



License & Insured
HI 8149 CRC 1331177
MRSA3289 MRSR 3370

6051 NW 61st ST Parkland, FL 33067
ProInspectorsFl.com
954.283.8989

Please note that it's the client's responsibility to fully read this report. All available information and conditions of the property are current to the present day of the inspection. All details and documentations of the properties are obtained from the county and local government agencies available the day of the inspection. Feel free to contact us with any questions or concerns.

Inspected For:

Email:

Buyer's Agent

Email:

Property Address:

Date:

Time:

Weather:

Temperature:

Home Type:

Square Feet:

Year:

Garage:

Occupied by:

Bedrooms:

Baths:

Stories:

Inspected by: Joe Vandino

Report Type:

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Inspection Agreement

The Terms and Agreement found herein are between "Pro Builders Inc. DBA Pro Inspectors" hereafter named Pro Builders Inc. and "Signee" and or "Client". "Signee" any scheduling party "Personnel with direct and/or indirect financial interest into the property associated with either buyer or seller granting communication with "Pro Builders Inc." Definition of "Client" any personnel with direct financial interest. Client may authorize any person to handle their inspection any other person but not limited to any realtors or family members. Upon pre acceptance "Client" is directly or indirectly binding into contract at the time of scheduling the inspection. Definition of "Inspection scheduling" besides a pre inspection agreement is any other agreement set via phone, email, fax or any other means of communication, where a given date and time has been set, which includes but not limited to arrangements made by any other third party personnel as described herein, example Real Estate Agents, Relative or any personal associated with the person with financial interest into the property.

All "Agreements" are contractual binding between "Pro Builders Inc. and "Client or Signee" hereafter referred as "Signee". The "Signee" has the right to cancel this contract before the performance of the inspection service. A payment is due upon arrival at the inspection location, or prior to report submittal. The inspection report will be delivered to the Signee or any authorized personnel within the disclosed time listed herein after payment has been credited to the account.

"ProBuilders Inc." is a member of InterNachi "International Association of Certified Home Inspectors". We conduct inspections by InterNachi's standards. All standards are found on this link [INACHI STANDARDS of PRACTICE](#) and on our website www.ProInspectorsFL.com.

Our inspection types, terms and agreements are available online at all the times, on our website "ProInspectorsFL.com" and it's the "Client and/or Signee" responsibility to review and cancel the contract within such terms. "Client and/or Signee" is responsible to make sure that all utilities are available at the time of inspection. In the event that utilities aren't available during the inspection period "Pro builders Inc." has the right to cancel the inspection and charge 50% of the Inspection fee. All payments are final. Pro Builders Inc. accommodates a quick turnaround time for clients' inspection grace period, but at times and in certain circumstances not all components and or types of inspection reports may be available due for the following reasons, but not limited to a more extent search needed, other contractor's reporting and or lab results availability at the time of reporting submission. It is the Signee" responsibility to make sure they ask for an extension of their deadline time frame if applicable and or needed. The average time of reports issuance is 1 Business Day.

Many insurance companies may not cover all kinds of wiring, piping and other items. Certain types of items require repair, and/or replacement. Other items may need further testing or examination, in such case we recommend that a professional by trade should be consulted. Some examples of common components but not limited to such items are "Polyethylene pipes, Aluminum wiring, Federal Pacific electric panels, Lead Pipes, Asbestos, Lead Paint, and Life Expectancy on Roofs, HVAC systems, and Structural Defects".



Appliances, Sprinklers, Pool Pumps, and anything with an On/Off switch may be inspected as specified in InterNachi's Standards. Such components are limited to determining if an appliance will not turn On or Off using ordinary controls, and "Signee" or "Client" understands that a full inspection for Standard appliance operation and working order may need the proper tool and or appropriate technician for proper and full testing. In the event that "Pro Builders Inc." inspects such items they will be inspected by being able to power them on and off, or by detecting any visual damages or discovering any visual evidence of malfunction or defects during the inspection period. "Pro Builders Inc." will not guarantee that such appliance will work after the inspection. All appliances will not be checked to its full use or cycles, but on a basis that they operate like other standard common average household appliances. This report should not be considered a warranty or Guarantee and no Written OR ORAL GUARANTEE OF WARRANTY IS GIVEN WITH THIS REPORT OF ANY KIND.

