

# *Bravo Home Inspection Service*

## Property Inspection Report



1101 SW 75th AVENUE, Plantation FL, 33317  
Inspection prepared for: & Sample Smith  
Inspection Date: 1/5/2012 Time: 1;00PM  
Age: 1971

Inspector: Odany Bravo  
Florida Licensed Home Inspector # HI5237  
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# Inspection Details

## 1. Attendance

In Attendance: Client present

## 2. Home Type

Home Type: Single Family Home

## 3. Direction

Materials: East.

## 4. Occupancy

Occupancy: Occupied - Furnished

## 5. Services

Materials: All Utilities On .

## 6. Water Source

Materials: Public.

# Exterior Areas

The following opinion is based on an inspection of the visible portion of the exterior. Masonry walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite or insect infestation. Where exterior surface damage is noted, repairs should include the evaluation of surrounding and underlying materials to determine if hidden damage is present. The discovery of hidden damage will increase the cost of any needed repairs. Roof overhangs are only inspected where accessible from the ground level. This report is not intended to address any geological, geotechnical or hydrological conditions that may or may not exist. We recommend you make an inquiry with the seller.

## 1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

## 2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.

## 3. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- Fascia board shows wood decay. Recommended to be repair.



## 4. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

## 5. Stucco

Good	Fair	Poor	N/A	None
X				

## 6. Condition

Good	Fair	Poor	N/A	None
X				

# Pool

## 1. Structure Condition

Good	Fair	Poor	N/A	None
X				

Type: below ground  
Materials: plaster



## 2. Filter

Good	Fair	Poor	N/A	None
X				

## 3. Skimmer and Basket

Good	Fair	Poor	N/A	None
X				

Observations:  
• functional

## 4. Pool Heater Condition

Good	Fair	Poor	N/A	None
				X

## 5. Lights

Good	Fair	Poor	N/A	None
X				

Observations:  
• operated

## 6. Pressure Gauge

Good	Fair	Poor	N/A	None
X				

Observations:  
• Present on filter housing.

# 7. Pumps

Good	Fair	Poor	N/A	None
X				

Observations:  
 • operated



# 8. Jets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • operated

# 9. Tile

Good	Fair	Poor	N/A	None
X				

# 10. Timer

Good	Fair	Poor	N/A	None
X				

Observations:  
 • present

# 11. Water Condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • clear

# 12. Electrical

Good	Fair	Poor	N/A	None
X				

# Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs

## 1. Driveway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Asphalt driveway noted. • Brick driveway noted. • Concrete sidewalk noted.

Observations:

- Driveway in good shape for age and wear. Some oil staining. Clean and seal to extend life.

## 2. Grading

Good	Fair	Poor	N/A	None
X				

## 3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

## 4. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- GFCI trip test failed.

## 5. GFCI

Good	Fair	Poor	N/A	None
X				

## 6. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

## 7. Water Pressure

Good	Fair	Poor	N/A	None
X				

## 8. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: North side of house. • South side of house.  
 Observations:  
 • Appears Functional.

## 9. Patio and Porch Condition

Good	Fair	Poor	N/A	None

Materials: Rolled roofing noted.  
 Observations:  
 • No major system safety or function concerns noted at time of inspection.

## 10. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood • Aluminum  
 Observations:  
 • Gates were locked at the time of inspection, did not operate.

## 11. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood • Concrete



# Foundation

The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component. It is impossible for a home inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

