

Property Inspection Report



**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/anbTwYyctiLsJQG3T1>



Invoice

A1 Home Inspections
Ron Swanson
(800) 500-0504

Date of Issue

July 18th, 2023

Service Date

July 16th, 2023
8:00 AM

Bill to

John and Jane Client
(555) 555-5555
client@eneris.ca

For

Property Inspection at 1234 Demonstration Way
Fort Lauderdale, FL
33304

Description	Amount
Single Family Home	500.00
Water Test Kit	100.00

PAID

Method: Credit Card on July 17th, 2023

Subtotal	\$600.00
Taxes	\$31.25
Total	\$631.25

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Click the page number to jump to the corresponding section.

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List of Actionable Findings

Please Read Full Report for Details

Repair or Replace

#	Category	Item	Condition	Page
1	Exterior	Exterior Doors	Rotted, Rusted	17
2	Plumbing	Bathroom Faucets 2	Leaking	30

Monitor

#	Category	Item	Condition	Page
1	Exterior	Exterior Wall Coverings	Missing Caulking, See Additional Notes	13
2	Exterior	Trim / Fascia	Missing Caulking	17
3	Exterior	Patios	Normal Settling Cracks	18
4	Exterior	Driveways	Normal Settling Cracks	19
5	Exterior	Garage	Settling Cracks	20
6	Exterior	Garage Door	Missing Caulking	20
7	Roofing	Inner Eaves / Gutters	Clogged	22
8	HVAC	Cooling Systems	Manufactured in 2016, Not Level	28
9	Plumbing	Kitchen Basins	Dry, Signs of previous leaks/spills	29
10	Plumbing	Kitchen Faucets	Check Water Filter	30
11	Plumbing	Shower Stalls 1	Missing Caulking	31

Summary

Please Read Full Report for Details

EXTERIOR

Exterior Wall Coverings
Section 1.1
Page 13

- | | |
|-------------|---|
| Description | <ul style="list-style-type: none">• Block• Stucco |
| Condition | <ul style="list-style-type: none">• Missing Caulking• See Additional Notes |
| Location | <ul style="list-style-type: none">• Whole home |

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



Trim / Fascia
Section 1.2
Page 17

- | | |
|-------------|--|
| Description | <ul style="list-style-type: none">• Metal |
| Condition | <ul style="list-style-type: none">• Missing Caulking |
| Location | <ul style="list-style-type: none">• 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
Page 18

- 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
Page 19

- 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.



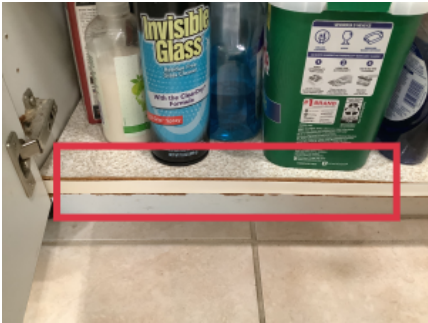
PLUMBING

Kitchen Basins
Section 5.2
Page 29

- 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
Page 31

- 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
Page 17

- | | |
|-------------|--|
| Description | <ul style="list-style-type: none">Mixed door types |
| Condition | <ul style="list-style-type: none">RottedRusted |
| Location | <ul style="list-style-type: none">Front of HomeRear of HomeRight of Home |

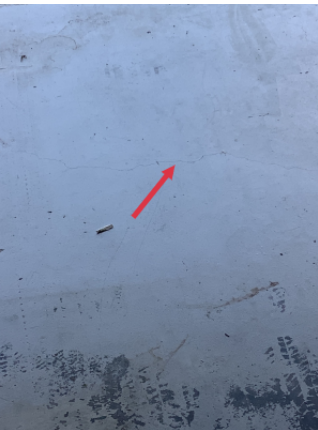
Repair or Replace
The side garage door is rotted and rusted. Repair or replacement recommended.



