

# CORNERSTONE

## HOME INSPECTIONS

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Inspected By: Jonathan Velez



## Home Inspection Report

Prepared For:

**John Smith**

Property Address:

**444 Sample**

**Miami, FL**

Inspected on Wed, Sep 18 2019 at 10:00 AM

# Table of Contents

General	4
Site	5
Exterior	5
Garage	5
Roofing	7
Structure	9
Electrical	12
HVAC	17
Plumbing	20
Bathrooms	28
Kitchen	32
Laundry	39
Interior	41
Lawn Sprinkler	42
Report Summary	44

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

# General

Inspector License: Lic#HI10762

Photo of Each Side of Home:



Property Type:	Townhouse/Villa
Stories:	Two
Year Built:	2015
Approximate Age:	3YRS
Age Based On:	Public records
Bedrooms/Baths:	4/2/1
Door Faces:	West
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Client

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Not Growing Against Structure Condition: Satisfactory
Driveway:	Pavers Condition: Satisfactory
Walkways:	Pavers, Stepping Stones Condition: Satisfactory
Steps/Stoops:	Pavers Condition: Satisfactory
Patios/Decks:	Pavers Condition: Satisfactory

## Exterior

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

Exterior Covering:	Stucco Condition: Satisfactory
Windows:	Aluminum Condition: Satisfactory
Entry Doors:	Wood, Steel Condition: Satisfactory

## Garage

Garage Type:	Attached Condition: Satisfactory
Garage Size:	1 Car
Door Opener:	Chain Drive Condition: Satisfactory

(Garage continued)

Opener Safety Feature: Light Beam, Force Sensitive  
Condition: Satisfactory



Comment 1:  
Garage door .



Figure 1-1



Figure 1-2



Figure 1-3

## Structure

Ceiling Structure: Wood Framed  
Condition: Satisfactory  
Roof Structure: Wood Framed  
Condition: Satisfactory



(Structure continued)

Roof Sheathing:

Plywood

Condition: Satisfactory

## 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:	From Ground with Binoculars
Roof Design:	Gable
Roof Covering:	Concrete Tile
	Condition: Satisfactory
Approximate Roof Age:	3YRS
Remaining Useful Life:	27YRS
Ventilation Present:	Soffit
	Condition: Satisfactory
Vent Stacks:	Metal, Plastic
	Condition: Satisfactory
Flashings:	Metal
	Condition: Satisfactory
Soffit and Fascia:	Wood
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory
Date of Last Permit:	Original To Home Build 2015
Date of Last Update:	2015
Overall Condition:	Satisfactory
Visible Signs Of Leaks:	None

(Roofing continued)



Comment 2:

I inspected the roof covering materials. This inspection is not a guarantee that a leak in the future will not happen, roofs leak. Even a roof that appears to be in good functional condition may leak under certain circumstances. We will not take responsibility for a leak that happens in the future. This is not a warranty or a guarantee of the roof system.

It is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests. Which are beyond the scope of our inspection service



Comment 3:

The roof is covered by the HOA and was only inspected with binoculars from the ground.

There were no signs of damage from my vantage point.

There were no signs of any roof leaks or water intrusion into the attic at the time of inspection.

Please refer to the home owners association for any concerns about your roof covering materials.



Figure 3-1



Figure 3-2



(Roofing continued)



Figure 3-3

## 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 on Grade
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Subflooring:	Plywood
	Condition: Satisfactory
Wall Structure:	Full Masonry
	Condition: Satisfactory

## Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	Metal, PVC
	Condition: Satisfactory

(Attic continued)

Insulation:	Blown In Fiberglass
Roof To Wall Attachment:	Double wraps
Secondary Water Resistance:	Yes
	Condition: Satisfactory



Comment 4:  
Attic .



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

(Attic continued)



Figure 4-5



Figure 4-6



Figure 4-7



Figure 4-8



Figure 4-9



Figure 4-10



# 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
Main Disconnect Location:	Meter Box
Service Panel Location:	Exterior
Service Panel Manufacturer:	Square D
	Condition: Satisfactory
Main Panel Type:	Circuit breaker
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	150 amps
Amperage Sufficient for Current Usage:	Yes
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type, Hard Wired Interconnected
	Condition: Repair or Replace



## Comment 5:

Smoke detector downstairs and in one of the upstairs bedrooms are missing. Recommend replacing smoke detectors to help promote safety in the home.

