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## FULL INSPECTION REPORT



**Name:** Jose Antonio Lopez  
**Inspection #:** 17-0209L  
**Inspector:** Mark Carreras  
**Property Address:** 13201 Mustang Trail  
Southwest Ranches, FL 33330

**CLIMATE CONDITIONS**

**Date and Time of Inspection: February 9, 2017**

**Weather: Overcast**

**Temperature: 73°F**

**BUILDING CHARACTERISTICS**

**Main Entry Faces: South**

**Estimated Age of House: Built in 2002**

**Building Type: Single Family**

**Stories: Two**

**UTILITY SERVICES**

**Water Source: Public**

**Sewage Disposal: Public**

**Utilities Status: Active**

**OTHER INFORMATION**

**House Occupied: Yes**

**Client Present: No**

**Others Present: N/A**

## EXTERIOR COMPONENT REPORT

This is a report made to the best of our ability and professional belief on the existing conditions of the exterior components. As all areas of the exterior are not accessibly visible in some areas due to foliage, plaster or painting, the Inspector cannot guarantee against hidden defects, structural damage or repairs. No inspection has been made for such structural defects as would require engineering skill practices.

	<u>MATERIALS</u>	<u>CONDITIONS</u>
<b>Walls</b>	<b>CBS/Concrete</b>	<b>Good</b>
<b>Entry doors</b>	<b>Metal &amp; Glass</b>	<b>Good</b>
<b>Prime windows</b>	<b>Single Hung</b>	<b>Good</b>
<b>Patio doors</b>	<b>Metal / Glass</b>	<b>Good</b>
<b>Garage doors</b>	<b>Metal</b>	<b>Good</b>
<b>Shutters</b>	<b>Aluminum</b>	<b>Good</b>
<b>Driveway / Walks</b>	<b>Concrete</b>	<b>Good</b>
<b>Steps / Railings</b>	<b>Concrete</b>	<b>Good</b>
<b>Deck / Patio</b>	<b>Concrete</b>	<b>Good</b>
<b>Retaining wall</b>	<b>N/A</b>	<b>N/A</b>
<b>Pool</b>	<b>Not Inspected</b>	<b>N/A</b>



## EXTERIOR COMPONENT REPORT (Con't)



### Observations:

**The home was constructed in 2002 and at the time of the inspection the exterior of the home appears to be in good overall condition. No major deficiencies were discovered during the course of our inspection. Please refer to the end of this report for more details.**

I certify that I am authorized to sign this inspection on behalf of Mark Carreras Home Inspections, and that, by the signature hereinafter made, Mark Carreras Home Inspections, is duly bound by the terms and conditions of the certification. This report expresses no guarantee on the exterior components. I further certify that I have no interest, present or prospective, in the property, buyer, seller, broker, and mortgage or other party involved in the transaction. Only the condition of the system as of this date is warranted by this inspection.

Signature of Inspector: Mark Carreras Date: 2/9/17



# INTERIOR COMPONENT REPORT

This is a report made to the best of our ability and professional belief on the existing conditions of the exterior components. As all areas of the exterior are not accessibly visible in some areas due to foliage, plaster or painting, the Inspector cannot guarantee against hidden defects, structural damage or repairs. No inspection has been made for such structural defects as would require engineering skill practices.

<b>Floors</b>	<b>Good</b>
<b>Ceiling / Wall</b>	<b>Good</b>
<b>Doors</b>	<b>Good</b>
<b>Closets</b>	<b>Good</b>
<b>Kitchen Cabinets</b>	<b>Good</b>
<b><u>Kitchen Appliances</u></b>	
<b>Oven / Range</b>	<b>Good</b>
<b>Dishwasher</b>	<b>Good</b>
<b>Refrigerator</b>	<b>Good</b>



## Observations:

**At the time of inspection the interior of the home was in overall good condition for its age. During the course of our inspection some deficiencies were discovered. All of the kitchen appliances are in good overall condition. Please refer to the end of this report for more details.**

Estimated Replacement Cost: **N/A**

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Signature of Inspector: Mark Carreras Date: 2/9/17

# AIR CONDITIONING COMPONENT REPORT

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**Type: Split Central Unit (4 Units)**