Garage
Section 1.8
Page 20

- | | |
|-------------|---|
| Description | <ul style="list-style-type: none">Attached |
| Condition | <ul style="list-style-type: none">Settling Cracks |
| Location | <ul style="list-style-type: none">Right of Home |

Monitor
Cracks in floor from settling. Recommend filling.
Recommend caulking seam behind water heater.



ROOFING

Inner Eaves /
Gutters

Section 2.2
Page 22

Description • Aluminum
Condition • Clogged

Monitor
Clean gutters. Recommended.

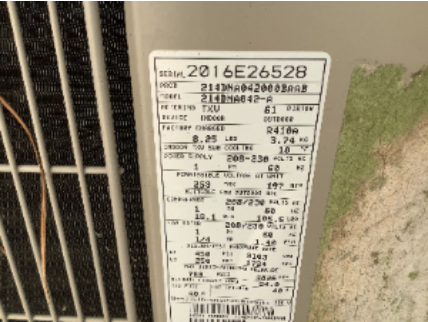


HVAC

Cooling
Systems
Section 4.3
Page 28

- Description
- Condition
- Location
- Evaporative
 - Manufactured in 2016
 - Not Level
 - 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
Page 30

Description	• Stainless Steel	Repair or Replace
Condition	• Leaking	<i>Faucet leaks at the handle. The seal is probably bad. Repair needed.</i>
Location	• Guest Bathroom	