(Electrical continued)

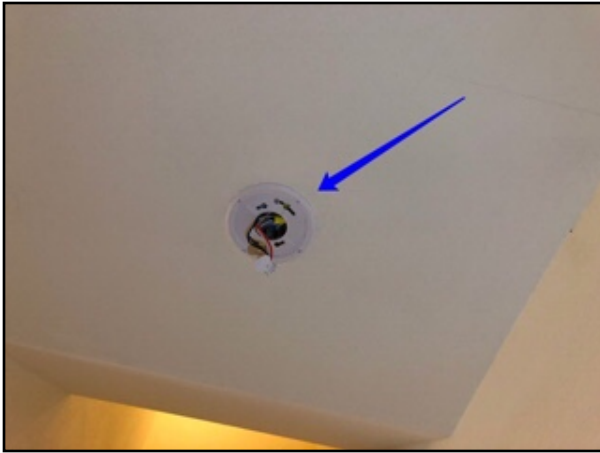


Figure 5-1



Figure 5-2

Age of Electrical Panel:	3YRS (EST)
Last Year Panel Updated:	2015
General Condition of Electrical System:	Satisfactory



Comment 6:  
Electrical meter/main .



Figure 6-1



Figure 6-2

(Electrical continued)



Figure 6-3



Figure 6-4



Figure 6-5



(Electrical continued)



Comment 7:  
Interior/garage electrical panel .



Figure 7-1



Figure 7-2



Figure 7-3

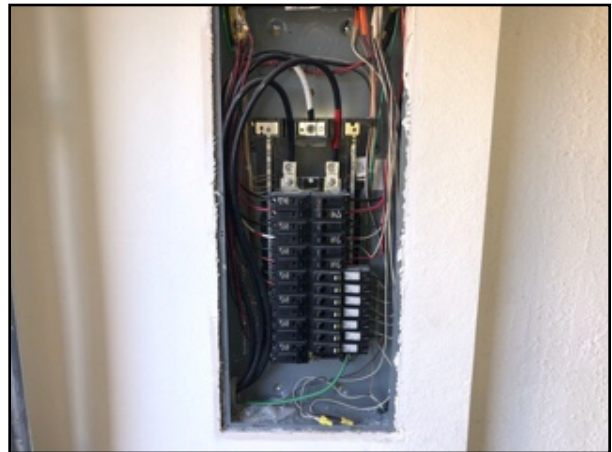


Figure 7-4

(Electrical continued)