This report will express any visible signs or damages visible at the time of inspection, and for all the areas accessible at the time inspection. In the event of any monetary or legal dispute, the client will not hold "Pro Builders Inc." liable for any legal costs and/or any damages incurred from such dispute. In the event of any legal dispute "Pro Builders Inc." may refund the cost of the "Home Inspection Report" fee if found at fault after such dispute. The "Client" or "Signee" is aware that Pro Builders Inc. may be limited on inspecting at its standards, if accessibility is limited or not allowable at time of inspection, including any area of the property, but not limited to roofs, walls, floor areas covered with belongings, and any other obstacle that may prevent the inspector for accessing or to see past such items. Other areas with Restrictions may include any areas not accessible due to nature, weather and/or for being unsafe use or location. Costs of repairs or any pricing amount listed on this inspection report are solely for use as price guidance for the "Client and/or Signee" for evaluating a monetary amount towards other assessments, and shall not hold "Pro Builders Inc." accountable for any misinterpretation. All cost may vary, and some costs may be based upon homeowner repair and/or others as a professional contractor hire. "Pro Builders Inc." may not be liable for any wrong evaluation of such listed damages, costs, and or any unforeseen issues on evaluating the real estate property. Inspections are performed upon an expertise visual non-invasive valuation, and the "Client and/or Signee" is aware that the true extent of damages may need further detection, examination which may consist of alteration, dismantling, and removing, and or replacing of items. The "Client and/or Signee" acknowledges that by hiring a Licensed General Contractor to determine and/or hire all the professional contractors by trade will establish a true estimate and/or defect for all repairs needed to correct defects reported herein.

The structural components of the home are inspected by detecting for hairline crack, proper installation, wear and tear and other sign as per Internachi standards. Many structural components are listed under this subheading, but others may be listed under other headings depending on their role and location within the home. Upon noted deficiencies, for true detection and estimation consulting a contractor is recommended.

Frame Build:

Foundation:

Window Material:

Ceilings:

Doors Material:

Door Frames Material:

Addition:

Collumn Material:

Main Flooring Covering :

Subflooring Conditions:

Stairs Covering:

Railing:

Beams :

Lentil Condition:

Trusses Conditions:

Walls:

Collumn:

Summary Description



PALM BEACH COUNTY BUILDING DIVISION

2300 N. JOG ROAD, WEST PALM BEACH, FL 33411
www.pbcgov.com/pzb/building

Bldg Permits

Total Records: 9

Branch	Permit No	Rev	Rnw	Hist Permit	Permit Desc	Owner	Company	Situs Address	Status	PCN	Balance
VISTA	B-2020-				Site Plan Rvw Fence 1-2 Family No Barrier		R & S Assembly LLC		Complete		\$0.00
VISTA	B-2018-				Single-Family Dwelling Detached	G L Homes Of Boca Raton Assoc V Ltd	GL Building Corp		Complete		\$0.00
VISTA	B-2018-	1			Single-Family Dwelling Detached (Electrical Drawings)	G L Homes Of Boca Raton Assoc V Ltd	GL Building Corp		Approved		\$0.00
	P-2018-			P	General Plumbing	G L Homes Of Boca Raton Assoc V Ltd	Ridgeway Plumbing Inc		Complete		\$0.00
	M-2018-			M	General Mechanical	G L Homes Of Boca Raton Assoc V Ltd	Central Air Control Inc		Complete		\$0.00
VISTA	M-2018				Gas Lp Tanks > 500 Gals Incl Lines/Remove (Sub)	G L Homes Of Boca Raton Assoc V Ltd	C & C Diversified Services LLC		Complete		\$0.00
	E-2018-0			E	Audio Music (Sub), Cable Television (Sub), Data (Sub), Security Alarm (Sub)	G L Homes Of Boca Raton Assoc V Ltd	Vitex Systems Inc		Complete		\$0.00
	B-2018-0			B	Roofing (Sub)	G L Homes Of Boca Raton Assoc V Ltd	Action Roofing Services Inc		Complete		\$0.00
	E-2018-			E	General Electric with TUG	G L Homes Of Boca Raton Assoc V Ltd	KB Electric		Complete		\$0.00

Structural



Exposed gap between the kitchen cabinet and the wall. Caulking and painting is recommended.



Multiple areas of the counter-tops are not water tight. Siliconing is recommended.