**Power Source: 220**

**Make of Unit: Rheem (All)**

**Compressor Age in Years: 3,6,15+ Years**

**Air Handler Age in Years: 3,6,15+ Years**

**Capacity of Unit: 3,4,5 and 5 Tons**

**Return Air Temperature: 72 Degrees**

**Supply Air Temperature: 52 Degrees**

**System Condition: Good**

**Split Temperature: 20 Degrees**

**Ductwork Type: Flex & Duct Board**

**Condensate Line: Good**



## Observations:

**At the time of inspection the split central air conditioning systems were functioning and cooling adequately. No major deficiencies were discovered during the course of our inspection.**

**Estimated Repair Cost: N/A**

*(The estimated repair cost consist of and is not limited to: labor, parts, materials, permitting and taxes.)*

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Signature of Inspector: Mark Carreras Date: 2/9/17

# PLUMBING COMPONENT REPORT

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## Main Line

**Material: Unknown**  
**Condition: N/A**

## Visible Supply Lines

**Material: Copper**  
**Condition: Good**

## Visible Waste Lines

**Material: PVC**  
**Condition: Good**

## Water Heater:

**Type / Make: Gas/Rheem**  
**Size: 70 Gallons**  
**Location: Garage**  
**Condition: Good**

## Exterior Faucets:

**Condition: Good**

**Water Pressure: Functional Flow**

**Drainage: Adequate**



## Observations:

At the time of inspection the plumbing system appears to be functioning and in good condition. Functional flow and adequate drainage was observed during the course of our inspection. No further actions are necessary.

Estimated Replacement Cost: N/A

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Signature of Inspector: Mark Carreras Date: 2/9/17

