

# Property Inspection Report Summary



**1234 Demonstration Way  
Fort Lauderdale, FL 33304**

Date of Inspection  
**July 16th, 2023  
8:00 AM**

Client  
**John and Jane Client  
(555) 555-5555**

Client's Agent  
**Sheila McRealtor  
(800) 500-0504**

Inspected By  
**Ron Swanson  
#ABC123**

**A1 Home Inspections  
(800) 500-0504**

<https://www.eneris.ca>



This report is also available as an interactive online presentation.  
Please see the link below or scan the QR code with your phone's camera app.

<https://ener.is/presentation/anbTwYctiLsJQG3T1>



# List of Actionable Findings

Please Read Full Report for Details

## Repair or Replace

#	Category	Item	Condition
1	Exterior	Exterior Doors	Rotted, Rusted
2	Plumbing	Bathroom Faucets 2	Leaking

## Monitor

#	Category	Item	Condition
1	Exterior	Exterior Wall Coverings	Missing Caulking, See Additional Notes
2	Exterior	Trim / Fascia	Missing Caulking
3	Exterior	Patios	Normal Settling Cracks
4	Exterior	Driveways	Normal Settling Cracks
5	Exterior	Garage	Settling Cracks
6	Exterior	Garage Door	Missing Caulking
7	Roofing	Inner Eaves / Gutters	Clogged
8	HVAC	Cooling Systems	Manufactured in 2016, Not Level
9	Plumbing	Kitchen Basins	Dry, Signs of previous leaks/spills
10	Plumbing	Kitchen Faucets	Check Water Filter
11	Plumbing	Shower Stalls 1	Missing Caulking

# Summary Please Read Full Report for Details

## EXTERIOR

### Exterior Wall Coverings Section 1.1

- Description**
- Block
  - Stucco
- Condition**
- Missing Caulking
  - See Additional Notes
- Location**
- Whole home

**Monitor**  
*Please see the corresponding section in the report body for additional notes.*



### Trim / Fascia Section 1.2

- Description**
- Metal
- Condition**
- Missing Caulking
- Location**
- Whole home

**Monitor**  
*Reset nails that have worked themselves out. Recommended.*

*Caulk seams where there are gaps where the fascia meets the soffit. Recommended.*

*Caulk seams where there are gaps where the fascia meets the structure.*





**Patios**  
Section 1.4

- Description** • Concrete  
**Condition** • Normal Settling Cracks  
**Location** • Rear of Home

**Monitor**

*Recommend filling cracks in patio slab. These are from normal settling.*



**Driveways**  
Section 1.7

- Description** • Concrete  
**Condition** • Normal Settling Cracks  
**Location** • Front of Home

**Monitor**

*There are predictable cracks in the driveway that would not necessarily need to be serviced.*

*Recommend filling the cracks to help prevent moisture intrusion under the slab.*



## PLUMBING

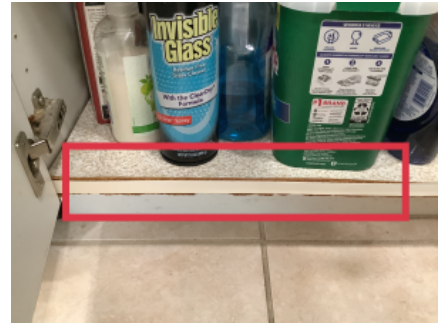
### Kitchen Basins Section 5.2

- Description**
- Double Vanity
- Condition**
- Dry
  - Signs of previous leaks/spills
- Location**
- Kitchen

#### Monitor

*Signs of spills and previous leaks. Noted Tested dry.*

*The base is beginning the delaminate at the front.*



### Shower Stalls 1 Section 5.8

- Description**
- Tile
- Condition**
- Missing Caulking
- Location**
- Master Bathroom

#### Monitor

*Please see the corresponding section in the report body for additional notes.*



# Minor Issues Please Read Full Report for Details

## EXTERIOR

### Exterior Doors Section 1.3

- Description**
- Mixed door types
- Condition**
- Rotted
  - Rusted
- Location**
- Front of Home
  - Rear of Home
  - Right of Home

#### Repair or Replace

*The side garage door is rotted and rusted. Repair or replacement recommended.*



### Garage Section 1.8

- Description**
- Attached
- Condition**
- Settling Cracks
- Location**
- Right of Home

#### Monitor

*Cracks in floor from settling. Recommend filling.*

*Recommend caulking seam behind water heater.*





## ROOFING

### Inner Eaves / Gutters Section 2.2

- Description • Aluminum  
Condition • Clogged

**Monitor**  
*Clean gutters. Recommended.*



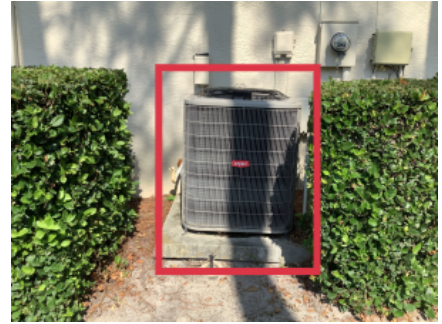
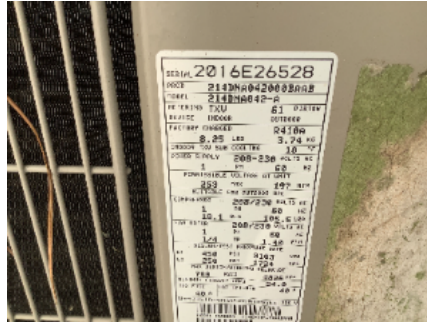
## HVAC

### Cooling Systems Section 4.3

- Description**
- Evaporative
- Condition**
- Manufactured in 2016
  - Not Level
- Location**
- Right of Home

### Monitor

*The unit is not level. This puts extra wear on the fan motor. Recommend leveling.*





## PLUMBING

**Bathroom  
Faucets 2**  
Section 5.5

**Description** • Stainless Steel  
**Condition** • Leaking  
**Location** • Guest  
Bathroom

**Repair or Replace**

*Faucet leaks at the handle. The seal is probably bad. Repair needed.*

