



Mark Carreras
Senior Consultant / Inspector

Dalmar Zabala
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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>
Walls	CBS/Concrete	Good
Entry doors	Metal & Glass	Good
Prime windows	Single Hung	Good
Patio doors	Metal / Glass	Good
Garage doors	Metal	Good
Shutters	Aluminum	Good
Driveway / Walks	Concrete	Good
Steps / Railings	Concrete	Good
Deck / Patio	Concrete	Good
Retaining wall	N/A	N/A
Pool	Not Inspected	N/A



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

INSULATION AND VENTILATION COMPONENT REPORT

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Visible insulation cellulose fiberglass X foam other

How applied roll / batt loose fill X rigid other

Visible vapor barrier paper plastic foil other X

Is there any reason to suspect inadequate ventilation?
 Yes No X

Are vapor barrier / insulation missing or improperly installed?
 Yes X No

Is there any exposed paper or foam?
 Yes No X



Observations:

At the time of inspection the residential ceiling insulation measures approximately 19. The minimum required R value is 19. No further actions are necessary.

Estimated Repair Cost: N/A

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

INTERIOR COMPONENT REPORT

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



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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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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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

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.

Service entrance

Over current device

Wire type

Main panel

Branch circuits

Main panel

Panel rating

Underground

Circuit Breakers

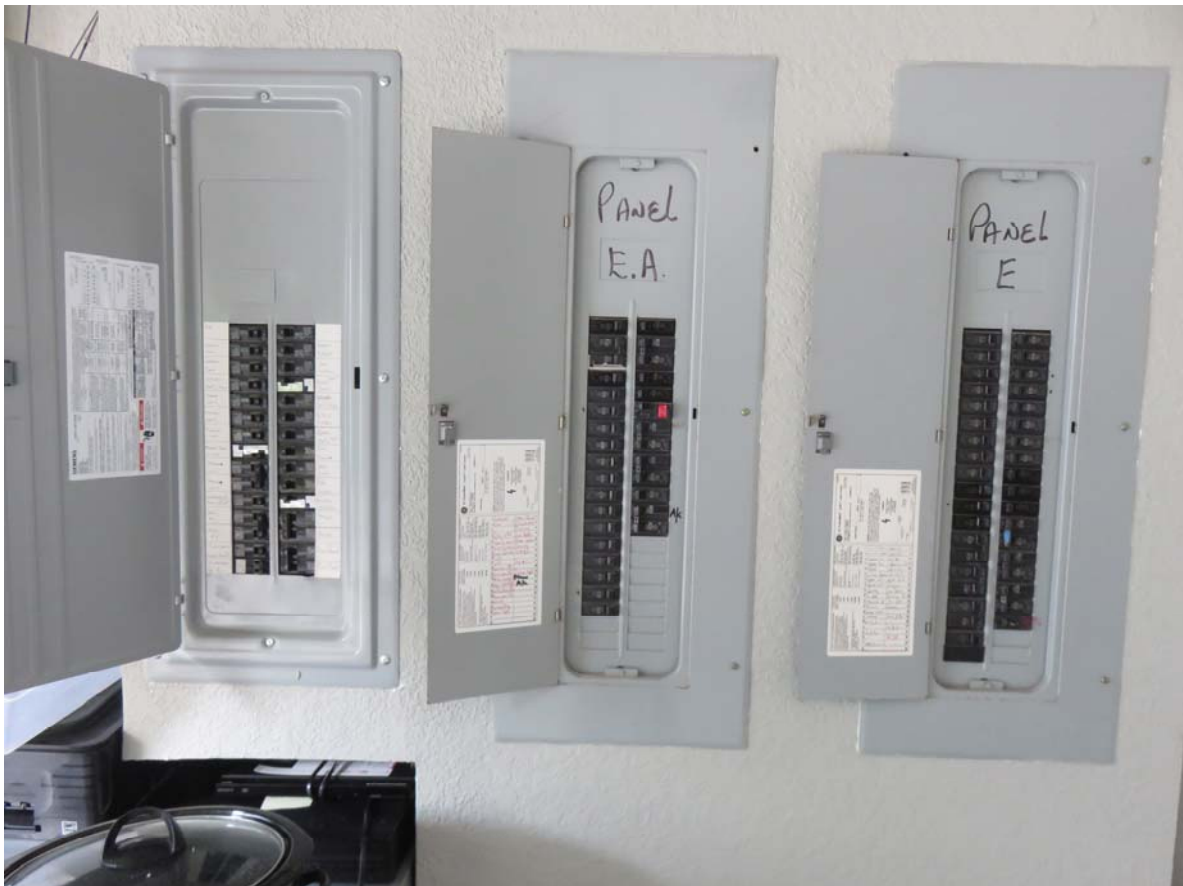
Copper

Visually Inspected

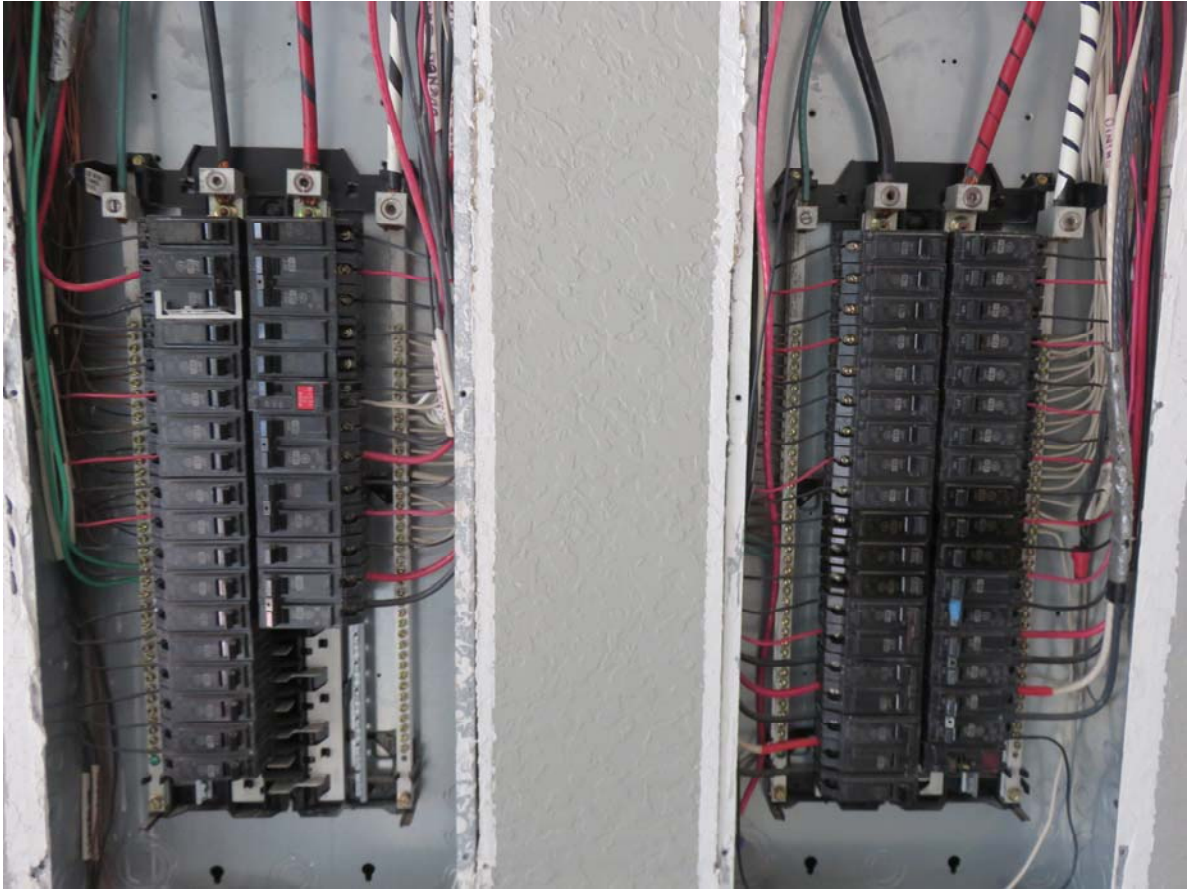
Inspected

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

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

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.

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

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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