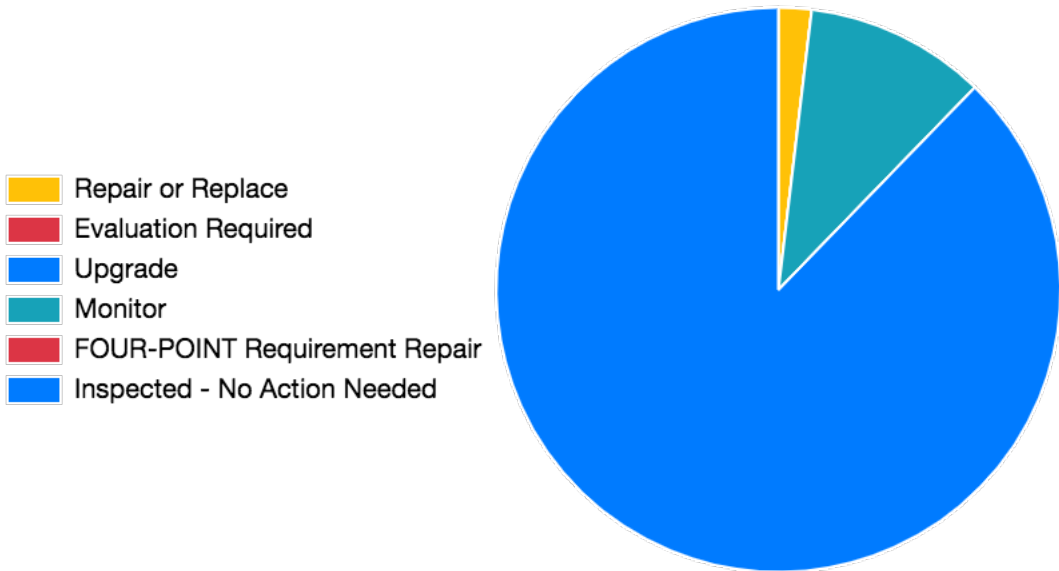


General Information

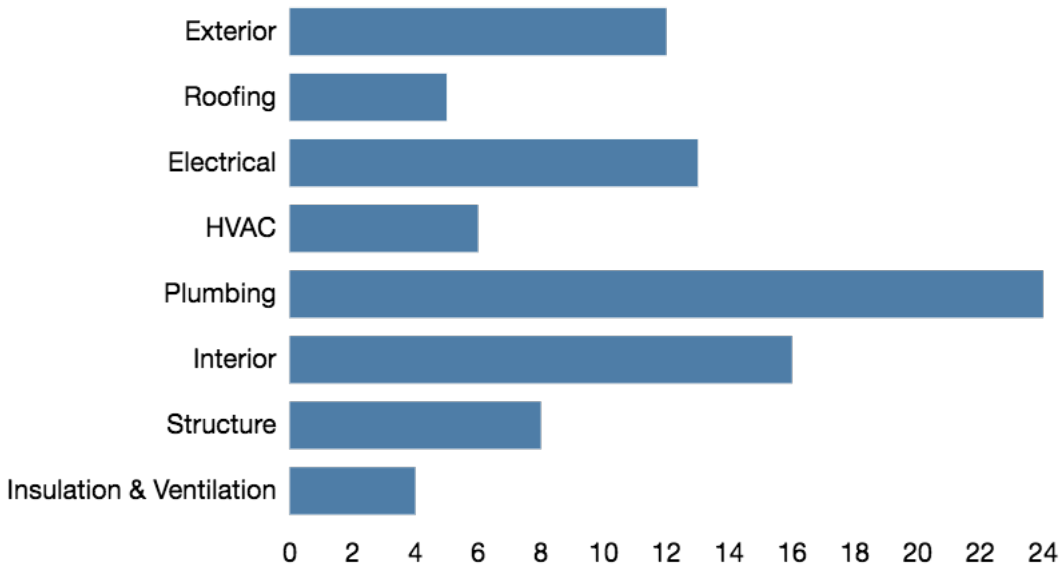
Property Details

Property Type	<ul style="list-style-type: none">Residential Detached	Est. Year Built	<ul style="list-style-type: none">1999
Num. Floors	<ul style="list-style-type: none">1	Num. Bedrooms	<ul style="list-style-type: none">3
Num. Baths	<ul style="list-style-type: none">2	Est. Building Size	<ul style="list-style-type: none">1982 ft²
Features	<ul style="list-style-type: none">GarageAtticPool		

Number of Items by Required Action



Number of Items Inspected



1. Exterior

Description of Components	Type	Location
Soffits	<ul style="list-style-type: none">Aluminum	

Exterior System Findings by Component

1.1 Exterior Wall Coverings Exterior	Description	<ul style="list-style-type: none">BlockStucco	Location	<ul style="list-style-type: none">Whole home
	Condition	<ul style="list-style-type: none">Missing CaulkingSee Additional Notes		
<p>Monitor Caulk gaps around pipes, cables, and wires that enter the home.</p> <p>Caulk or skim coat cracks in the stucco. These are from normal settling. Previous repairs noted. If cracking get worse, contact a licensed contractor.</p> <p>Caulk gaps in the window sill corners, recommended.</p> <p>Recommend caulking the edge of window frames with gaps.</p> <p>Caulk the bottom edge of the upper siding and maintain the paint.</p> <p>Metal flashing is rusted at front of home. Noted.</p> <p>Caulk base of exterior lights, recommended.</p> <p>Recommend caulking seams in the siding on either side of the home.</p> <p>Clean the caulking around the rear windows with an anti microbial. Recommend removing any that is damaged and reapplying. This is caused by the type of caulk used and the shaded area. .</p> <p>Clean the microbial growth from rear windows. Recommended. Caulk all seams with gaps.</p> <p>Recommend cleaning growth and dirt from exterior of home.</p> <p>Repair or replace damaged screens.</p>				