## 1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

## 2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

## 3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

# Roof System

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

## 1. Roof Condition

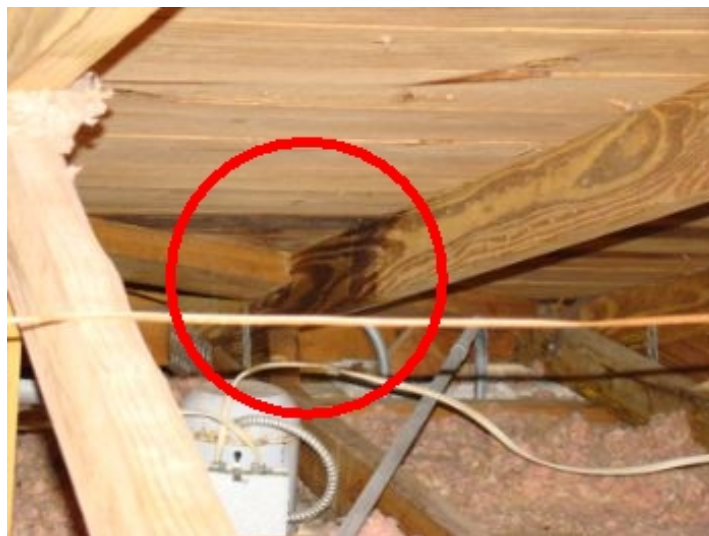
Good	Fair	Poor	N/A	None
	X			

Materials: Viewed from roof edge on ladder...

Materials: Concrete tiles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Maintenance Tip: Weather permitting, keep debris cleared from roof valleys to extend life of roof.



## 2. Gutter & Downspouts

Good	Fair	Poor	N/A	None
	X			

Observations:

- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.



# Attic

Remote areas of the attic are often not examined due to limited access. Conditions in these areas (including water tightness of the roof) are unknown and are specifically excluded from the inspection and report. Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected. Insulation and vapor barriers are not disturbed and no destructive test (such as cutting openings in walls to look for insulation) are performed. Potential hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without laboratory analysis. This beyond the scope of the inspection. Any estimate of insulation R values or depths are rough average values.

## 1. Access

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Pull Down Ladder located in:Garage

## 2. Structure

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.



## 3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Under eave soffit inlet vents noted.

## 4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

## 5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.



## 6. Insulation Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages 3 to 4 inches. Recommend installing more.

Observations:

- Insulation level in the attic low in some areas.

# Garage

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

## 1. Garage Type

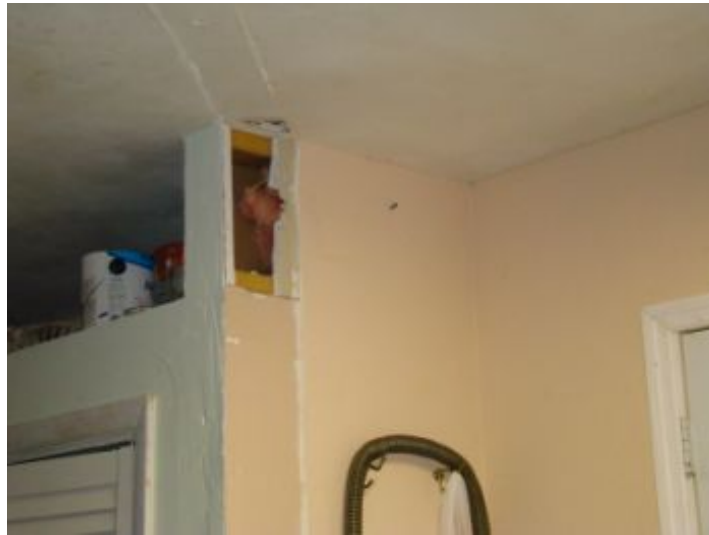
Materials: The Garage is Attached.

## 2. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Garage drywall needs to be properly repaired.



## 3. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Bare concrete floors noted.

## 4. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- Have a qualified electrician repair items listed following a complete evaluation of the electrical system.
- Loose hanging wires noted.



## 5. Door

Good	Fair	Poor	N/A	None
	X			

## 6. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sectional door noted.

Observations:

- No deficiencies observed.

## 7. Garage Door Parts

Good	Fair	Poor	N/A	None
	X			

Observations:

- The garage door appeared functional during the inspection.

## 8. Garage Opener Status

Good	Fair	Poor	N/A	None
	X			

Observations:

- Chain drive opener noted.

## 9. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
		X		

Observations:

- Garage vehicle door auto-reverse is inoperable.
- No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.



# Electrical

This report addresses the primary electrical power distribution system serving the building. Any electrical repairs should be performed by a licensed electrician. A random test is conducted on various outlets and switches, but NOT all are tested. During a typical inspection many are not accessible due to furniture, storage, etc. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Light switches which do not appear to function are deemed to have a burned out bulb, unless other anomalies are noticed. Light bulbs are not changed during the inspection, due to time constraints. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested regularly. Security alarm systems and their components are not addressed by this inspection. We recommend you consult with the alarm monitoring company for further information.