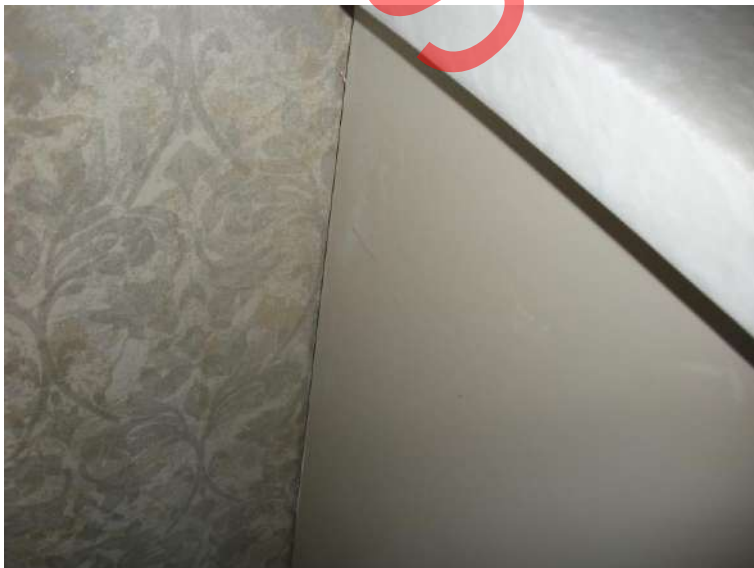
Exposed gap between the kitchen cabinet and the wall. Caulking and painting is recommended.



Door is bumping with the floor. Door needs adjustment, and flooring touch up is recommended.



Multiple areas of the wood flooring show, paint marks, scratches and or dings into the planks.



Exposed gap between the kitchen cabinet and the wall. Caulking and painting is recommended. Possible not done since no matching caulk or paint is available, and disguising is achieved by wallpapering to the edge.



Kitchen shows missing matching panel on the refrigerator.



Some toe kicks are missing in the kitchen cabinetry.



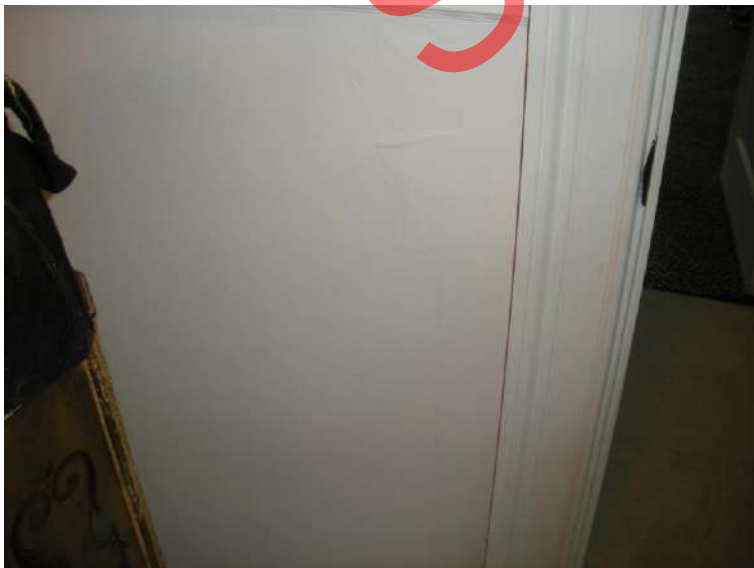
Toe kicks and filler strip are missing in the kitchen cabinetry.



Many cabinetry show open voids around the pipes. Sealing to close the voids is recommended to achieve to standard fire rating.



Many cabinetry show open voids around the pipes. Sealing to close the voids is recommended to achieve to standard fire rating.



Multiple walls and ceilings show unfinished drywall. Texture, and paint is recommended.



All windows show exposed wiring, to power motorized shades. No mechanism was present during the inspection.



Missing baseboards in the office



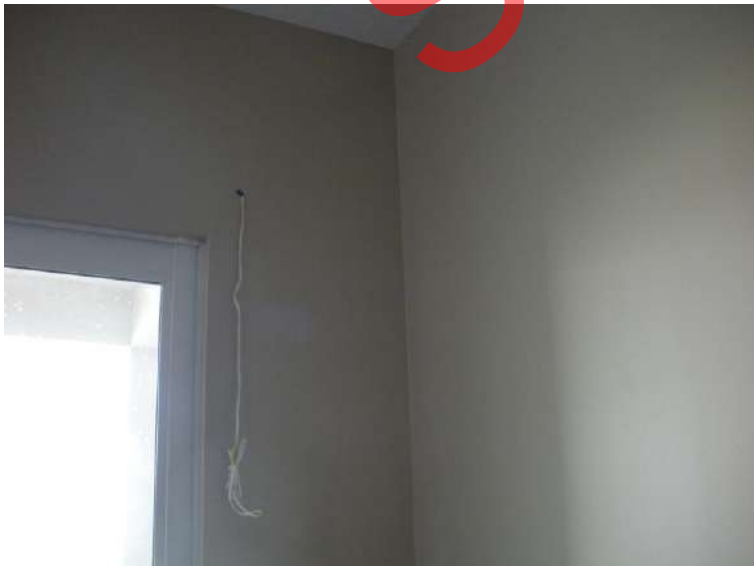
Missing caulk and touch up on molding.