Image 1.1.1



Image 1.1.2



Image 1.1.3



Image 1.1.4



Image 1.1.5



Image 1.1.6



Image 1.1.7



Image 1.1.8



Image 1.1.9



Image 1.1.10



Image 1.1.11



Image 1.1.12



Image 1.1.13



Image 1.1.14



Image 1.1.15



Image 1.1.16



Image 1.1.17



Image 1.1.18

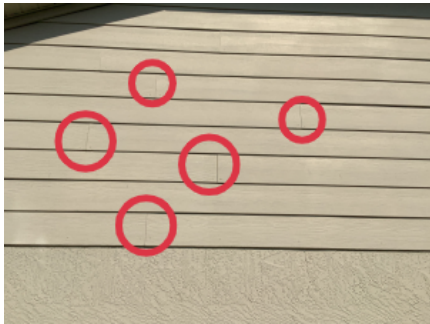


Image 1.1.19



Image 1.1.20



Image 1.1.21



Image 1.1.22



Image 1.1.23



Image 1.1.24



Image 1.1.25



Image 1.1.26



Image 1.1.27



Image 1.1.28

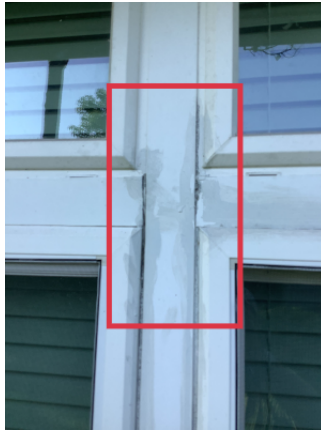


Image 1.1.29



Image 1.1.30



Image 1.1.31



Image 1.1.32



Image 1.1.33



Image 1.1.34



Image 1.1.35

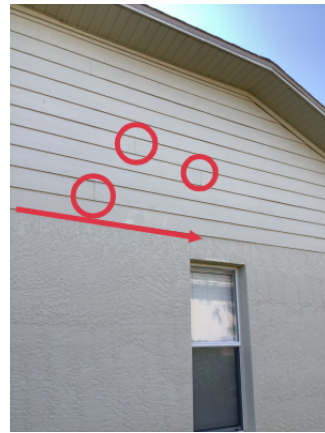


Image 1.1.36



Image 1.1.37



Image 1.1.38



Image 1.1.39



Image 1.1.40

Image 1.1.41

Image 1.1.42

1.2 Trim / Fascia

Exterior

Description

- Metal
- 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.



Image 1.2.1



Image 1.2.2



Image 1.2.3

1.3 Exterior Doors

Exterior

Description

- Mixed door types

Location

- Front of Home
- Rear of Home
- Right of Home

Condition

- Rotted
- Rusted

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



Image 1.3.1



Image 1.3.2



Image 1.3.3

1.4 Patios

Exterior

Description
Condition

- Concrete
- Normal Settling Cracks

Location

- Rear of Home

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



Image 1.4.1



Image 1.4.2



Image 1.4.3

1.5 Porches

Exterior

Description

- Concrete
- Brick

Location

- Front of Home



Image 1.5.1



Image 1.5.2



Image 1.5.3

1.6 Vegetation

Exterior

Description

- Trees
- Shrubs
- Plants

Location

- Front and back



Image 1.6.1



Image 1.6.2



Image 1.6.3

1.7 Driveways

Exterior

Description

- Concrete
- 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.



Image 1.7.1



Image 1.7.2



Image 1.7.3

1.8 Garage

Exterior

Description

- Attached

Location

- Right of Home

Condition

- Settling
Cracks

Monitor Cracks in floor from settling. Recommend filling.

Recommend caulking seam behind water heater.



Image 1.8.1



Image 1.8.2



Image 1.8.3

1.9 Garage Door

Exterior

Description

- Chain Driven

Location

- Garage

Condition

- Missing
Caulking

Monitor Caulk all corners of the opening, recommended.



Image 1.9.1



Image 1.9.2



Image 1.9.3

1.10 Electric Meter

Exterior

Location

- Right of Home



Image 1.10.1

1.IN Items Inspected

Exterior

- Grading

The items listed in this section were inspected without the need to comment on their condition.

1.NA Items Not Applicable

Exterior

- Balconies
- Decks
- Railings
- Stairs
- Carport

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Exterior section may be added here.

2. Roofing

Description of Components	Type	Location
Roof Flashings / Valleys	<ul style="list-style-type: none">Metal	

Roofing System Findings by Component

2.1 Roof Coverings / Materials	Description	<ul style="list-style-type: none">Architectural
Roofing		



Image 2.1.1



Image 2.1.2



Image 2.1.3



Image 2.1.4



Image 2.1.5



Image 2.1.6

2.2 Inner Eaves / Gutters	Description	<ul style="list-style-type: none">Aluminum
Roofing	Condition	<ul style="list-style-type: none">Clogged
	Monitor Clean gutters. Recommended.	