## 1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Location: Main Location: • South side of the house.

Location: Located in the master bedroom.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.



## 2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp





### 3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

### 4. Service Drop / Entrance

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

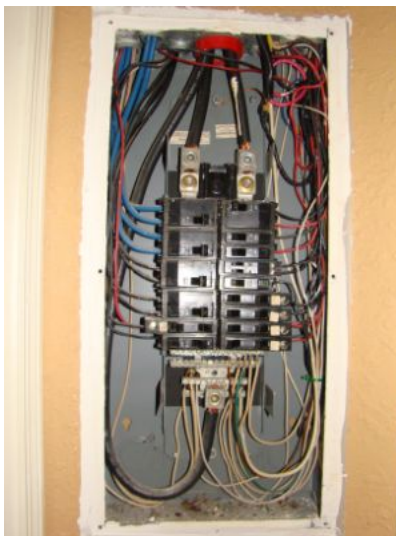
### 5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



# Air Conditioning & Heat

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. A/C Unit Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric  
 Location: Package unit System.  
 Observations:

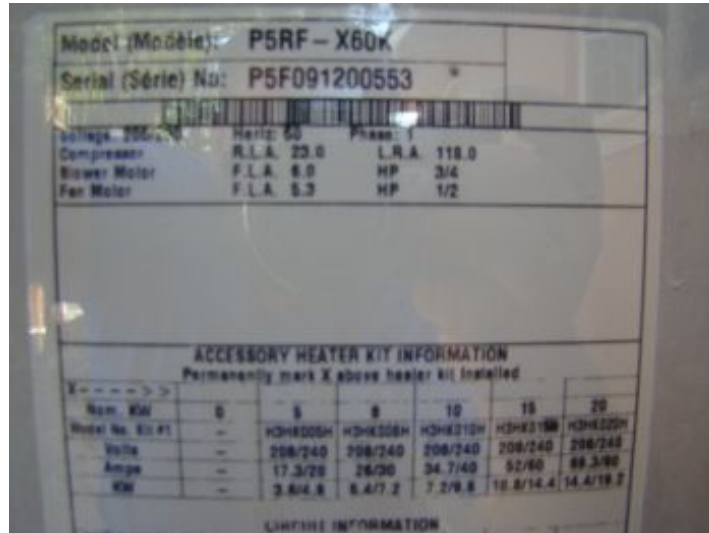
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of @@ degrees F.



## 2. Unit Capacity

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 5 Ton.



### 3. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Electric forced hot air

### 4. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:  
• No defects found.

### 5. Registers

Good	Fair	Poor	N/A	None
X				

Observations:  
• The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of @@ degrees F.



## 6. Filters

Good	Fair	Poor	N/A	None
X				

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

## 7. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.
- Functional at the time of inspection.

# Interior Areas

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## 1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated normally when tested, at time of inspection.

## 2. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated normally when tested.

## 3. Doors

Good	Fair	Poor	N/A	None
X				

## 4. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The hinged patio door was functional during the inspection.

## 5. Electrical

Good	Fair	Poor	N/A	None
X				



## 6. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- **SAFETY CONCERN:** There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.
- **IMPROVE:** Recommend installing one in each bedroom to bring up to modern safety standards

## 7. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

## 8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.



# 9. Wall Condition

Good	Fair	Poor	N/A	None
X				

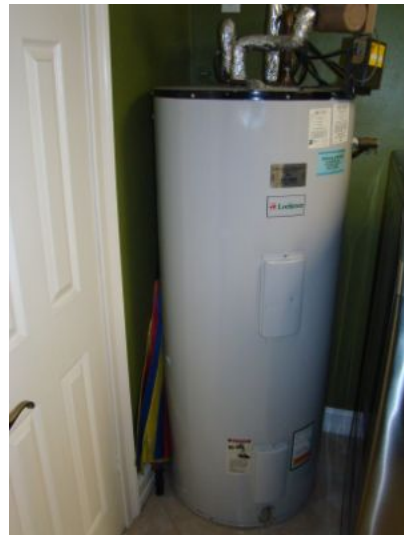
Materials: Plaster walls noted.