Multiple walls and ceilings show unfinished drywall. Texture, and paint is recommended.



A few doorways are missing transition thresholds.



All windows show exposed wiring, to power motorized shades. No mechanism was present during the inspection.



Making tape left behind after painting job.



Multiple walls and ceilings show unfinished drywall. Texture, and paint is recommended.



All windows show exposed wiring, to power motorized shades. No mechanism was present during the inspection.



Door lock and or door needs adjustment.



Marble flooring in the entrance foyer shows different marble tiles used to accent the floor to match fire place wall.



Multiple walls and ceilings show unfinished drywall. Texture, and paint is recommended.



Multiple walls and ceilings show unfinished drywall. Texture, and paint is recommended.



Multiple areas of the counter-tops are not water tight. Siliconing is recommended.



Exposed wiring, covering with blank plate is recommended.



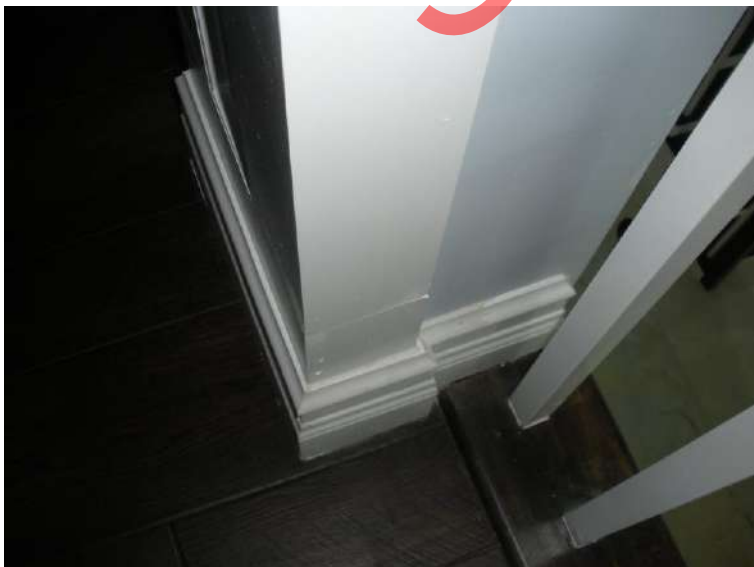
Multiple walls and ceilings show unfinished drywall. Texture, and paint is recommended.



Multiple areas of the counter-tops are not water tight. Siliconing is recommended.



Cracked window sill



Multiple walls and ceilings show unfinished drywall. Texture, and paint is recommended.

A photograph of a closed garage door with a red 'CANAL' watermark. The door is made of metal with horizontal ridges. Above the door, a light fixture is mounted on the ceiling. The ceiling is white and has some electrical wiring visible. The overall scene is dimly lit, with the light from the fixture providing the main illumination.

Garage door is impact rated.



Plumbing

The inspection of Plumbing components is conducted by on off position and a visual non invasive detection of defects. We check for wear and tear, and by running and checking if components are operable and to Internachi standards. We also note if the components are to standards, if there is evidence of past, present and possible signs of future leaks, and if replacement is recommended. We inspect all components and pipes and report by inspecting on a non invasive detection, and we report plumbing hazards detected, safety issues that need servicing and is replacement is recommended. A true evaluation of components can be obtained by a contractor of trade.

The Average Life Span of a water heater with proper maintenance is 10-12 yrs.

Water Supply:

Size:

Pressure Relief Valve:

Type:

Water Shut Off Location:

Main Line Material:

W/H Brand:

YEAR:

Clean Out

Clean Out Location:

Traps:

Supply Line Material:

Summary Description

SAMPLE

Plumbing



No leaks were present during our inspection



Pop Drain not operable.



No leaks were present during our inspection



Water heater tag.



Gas Water Heater



Obstructed sink. No access to inspect.