Image 2.2.1



Image 2.2.2

2.3 Downspouts
Roofing

Description • Aluminum

Extend all downspouts 3 to 4 feet from structure

2.IN Items
Inspected
Roofing

- Plumbing Stack / Vents

The items listed in this section were inspected without the need to comment on their condition.

2.NA Items Not
Applicable
Roofing

- Roof Type • Roof Inspection Method
- Chimneys • Skylights

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Roofing section may be added here.

3. Electrical

Description of Components	Type	Location
Service Type	<ul style="list-style-type: none">Underground	
Service Entrance Conductor	<ul style="list-style-type: none">Single Phase	
Service Voltage	<ul style="list-style-type: none">120/240V	
Service Amperage	<ul style="list-style-type: none">150 Amps	
Main Disconnect / Service Box	<ul style="list-style-type: none">Meter	<ul style="list-style-type: none">At Meter
Branch Circuit Wiring	<ul style="list-style-type: none">Copper	
GFCI	<ul style="list-style-type: none">Present	<ul style="list-style-type: none">KitchenBathrooms
Service Grounding	<ul style="list-style-type: none">Copper	
Lighting Switches	<ul style="list-style-type: none">Toggle	
Wall Sockets	<ul style="list-style-type: none">Outlets	

Electrical System Findings by Component

3.1 Distribution Panels	Description	<ul style="list-style-type: none">Square D	Location	<ul style="list-style-type: none">Garage
Electrical				



Image 3.1.1

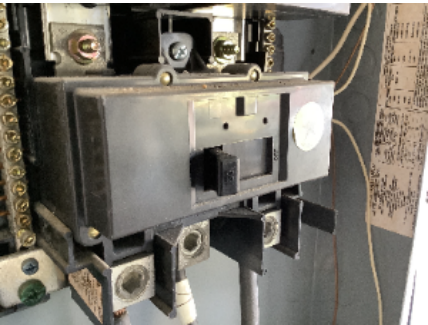


Image 3.1.2

3.2 Smoke Alarms	Description	<ul style="list-style-type: none">Present	Location	<ul style="list-style-type: none">Bedrooms, Hallways, And Living Space
Electrical				



Image 3.2.1



Image 3.2.2



Image 3.2.3



Image 3.2.4

3.3 Lighting Fixtures

Electrical

Description • Present

Location • Whole home



Image 3.3.1



Image 3.3.2



Image 3.3.3

**3.NA Items Not
Applicable**
Electrical

- AFCI • Carbon Monoxide Alarms

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Electrical section may be added here.

4. HVAC

Description of Components	Type	Location
Heating Energy Source	• Electric	
Cooling Energy Source	• Electric	
Cooling Distribution	• Flexible Ducting	