# ELECTRICAL REPORT

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**Service entrance**

**Over current device**

**Wire type**

**Main panel**

**Branch circuits**

**Main panel**

**Panel rating**

**Underground**

**Circuit Breakers**

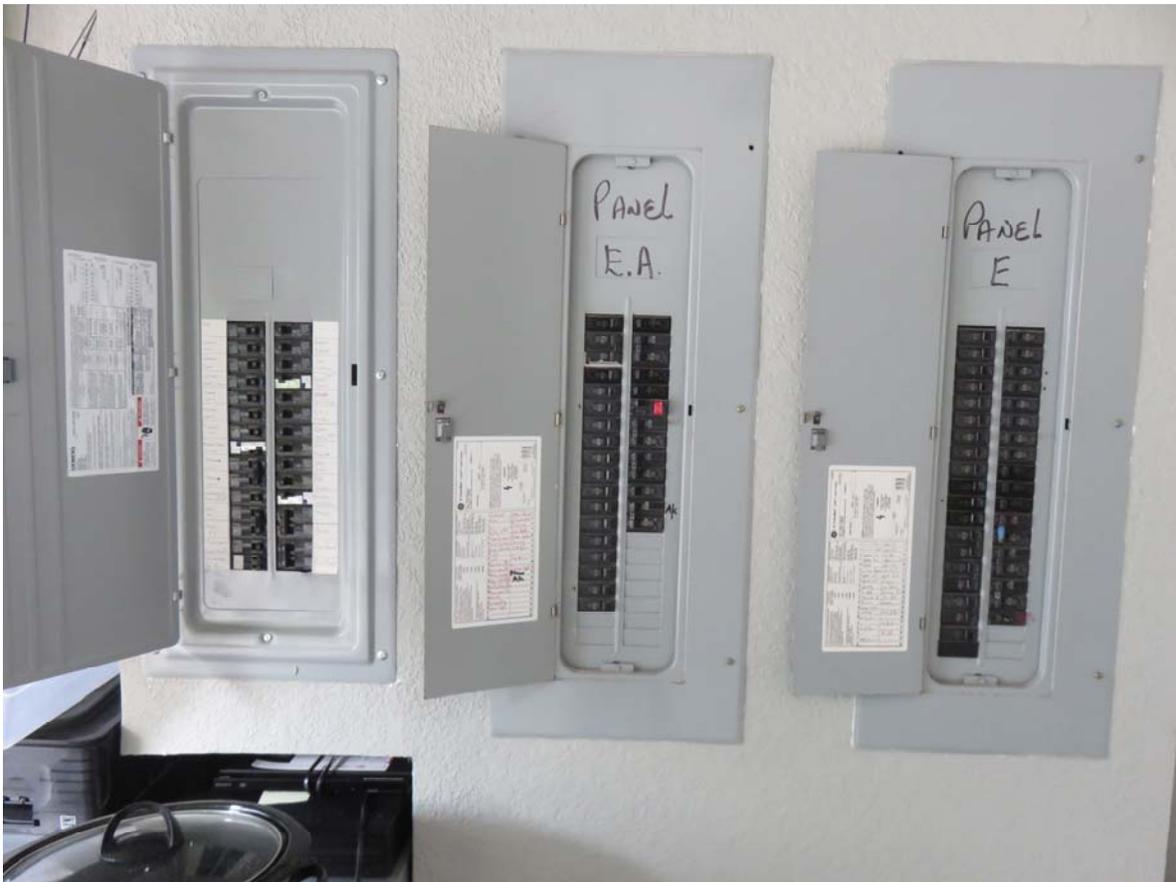
**Copper**

**Visually Inspected**

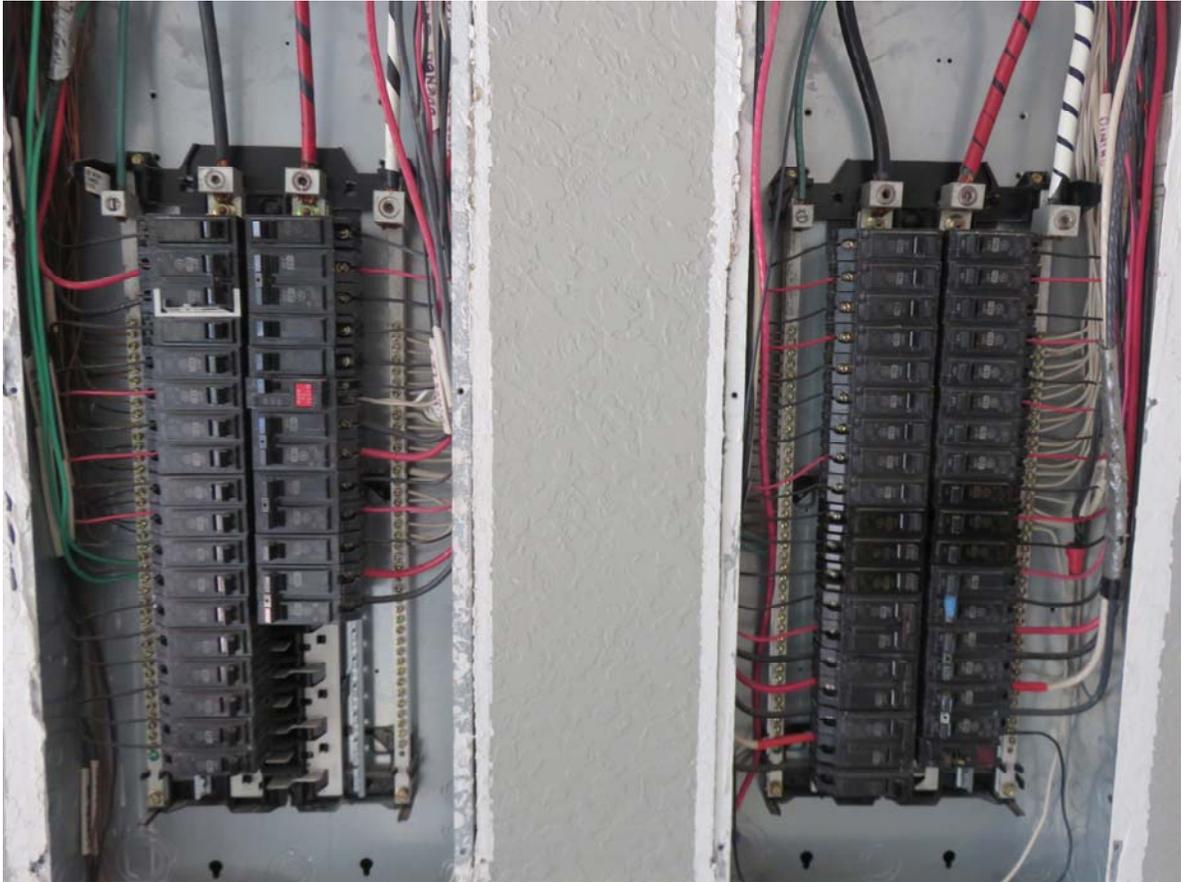
**Inspected**

**Garage**

**200, 200 & 150 Amps**



## ELECTRICAL REPORT (Con't)



### Observations:

At the time of inspection the electrical system appears to be sufficient in size and functioning correctly.