No leaks were present during our inspection



No leaks were present during our inspection



No leaks were present during our inspection



Main shut off valve



No leaks were present during our inspection



Toilet missing grout at the base.



No leaks were present during our inspection



ROOF

The inspection of the roof and its covering material is performed by multiple non invasive detections and locations, such as inspecting from the roof line, walked on, within attic, and by inspecting structural damages within the property. The roof inspection notes for past, present and potential future leaks, and is limited on conditions such as weather, safety, condition, and accessibility. Upon noted deficiencies, or true detection and estimation consulting a roofing contractor is recommended.

AGE:

SHAPE:

Average life of roofs with proper maintenance:
Concrete/Tile: 25-30yrs, Asphalt Shingles:
20yrs, Flat Roofs: 15yrs, Metal Roofs: 30-35yrs

Roof Conditions:

Covering:

Drainage:

Sheeting:

Flashing:

Gutters:

Fascia Conditions:

Sky Lights:

Chimney:

Stack Pipes:

Summary Description

Roof/Ventilation



Some cracked roof tiles are evident on some roof pitches.



Some cracked roof tiles are evident on some roof pitches.



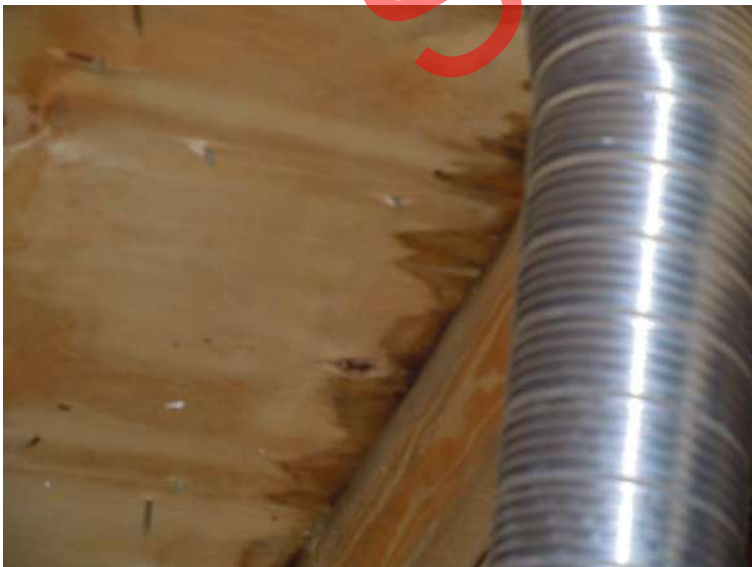
Some cracked roof tiles are evident on some roof pitches.



Insulation is adequate.



R 30 insulation to standards.



Evidence of roof leak on the goose neck connection. Roofer consultation is recommended.



Some cracked roof tiles are evident on some roof pitches.

SAMPLE



Electrical

The inspection of electrical components is conducted by on off position and by a visual non invasive detection of defects. We check for wear and tear, and by running and checking if components are operable and to Internachi standards. We also note if the components are to standards, if GFI lines are protected and if replacement or further evaluation is recommended. We inspect panel and wiring as a non invasive inspection and reporting wiring, panel hazards, and safety issues that need servicing. A true evaluation of components can be obtained by a contractor of trade.

Electric Panel Feed:

Brand:

Size:

Panel Condition:

Branch Wiring:

Main Disconnect:

Panel Ground

GFI Present:

Panel Label:

Garage Sensors:

Exposed Wiring:

Light Fixtures:

Smoke Detectors:

Receptacles:

Switches:

Summary Description

Electrical



Exposed capped wiring in the kitchen.



Broken recepticle plate.



Light fixture is missing globe.



Multiple rooms light fixtures are missing globes.



Multiple rooms light fixtures are missing globes.



Exposed wiring in box. Cover plate installation is recommended.



Multiple rooms light fixtures are missing globes.