HVAC System Findings by Component

4.1 Heating Systems	Description	• Forced Air Furnace	Location	• Garage
HVAC	Condition	• Manufactured in 2016		

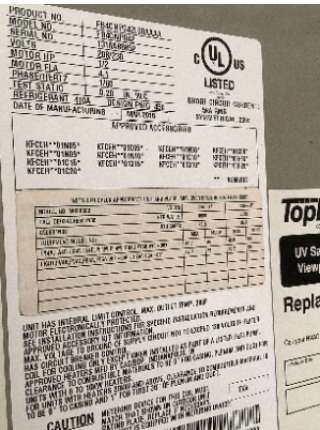


Image 4.1.1

4.2 Thermostats	Description	• Digital	Location	• Interior Hallway
HVAC				

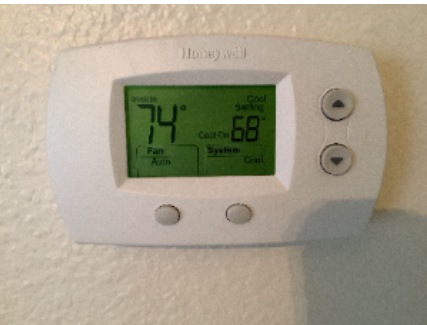


Image 4.2.1

4.3 Cooling Systems

HVAC

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

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



Image 4.3.1

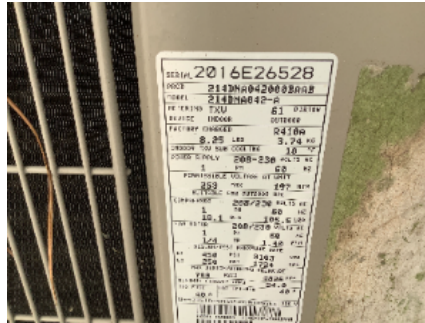


Image 4.3.2

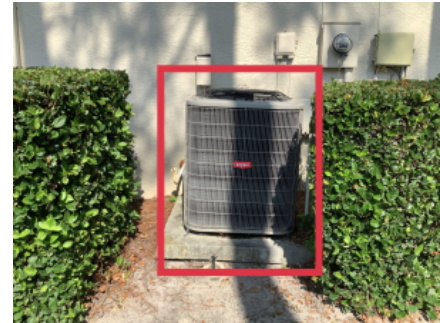


Image 4.3.3

4.NA Items Not Applicable

HVAC

- Chimneys / Venting Materials
- Exhaust Venting Method
- Fireplace

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the HVAC section may be added here.

5. Plumbing

Description of Components	Type	Location
Water Source System	<ul style="list-style-type: none">Public	
Sewage System	<ul style="list-style-type: none">Public	
Water Supply Piping	<ul style="list-style-type: none">Copper	
Drain, Waste, Vent Piping	<ul style="list-style-type: none">Non-accessible	
Water Heater Energy Source	<ul style="list-style-type: none">Electric	
Water Heater Manufacturer	<ul style="list-style-type: none">Rheem	
Water Heater Capacity	<ul style="list-style-type: none">50 gal	
Water Heater Approximate Age	<ul style="list-style-type: none">Manufactured in 2022	
Water Shut-Off	<ul style="list-style-type: none">At Unit	<ul style="list-style-type: none">By Water Meter At Street

Plumbing System Findings by Component

5.1 Water Heater Plumbing	Description	<ul style="list-style-type: none">Conventional	Location	<ul style="list-style-type: none">Garage
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Image 5.1.1

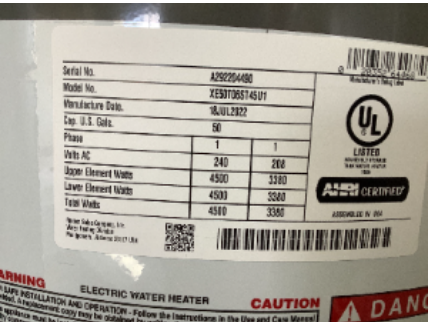


Image 5.1.2

5.2 Kitchen Basins Plumbing	Description	<ul style="list-style-type: none">Double Vanity	Location	<ul style="list-style-type: none">Kitchen
	Condition	<ul style="list-style-type: none">DrySigns of previous leaks/spills		

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

The base is beginning the delaminate at the front.



Image 5.2.1



Image 5.2.2

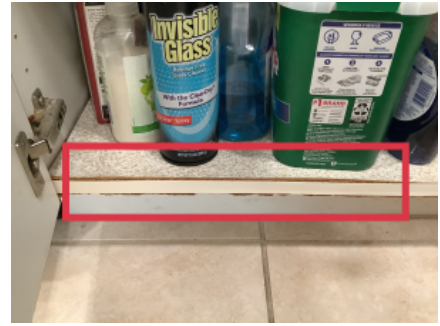


Image 5.2.3

5.3 Kitchen Faucets

Plumbing

Description	• Brushed	Location	• Kitchen
Condition	• Check Water Filter		

Monitor Consult with seller on filtration system under sink.

