintained. Recommend regular servicing and budgeting for replacement.

Location: Utility Closet

Task: Monitor Service

Time: Immediate

Description

General:

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



28. The home inspector shall observe: Interior...



29. The home inspector shall observe: Interior...

PLUMBING

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30. The home inspector shall observe: Interior...

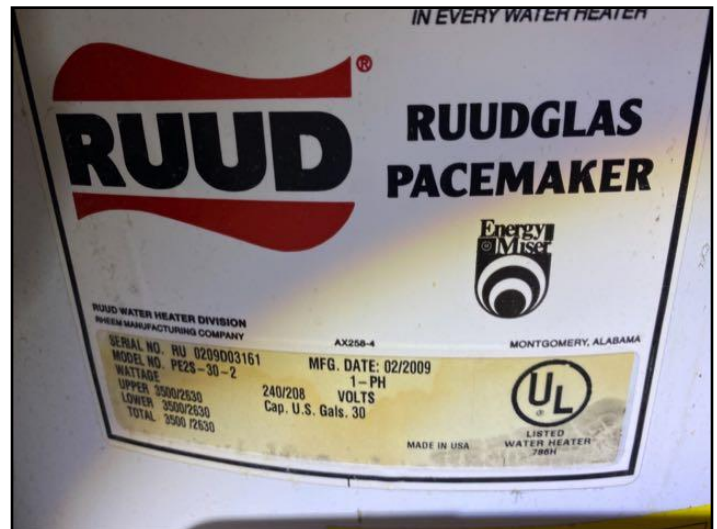
Water flow and pressure: • [Typical for neighborhood](#)

Water heater type:

- Tank



31. Tank



32. Tank

PLUMBING

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33. TPR

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer: • RUUD

Water heater tank capacity: • [30 gallons](#)

Water heater approximate age: • 11 years

Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • [Medium](#)

Hot water temperature (Generally accepted safe temp. is 120° F):

• 115° F



34. 115° F

Waste and vent piping in building: • [PVC plastic](#)

Limitations

Items excluded from a building inspection: • Water quality • Concealed plumbing • Water treatment equipment •
Water heater relief valves are not tested

Recommendations

WATER HEATER - ELECTRIC \ Wiring

Condition: • Service cable rusted. Recommend further evaluation and replacement of the cable if needed.

Implication(s): Fire Hazard

Location: Utility closet

Task: Further evaluation- Replace

Time: As needed



35.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

Active leak observed for the bathroom sink. Cold water supply turned off in the area. Recommend further evaluation and repairs be conducted by a licensed plumber.

Location: Master Bathroom

Task: Repair or replace

Time: Immediate

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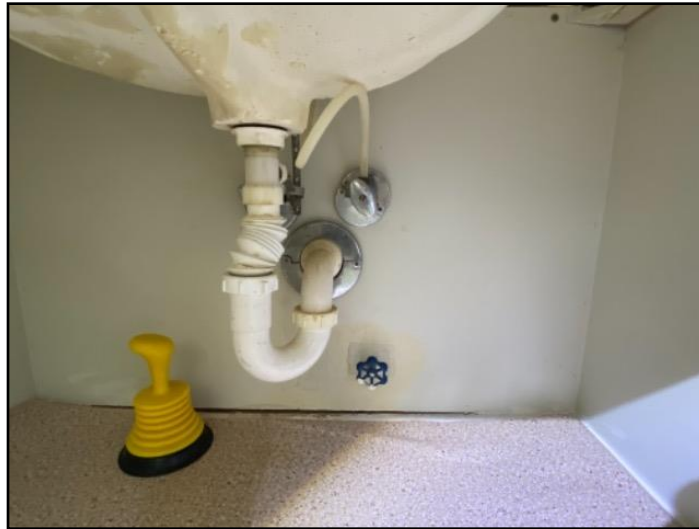
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36. Leak

Condition: • [Slow drains](#)

Flexible PVC piping: the design of the pipe allows for debris to easily collect in the waste line. With the collection of all the goop, the drain begins to slowly clog and not drain properly. Recommend replacing to prevent slow drainage.

Location: Bathroom

Task: Repair or replace

Time: Immediate



37. The home inspector shall observe: Interior...

Description

General:

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



38. The home inspector shall observe: Walls,...



39. The home inspector shall observe: Walls,...



40. The home inspector shall observe: Walls,...



41. The home inspector shall observe: Walls,...

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42. The home inspector shall observe: Walls,...



43. The home inspector shall observe: Walls,...



44. The home inspector shall observe: Walls,...



45. The home inspector shall observe: Walls,...

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

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46. The home inspector shall observe: Walls,...