**\*We recommend you install GFCI receptacles wherever necessary. GFCI receptacles are a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit. (if applicable)**

Estimated Repair Cost: N/A

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Signature of Inspector: Mark Carreras Date: 2/9/17

# STRUCTURAL COMPONENT REPORT

This is a report made to the best of our ability and professional belief on the existing conditions of the exterior components. As all areas of the exterior are not accessibly visible in some areas due to foliage, plaster or painting, the Inspector cannot guarantee against hidden defects, structural damage or repairs. No inspection has been made for such structural defects as would require engineering skill practices.

	<u>MATERIALS</u>	<u>CONDITIONS</u>
<b>Wall</b>	<b>Concrete / CBS</b>	<b>Good</b>
<b>Floors</b>	<b>Unknown (Inaccessible)</b>	<b>N/A</b>
<b>Joists</b>	<b>Unknown</b>	<b>N/A</b>
<b>Beams</b>	<b>Inaccessible</b>	<b>N/A</b>
<b>Columns</b>	<b>Inaccessible</b>	<b>N/A</b>
<b>Roof</b>	<b>Tiles</b>	<b>Please see roof report!</b>
<b>Foundation</b>	<b>Unknown</b>	<b>N/A</b>

**Approximate age of building: 15+ Years**

**Crawlspace entered: N/A**

**Attic entered: Yes, limited access**

**Condensation: Not at the time of inspection.**

**Water penetration: Not at the time of inspection.**

**Insulation: Yes**

## Observations

**Please refer to the end of this report for more details.**

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Signature of Inspector: Mark Carreras Date: 2/9/17

# ROOF REPORT

## THIS IS A ROOF REPORT NOT A ROOF GUARANTEE

This is a report made to the best of our ability and professional belief on the existing conditions of the roof coverings. As all areas of the roof and attic are not accessibly visible, and the roof membranes are not visible in some areas due to coverings such as tiles, shingles, and other coatings. The Contractor cannot guarantee against hidden defects, future leaks or repairs. No inspection has been made for such structural defects as would require engineering skill practices.

<b>Inspection method:</b>	<b>Roof's Eave &amp; Attic (Limited Access)</b>
<b>Visible coverings:</b>	<b>Tiles</b>
<b>Gutters:</b>	<b>Fair - Poor</b>
<b>Flashing:</b>	<b>Unknown</b>
<b>Fascia:</b>	<b>Good</b>
<b>Plumbing vents:</b>	<b>Good</b>
<b>Attic vents &amp; screens:</b>	<b>Good</b>
<b>#1 Roof covering:</b>	<b>Tiles</b>
<b>#2 Roof covering:</b>	<b>N/A</b>
<b>#3 Roof covering:</b>	<b>N/A</b>
<b>Skylights:</b>	<b>N/A</b>
<b>Chimney:</b>	<b>N/A</b>
<b>Ventilation:</b>	<b>N/A</b>

**Approximate age of roof: 15+ Years**

**Repairs: Yes (Gutters)**

**Replacement: No**

**Signs of damage: No**

## ROOF REPORT (Con't)

### Observations:

The tile roof covering is 15+ years old and is in good condition. The roof covering was inspected from the roof's eave and the attic area as previously disclosed. Below are photographs of the roof's current condition. No major deficiencies were discovered during the course of our inspection. Sections of the "white" gutters on the front home's exposure are in need of replacing.

### Estimated Repair Cost: \$ 1,000.00 (Gutters)

*\* All corrective work estimates are not an exact amount and are strictly used for guidance purposes! We urge you to contact professional contractors in order obtain an exact dollar amount related to any and all deficient items listed on our reports!*

*\*All estimated repair cost include but not limited to labor, parts, materials, permitting and estimating charges.*









# MISC. REPAIRS

*As previously stated in the "Roofing Section" of this report. Below are photographs of the gutters that need to be replaced.*





*To Whom It May Concern:*

*RE: Jose Antonio Lopez  
13201 Mustang Trail.  
Southwest Ranches, Fl. 33330*

*To Whom It May Concern:*

*At your request, a limited visual inspection of the above referenced property was conducted on February 9, 2017. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.*

*An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight; maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection.*

*All corrective work estimates are not an exact amount and are strictly used for guidance purposes! We urge you to contact professional contractors to obtain an exact dollar amount related to any and all deficient items listed on our reports!*

### **REPORT SUMMARY**

*Overall, the home was constructed in 2002 and at the present time occupied. No major deficiencies were discovered during the course of the inspection.*

*Please review the attached report for details on any and/or all deficient items that were discovered at the time of inspection.*

*Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.*

*Sincerely,*



*Mark Carreras (H.I. 1246)  
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markcarreras@aol.com  
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