5.4 Bathroom Faucets 1

Plumbing

Description	• Stainless Steel	Location	• Master Bathroom
-------------	-------------------	----------	-------------------



Image 5.4.1



Image 5.4.2

5.5 Bathroom Faucets 2

Plumbing

Description	• Stainless Steel	Location	• Guest Bathroom
Condition	• Leaking		

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



Image 5.5.1



Image 5.5.2



Image 5.5.3

5.6 Bathroom Sinks

Description	• Double Vanity	Location	• Master Bathroom
1 Plumbing			



Image 5.6.1



Image 5.6.2



Image 5.6.3

5.7 Bathroom Sinks

Description	• Single Vanity	Location	• Guest Bathroom
2 Plumbing			



Image 5.7.1



Image 5.7.2

5.8 Shower Stalls 1

Description	• Tile	Location	• Master Bathroom
-------------	--------	----------	-------------------

Plumbing

Condition

- Missing Caulking

Monitor Scrub and clean shower tile. Once clean, fill in and replace any missing grout, caulk along bottom, caulk in front of the shower if needed after cleaning.

Caulk outside corners. Recommended.

Caulk in front of the shower. Recommended.

Caulk or grout any gaps in grout lines.



Image 5.8.1



Image 5.8.2



Image 5.8.3



Image 5.8.4



Image 5.8.5



Image 5.8.6

5.9 Shower Stalls 2

Plumbing

Description

- Tile

Location

- Guest Bathroom



Image 5.9.1

5.10 Bathtubs

Plumbing

Description • Recessed **Location** • Master Bathroom



Image 5.10.1



Image 5.10.2

5.11 Toilets 1

Plumbing

Description • Standard **Location** • Master Bathroom



Image 5.11.1



Image 5.11.2

5.12 Toilets 2

Plumbing

Description • Standard **Location** • Guest Bathroom



Image 5.12.1



Image 5.12.2

5.IN Items Inspected

Plumbing

- Pressure Measurements
- Hot Water Controls
- Pressure Release Valve

The items listed in this section were inspected without the need to comment on their condition.

5.NI Items Not Inspected

Plumbing

- Drain, Waste, Vent Piping

The items listed in this section were not inspected as a part of the Property Inspection.

5.NA Items Not Applicable

Plumbing

- Sump Pumps
- Fuel Shut-Off

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Plumbing section may be added here.

6. Interior

Description of Components	Type	Location
Ceiling	<ul style="list-style-type: none">• Drywall	<ul style="list-style-type: none">• Whole home
Interior Doors	<ul style="list-style-type: none">• Hollow Wood	
Interior Windows	<ul style="list-style-type: none">• Single Pane	
Interior Trims	<ul style="list-style-type: none">• Wood	
Closets	<ul style="list-style-type: none">• Walk-InReach-In	
Interior Others	<ul style="list-style-type: none">• Dishwasher	<ul style="list-style-type: none">• Kitchen

Interior System Findings by Component

6.1 Interior Walls Interior	Description <ul style="list-style-type: none">• Drywall	Location <ul style="list-style-type: none">• Whole home
Normal blemishes and nails or hooks and tv hanging systems.		

6.2 Flooring Interior	Description <ul style="list-style-type: none">• Mixed flooring types	Location <ul style="list-style-type: none">• Whole home
---------------------------------	---	--



Image 6.2.1



Image 6.2.2



Image 6.2.3



Image 6.2.4



Image 6.2.5

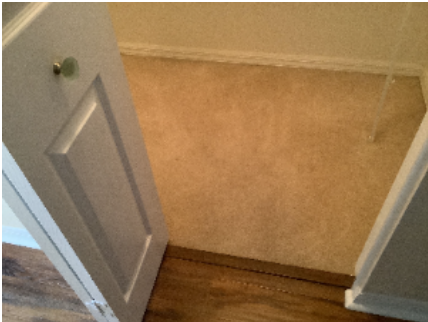


Image 6.2.6

6.3 Washing Machine
Interior

Description • LG Location • Laundry Room

Operated full cycle on day of inspection.



Image 6.3.1



Image 6.3.2

6.4 Drying Machine
Interior

Description • LG Location • Laundry Room



Image 6.4.1

6.5 Kitchen Counters
Interior

Description • Laminate Location • Kitchen



Image 6.5.1

6.6 Kitchen Cabinets

Interior

Description • Laminated Location • Kitchen



Image 6.6.1



Image 6.6.2



Image 6.6.3

6.7 Ranges / Ovens / Cooktops

Interior

Location • Kitchen

Operated as required on day of inspection.