# Water Heater

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

## 1. Heater Enclosure

Good	Fair	Poor	N/A	None
X				



## 2. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: electric  
 Location: The heater is located in the laundry room.  
 Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

## 3. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:  
 • There is no TPR valve present on this water heater. This is a serious safety concern and needs to be corrected at once. We recommend contacting a licensed plumber to install a proper valve.



## 4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 75 gallons

## 5. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

• No deficiencies observed at the visible portions of the supply piping.

# Laundry

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

## 1. Locations

Locations: North#3

## 2. Dryer Vent

Good	Fair	Poor	N/A	None
X				

## 3. Electrical

Good	Fair	Poor	N/A	None
X				

## 4. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI in place and operational

## 5. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

## 6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

## 7. Plumbing

Good	Fair	Poor	N/A	None
	X			

## 8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.

## 9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

## 10. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- The back door is difficult to open and close; mechanism may not be installed true. Back door opens to a step off and fall situation, needs a landing and stairs built on exterior. At lease put up a sign during any open house viewing of the property.

## 11. Dryer Condition

Good	Fair	Poor	N/A	None
X				

Materials: 220V.

## 12. Washer Conditions

Good	Fair	Poor	N/A	None
X				

# Kitchen

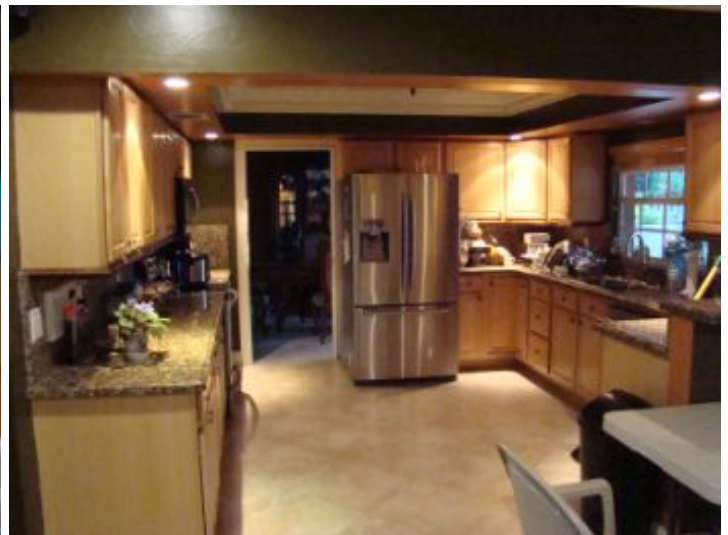
Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

## 1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.



## 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite tops noted.

## 3. Dishwasher

Good	Fair	Poor	N/A	None
		X		

Observations:

- The dishwasher did not operate when tested, consult with the seller about servicing the unit.

## 4. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

## 5. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

## 6. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.

## 7. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: Electric radiant heating coils or infrared halogen

## 8. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Stains from presumed past leaks noted.

## 9. Refrigerator Condition

Good	Fair	Poor	N/A	None
X				

## 10. Trash Compactor

Good	Fair	Poor	N/A	None
				X

## 11. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

## 12. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

## 13. Plumbing

Good	Fair	Poor	N/A	None
	X			

# 14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

# 15. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

# 16. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

# 17. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.

# Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the tain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

## 1. Locations

Locations: Master Bathroom • Main floor bath #2

## 2. Cabinets

Good	Fair	Poor	N/A	None
X				

## 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

## 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
• Granite tops noted.

## 5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:  
• Air and light entering at porch entrance door.



## 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

## 7. GFCI

Good	Fair	Poor	N/A	None
X				

## 8. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:

- Needs to be clean out .



Bathroom Exhaust Fan

## 9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

## 10. Mirrors

Good	Fair	Poor	N/A	None
X				

## 11. Plumbing

Good	Fair	Poor	N/A	None
X				

## 12. Showers

Good	Fair	Poor	N/A	None
X				



### 13. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Ceramic tile noted.

### 14. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The shower enclosure was functional at the time of the inspection.