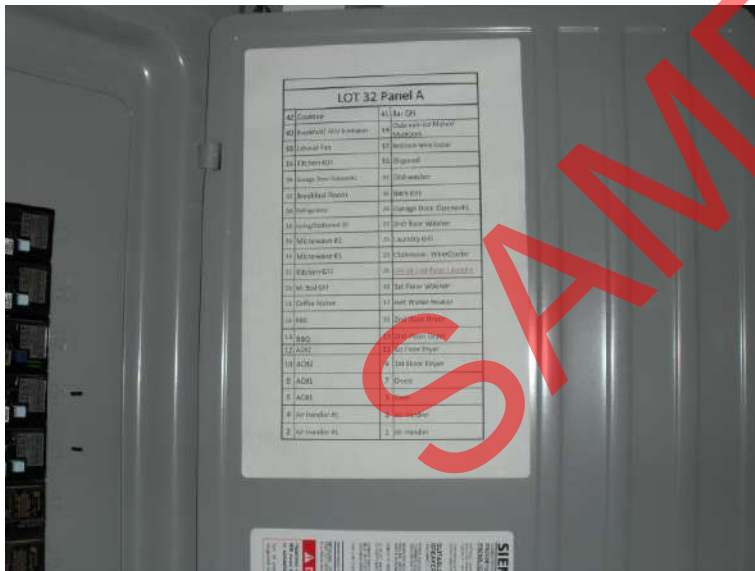
Panel cover and label



Panel cover and label



Panel



Panel Label



Panel label



Panels branch circuits were not accessible due to being blocked by personal belongings.



Exterior light fixtures are recommended to be fully water and moisture resistant.



Exterior light fixtures and covers are recommended to be fully water and moisture resistant.



Exterior light fixtures and covers are recommended to be fully water and moisture resistant.



Electrical box with no use and or breakers. No label is available.



Exterior

The exterior components of the home are inspected by detecting for hairline crack, proper installation, wear and tear and other sign as per Internachi standards. Many exterior components are listed under this heading, but others components may be listed under other headings depending on their role and location within the home. Upon noted deficiencies for true detection and estimation, consulting a contractor by trade is recommended.

Cladding:

Driveway Covering :

Grading Conditions:

Landscape:

Steps:

Walkway Covering:

Railing:

Fence:

Balcony :

Garage Door:

Pool:

Windows Type:

Spa/Water Fall:

Wind Protection:

Screen Enclosure:

Sprinkler Pump:

Patio Covering::

Porch Covering:

Summary Description

Exterior



Front Elevation is adequate



1- Palm in the front of the property seems to be dying



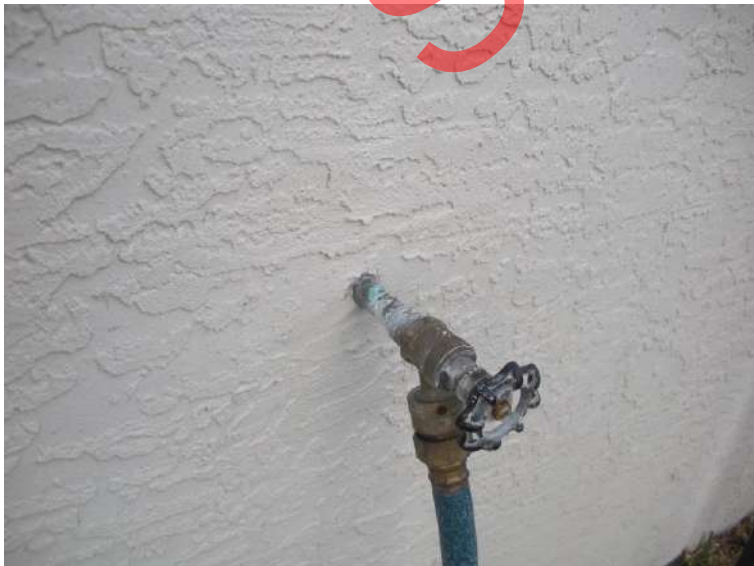
West elevation of the house is adequate



HVAC pull out switches.



Gas Supply and valve located on the side of the house.



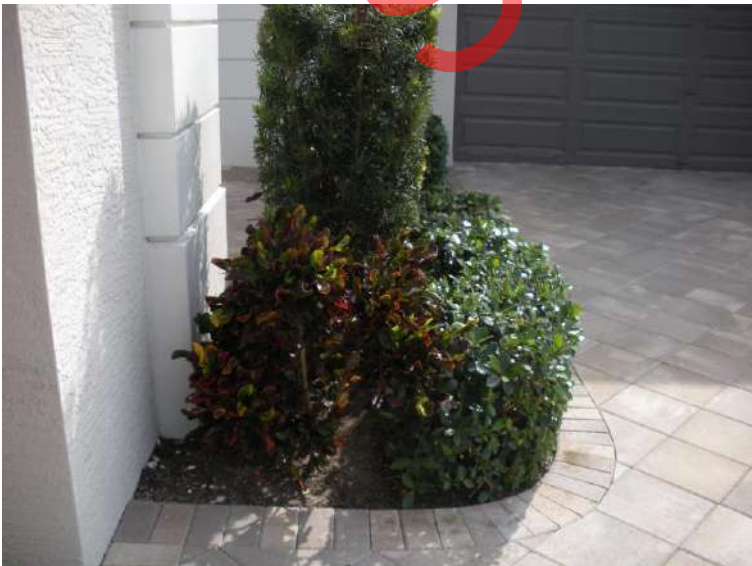
Hose supply is not watertight sealed. Siliconing is recommended to prevent any water intrusion.