Image 6.7.1



Image 6.7.2

6.8 Garbage Disposer Unit

Interior

Description • Present

Location • Kitchen

Operated on day of inspection.

6.9 Refrigerator / Freezer

Interior

Description • LG

Location • Kitchen



Image 6.9.1



Image 6.9.2



Image 6.9.3

6.10 Microwave Oven

Interior

Description • Samsung

Location • Kitchen

Operated on day of inspection as required.



Image 6.10.1

A disclaimer, or any other text that you wish to show at the end of the Interior section may be added here.

7. Structure

Description of Components	Type	Location
Foundation Type	<ul style="list-style-type: none">• Slab On Grade	
Foundation Material	<ul style="list-style-type: none">• Concrete	
Floor Structure	<ul style="list-style-type: none">• Concrete Slab	
Wall Structure	<ul style="list-style-type: none">• Block	
Ceiling / Roof Structure Type	<ul style="list-style-type: none">• Trusses	
Ceiling / Roof Structure Material	<ul style="list-style-type: none">• Plywood	
Roof Sheathing	<ul style="list-style-type: none">• Plywood	

Structure System Findings by Component

7.1 Attic Inspection

Method
Structure



Image 7.1.1

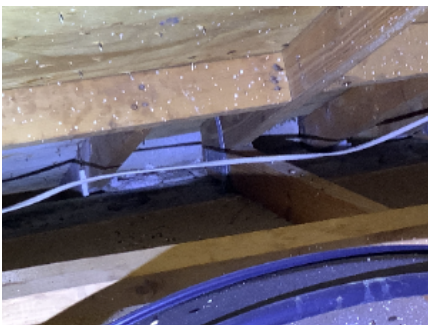


Image 7.1.2



Image 7.1.3



Image 7.1.4



Image 7.1.5



Image 7.1.6

**7.NA Items Not
Applicable**
Structure

- Crawl Space Inspection Method • Under-Floor Access

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

A disclaimer, or any other text that you wish to show at the end of the Structure section may be added here.

8. Insulation & Ventilation

Description of Components	Type	Location
Roof / Attic Insulation	<ul style="list-style-type: none">Glass Fiber	
Roof / Attic Ventilation	<ul style="list-style-type: none">Soffit VentsRidge Vents	
Kitchen Exhaust System	<ul style="list-style-type: none">Microwave Oven	<ul style="list-style-type: none">Kitchen
Bathrooms Exhaust System	<ul style="list-style-type: none">Ceiling	

A disclaimer, or any other text that you wish to show at the end of the Insulation and Ventilation section may be added here.

Service Agreement

This is where a sample service agreement may be added to your report.

Service agreements are typically sent to clients ahead of a site visit, and outline the scope of the services you are providing to them.

Simply go to Settings -> Agreements & Disclaimers -> Service Agreement Template, then paste in your service agreement that was drafted by your business attorney or inspection association.

Replacing typical fields in the service agreement template, such as Client's Name with "#" + "client" allows Eneris to automatically fill-in all fields that differ in the agreement from one job to the next.

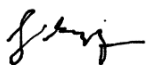
Eneris also makes sharing service agreements easy, and can help you collect digital signatures from your clients ahead of the inspection via email.

Once your client has signed the report, you are notified on the General page of your report, and the signature, name, and date are automatically added as seen below. The inspector's signature is optionally added as well.



John Client

July 16th, 2023



Ron Swanson, A1 Home Inspections

July 16th, 2023

Standards of Practice

Standards of Practice (SOPs) play an important role in ensuring your clients understand your obligations and the scope of the services being provided.

They are typically provided by the home inspection association of your choice, such as InterNACHI or ASHI, or mandated by your state's real estate commission.

This page may be used to relay your Standards of Practice to your clients at the end of the inspection.

Alternatively, you can add a link to the Standards of Practice in your Eneris Settings.