### 15. Sinks

Good	Fair	Poor	N/A	None
X				

### 16. Toilets

Good	Fair	Poor	N/A	None
X				

### 17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

## Basement/Crawlspace

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

# Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

## 2. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet door has fallen out of square and drags on the floor. We recommend contacting a qualified contractor to realign the door.



## 3. Doors

Good	Fair	Poor	N/A	None
X				

## 4. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- Have a qualified electrician repair items listed following a complete evaluation of the electrical system.
- Missing switch plate covers were found, make sure they are replaced.
- Outlet cover plates missing.



## 5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Ceramic tile is noted.

## 6. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- There were no smoke detectors present in the bedroom(s).
- No smoke/ fire detectors were installed at time of inspection.

## 7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.

## 8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

# 9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

## About Inspection Report:

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

If you have any questions regarding the inspection report of your home, please feel free to call us. We are here to help our customers and will answer any questions or concerns on any part of the home in your inspection.

Regards,

**Dany Bravo Lic# HI5237**

**BRAVO HOME INSPECTION SERVICE, INC**

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## Exterior Areas

Page 2 Item: 3	Eaves & Facia	• Fascia board shows wood decay. Recommended to be repair.
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## Roof System

Page 10 Item: 2	Gutter & Downspouts	• Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.
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## Attic

Page 11 Item: 2	Structure	• Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
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Page 12 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.</li> </ul>
Page 12 Item: 6	Insulation Condition	<ul style="list-style-type: none"> <li>• Insulation level in the attic low in some areas.</li> </ul>

## Garage

Page 13 Item: 2	Walls	<ul style="list-style-type: none"> <li>• Garage drywall needs to be properly repaired.</li> </ul>
Page 14 Item: 4	Electrical	<ul style="list-style-type: none"> <li>• Have a qualified electrician repair items listed following a complete evaluation of the electrical system.</li> <li>• Loose hanging wires noted.</li> </ul>
Page 14 Item: 9	Garage Door's Reverse Status	<ul style="list-style-type: none"> <li>• Garage vehicle door auto-reverse is inoperable.</li> <li>• No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.</li> </ul>

## Electrical

Page 15 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.</li> </ul>
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## Interior Areas

Page 21 Item: 6	Smoke Detectors	<ul style="list-style-type: none"> <li>• <b>SAFETY CONCERN:</b> There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.</li> <li>• <b>IMPROVE:</b> Recommend installing one in each bedroom to bring up to modern safety standards</li> </ul>
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## Laundry

Page 26 Item: 10	Doors	<ul style="list-style-type: none"> <li>• The back door is difficult to open and close; mechanism may not be installed true. Back door opens to a step off and fall situation, needs a landing and stairs built on exterior. At lease put up a sign during any open house viewing of the property.</li> </ul>
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## Kitchen

Page 27 Item: 1	Cabinets	<ul style="list-style-type: none"> <li>• There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.</li> </ul>
Page 27 Item: 3	Dishwasher	<ul style="list-style-type: none"> <li>• The dishwasher did not operate when tested, consult with the seller about servicing the unit.</li> </ul>
Page 28 Item: 8	Sinks	<ul style="list-style-type: none"> <li>• Stains from presumed past leaks noted.</li> </ul>

## Bathroom

Page 30 Item: 5	Doors	<ul style="list-style-type: none"> <li>• Air and light entering at porch entrance door.</li> </ul>
Page 31 Item: 8	Exhaust Fan	<ul style="list-style-type: none"> <li>• Needs to be clean out .</li> </ul>

## Bedrooms

Page 34 Item: 2	Closets	<ul style="list-style-type: none"><li>• The closet door has fallen out of square and drags on the floor. We recommend contacting a qualified contractor to realign the door.</li></ul>
Page 35 Item: 4	Electrical	<ul style="list-style-type: none"><li>• Missing switch plate covers were found, make sure they are replaced.</li><li>• Outlet cover plates missing.</li></ul>
Page 35 Item: 6	Smoke Detectors	<ul style="list-style-type: none"><li>• There were no smoke detectors present in the bedroom(s).</li><li>• No smoke/ fire detectors were installed at time of inspection.</li></ul>