Front elevation shows landscape to close to structure. Landscape is recommended to be at a minimum of 2 feet away from the property to prevent moisture and pest intrusion.



Landscape to close to property is not advised. Standard recommended distance is 2-4 feet away from the structure, to prevent water and insect intrusion.



Landscape to close to property is not advised. Standard recommended distance is 2-4 feet away from the structure, to prevent water and insect intrusion.



Wall is prepped for outdoor kitchen & Sink



Pipe is not watertight, siliconing is recommended to prevent water intrusion.



Gate is not operable as per standards. Adjustment is recommended.



Pipe is not watertight, siliconing is recommended to prevent water intrusion.



Grounding rod location within a conduit.



HVAC pull out switches.



All downspout have adequate water diverters.



Pipe is not watertight, siliconing is recommended to prevent water intrusion.



Some well water staining on the structure wall is evident.



Cleanout pipe is located on the front East side of the property.



Landscape too close to property is not advised. Standard recommended distance is 2-4 feet away from the structure, to prevent water and insect intrusion.



Gas Line located on the front lawn.



Landscape needs attention, dying palm, and some landscape is too close to the structure.



Down spout water diverter is not placed under the spout. Adjustment is recommended.



HVAC/Fireplace

The inspection of the HVAC system, is performed by Internachi standards, and evaluation is performed by calculating the differential drop between supply and return. The standards of the average units record a drop of 12 degrees. There can be multiple reasons why drops are not met, possible leaking duct work, units, low freon in units and many other issues but not limited to proper maintenance. We perform a non invasive detection and note all deficiencies that are not to standards. Upon noted deficiencies, or true detection and a proper estimation, consulting a HVAC contractor is recommended.

AGE:

Brand:

Conditions:

Average age life of the HVAC unit with proper maintenance is 12 years.

Type:

Near Life Expectancy:

BTU:

Unit Type:

Drain:

Ave. Return Read:

Filter:

Ave. Supply Read:

Flow switch:

Drop Met:

Heating System:

Thermostat:

Fireplace:

Thermostat Location:

Fireplace Strctural Conditons:

Fireplace Dampers:

Smoke or CO Detectors:

Summary Description

HVAC



Condensing unit tag #1



No hurricane straps are installed on the condensing unit. Each condensing unit should have 4 straps per unit as per standard.



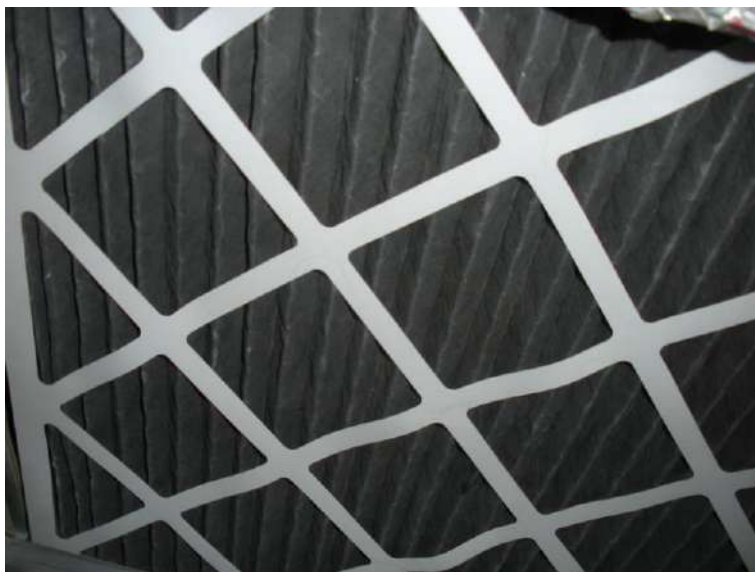
Condensing unit tag #1

Handler unit # 1



Handler unit #1 Tag





Filter change is recommended.