47. The home inspector shall observe: Walls,...



48. The home inspector shall observe: Walls,...

Major floor finishes: • [Carpet](#) • Tile

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Sliders](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Kitchen ventilation: • Range hood

Inventory Dishwasher:

• Whirlpool

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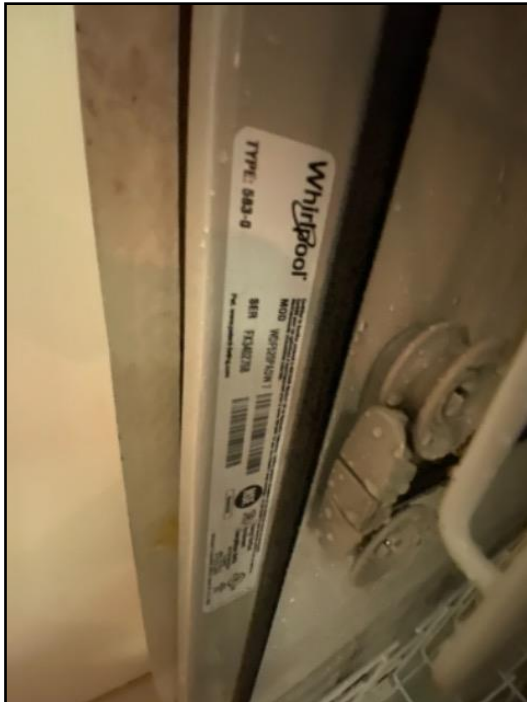
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49. Whirlpool



50. Whirlpool

Inventory Range:

- GE



51. GE



52. GE

Inventory Refrigerator:

- KitchenAid

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53. KitchenAid



54. KitchenAid

Limitations

General: • FURNISHED HOME

The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector(s) do not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you or the inspector inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact our office immediately if any adverse conditions are observed that were not commented on in your inspection report. We will be happy to assist you if needed.

Inspection limited/prevented by: • Carpet • New finishes/paint • Storage in closets and cabinets / cupboards

Recommendations

CEILINGS AND WALLS \ General notes

Condition: • Typical minor flaws

Typical flaws. Recommend improving and/or maintenance where needed.

Location: Various

Task: Improve

Time: As soon as possible

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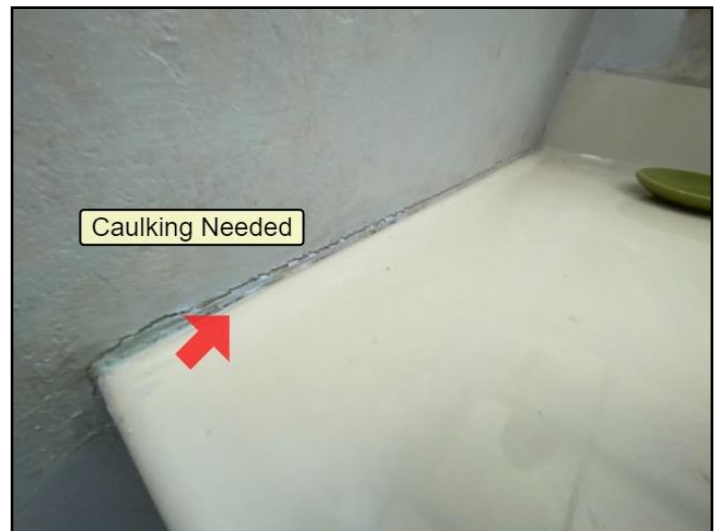
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55. Inoperative



56. Typical minor flaws



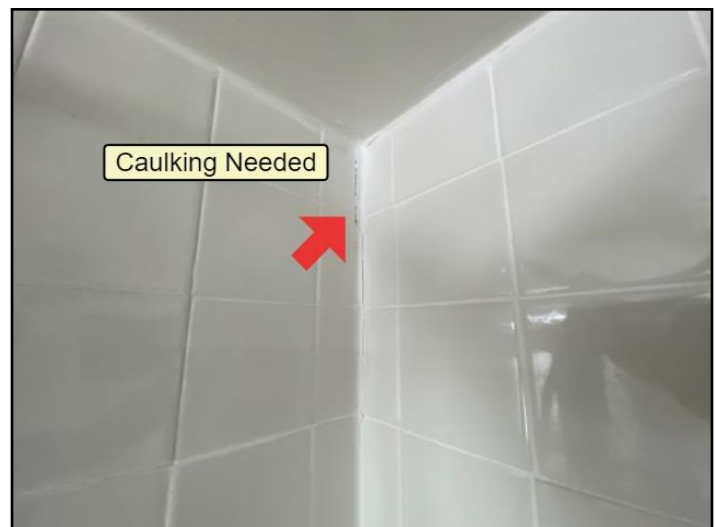
57. The home inspector shall observe: Walls,...



58. Typical minor flaws



59. Typical minor flaws



60. Typical minor flaws

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61. Typical minor flaws



62. Typical minor flaws



63. Typical minor flaws



64. Typical minor flaws



65. Typical minor flaws

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CEILINGS \ General notes

Condition: • Water stains

Observed what could be water stains on the ceiling in the bedroom. Inspector could not confirm root cause of stains or moisture presence. Recommend requesting disclosure from seller about the area.

Location: Master Bedroom

Task: Further evaluation Monitor

Time: Immediate



66. Water stains



67. Water stains

APPLIANCES \ Range

Condition: • Knobs broken

Knob damaged. Recommend replace or replace.

Location: Kitchen

Task: Repair or replace

Time: Immediate



68. Knobs broken

INTERIOR

Report No. 1137

1830 Southwest 81st Avenue, North Lauderdale, FL October 26, 2020

www.ggrhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

REFERENCE

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS