



Inspection Savvy

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Inspected By: Jorge Castillo



Home Inspection Report

Prepared For:

Joe Smith

Property Address:

**7136 Crescent Creek Way
Coconut Creek, FL 33073**

Inspected on Fri, Jan 19 2018 at 9:25 PM

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General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Yes
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Door Faces:	South
People Present:	Client, Buyer's Agent

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Stucco
Exterior Trim Material:	Not Present
Walking Surface Types:	Walks
Walking Surface Materials:	Brick
Chimney Type:	Not Present

(Exterior continued)



Comment 1:

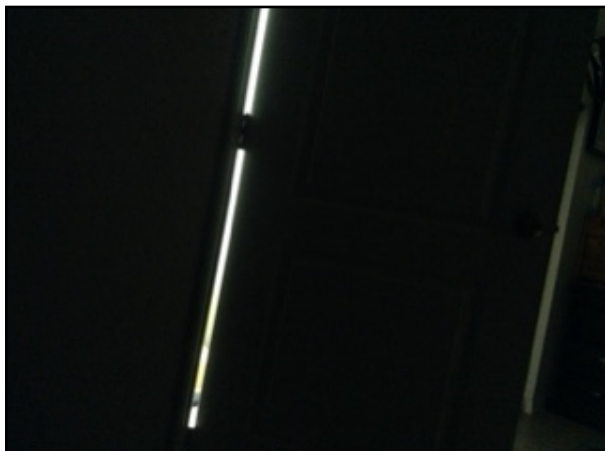


Figure 1-1

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Attached
Vehicle Door Type:	Slide
Mechanical Opener:	Yes
Plumbing Present:	Water heater and ac condenser located in garage
HVAC Present:	Yes

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Telescopic view
Roofing Material:	Tile, Concrete s-shape
Ventilation Present:	Soffit
Gutter Material:	Not Present

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab
Foundation Materials:	Concrete
Floor Structure:	Truss, Slab
Wall Structure:	Masonry

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Truss
Inspection Method:	Inside
Attic Insulation:	Loose Fill

Crawl Space

Vapor Retarder:	Not Present
Inspection Method:	Not Present
Underfloor Insulation:	Not Present

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Service Panel Location:	Garage
Service Voltage:	240 volts
Service Amperage:	200 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Meter Box
Subpanel Locations:	Not Present
Wiring Method:	Copper
Smoke Detectors Present:	Yes

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Forced Air
Type of Distribution:	Flexible Ducting

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Evaporative
Type of Distribution:	Flexible Ducting



Comment 2:

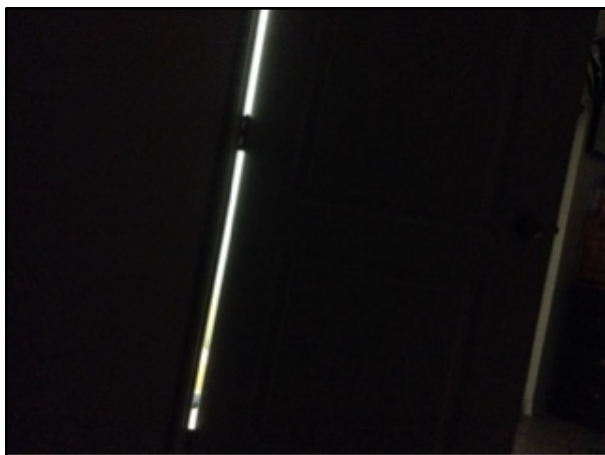


Figure 2-1

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic
Supply Pipe Material:	Plastic
Location of Water Shutoff:	Outside close to front door
Location of Fuel Shutoff:	Not Present
Water Heater Fuel:	Electric
Water Heater Capacity:	80 gal

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:	Dishwasher, Food Disposer, Range, Microwave, Cooktop
Cooking Fuel:	Electric
Ventilation Type:	Recirculating

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Casement
Window Materials:	Metal
Entry Door Types:	Slide
Entry Door Materials:	Metal
Fireplace/Stove Type:	Not Present

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.