Condensing unit # 2 Tag



No hurricane straps are installed on the condensing units. Each condensing unit should have 4 straps per unit as per standard.



Gas water heater ducting pipe



Filter change is recommended



Flow switch is not on the standard position.
Elevated flow switch position prevents the proper
functionality of the float to shut off the unit in time
of need.



Return grills are dusty and it is recommended to clean to prevent all build up to be caught on the filter.



HVAC temperature read



HVAC temperature read



HVAC temperature read



HVAC temperature read



HVAC temperature read



Return grills are dusty and it is recommended to clean to prevent all build up to be caught on the filter.



HVAC temperature read



Ventilation

The inspection of the ventilation components, is performed by determining the amount of measured of insulation, checking the vents, voids, and other factors as per Internachi standards. We perform a non invasive detection and note all deficiencies that are not to standards. Upon noted deficiencies, or for a true detection and a proper estimation, consulting a trade contractor is recommended.

Estimated R Value:

Type:

A minimum R-30 is the standard recommended attic insulation.

Insulations Conditions:

Attic Accessible:

Ventilation Type:

Insulation Inches:

Vents Conditions:

Bathroom Exhaust:

Dryer Exhaust:

Kitchen Exhaust:

The standard insulation R-value in Florida is a minimum of R-30. Depending on the type of insulation you may have, the average R-value per 1 inch of loose insulation equals to 2.8 and for Batt the average for every inch is 3.5. E.g. 3 inches of batt insulation = R30

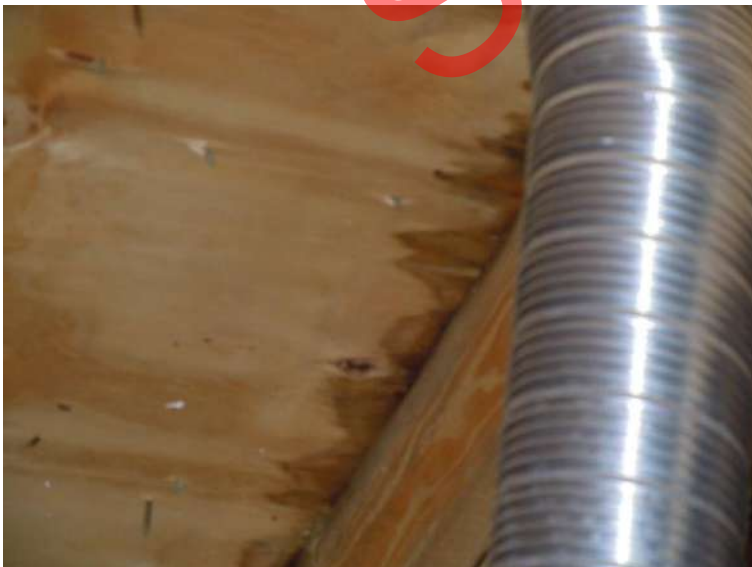
Summary Description



Insulation seems to be to standards, and not covering vents.



Insulation thickness



Roof leak in the roof by exhaust ducting. Roofing contractor consultation is recommended. Possible goose neck leak.



Appliances

The inspection of appliance components is conducted by on off position and a visual non invasive detection of defects. We check for wear and tear, and by running and checking if components are operable and to Internachi standards. We also note if the components seam not to standards, and if replacement is recommended. If noted other then ok a true evaluation of components can be obtained by a contractor by trade.

Refridgerator:

Freezer Temp:

Frige Temp:

WaterLine:

Refrigerators on standard average read 35 degrees, and freezers 0

Stove Brand:

Power Source:

Oven Brand:

Power Source:

Washer Machine:

Power Source:

Dryer Brand:

Power Source:

Microwave:

Power Source:

Dishwasher:

Power Source:

Disposal:

Power Source:

Summary Description

Appliances



Second story dryer was operable during the inspection



Second story washer machine was turning on but not operable. Seller agent said manufacture is supposed to service the appliance next week.



First story washer machine and dryer were operable during the inspection



Stove Brand



Wine cooler at standard temperature.



First story washer machine and dryer were operable during the inspection



Bedroom mini fridge temperature. Temperature is a little above the standard temperature but within a cooler temperature.



Fridge read is a little above standard temperature. Possible setting is set to a warmer setting. Appliance



Kitchen vent is operable and pulling air.



Ice Maker is operable



Freezer read is a little above standard temperature.
Possible setting is set to a warmer setting.
Appliance