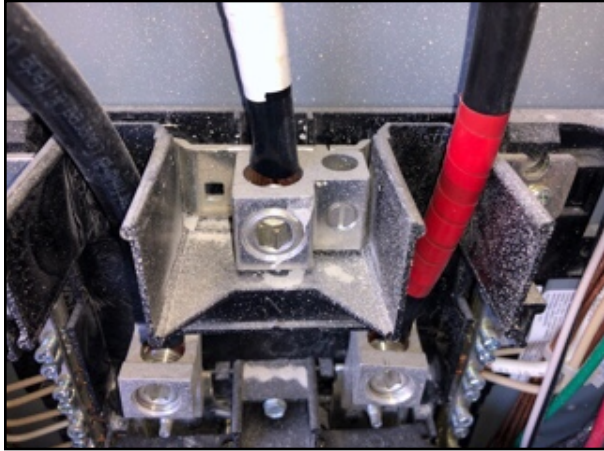


Figure 7-5



Figure 7-6



Figure 7-7

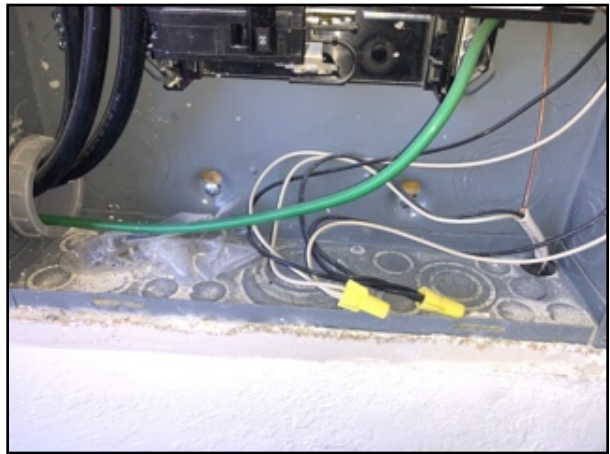


Figure 7-8



Figure 7-9

# HVAC

HVAC System Type:	Central Split System
Thermostat:	Digital
	Condition: Satisfactory
Central AC:	Yes
Central Heat:	Yes
HVAC in Good Working Order:	Yes
Date of Last Service/Inspection:	Unknown
Age of System:	3YRS (EST)
Year Last Updated:	2015
Signs Of Condensate Drain Blockage:	No



## Comment 8: HVAC system .



Figure 8-1

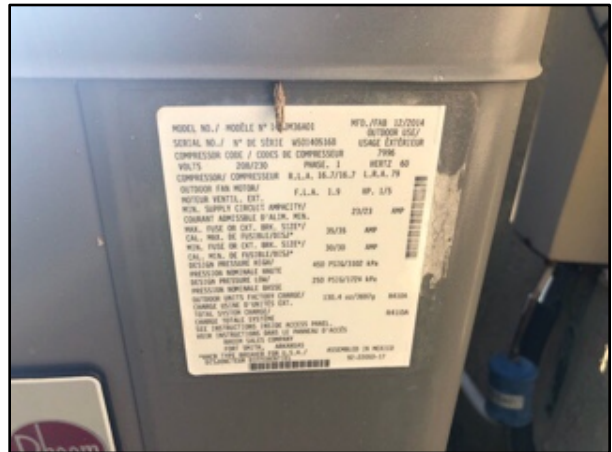


Figure 8-2



(HVAC continued)



Figure 8-3

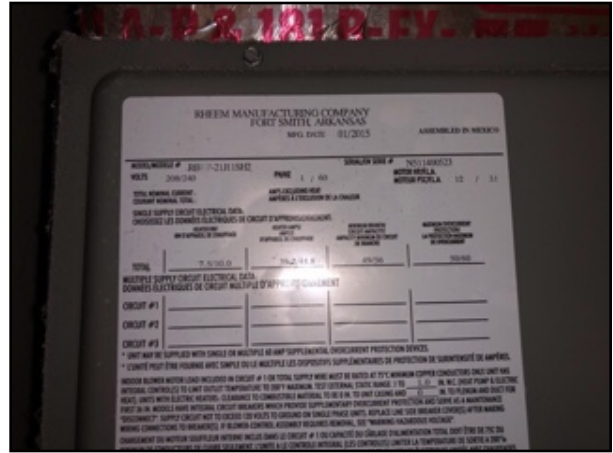


Figure 8-4



Figure 8-5



Figure 8-6



Figure 8-7



Figure 8-8

(HVAC continued)



Figure 8-9



Figure 8-10



Comment 9:

Recommend having your AC system serviced once a year to help maintain system optimum performance to to help prolong the life of the system.

## 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.



Comment 10:

Heating system was not inspected. Overtime dust accumulates on the heating element and if the unit has not been run in a long time it can be hazardous, causing a burnt smell throughout the home. Suggest servicing the unit by a licensed HVAC technician before operating

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

## 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:	Split System
	Condition: Satisfactory
Condenser Make:	Rheem
Condensor Size:	36,000 BTU (3 Tons)
Condenser Approximate Age:	3YRS (EST)
Expansion Coil Make:	Rheem
Expansion Coil Size:	36,000 BTU (3 Tons)
Expansion Coil Approximate Age:	3YRS
Condensate Drainage:	To Exterior
	Condition: Satisfactory
AC Supply Air Temp:	48.4 Degrees
AC Return Air Temp:	68 Degrees
AC Temperature Drop:	19.6 Degrees

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Plumbing

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

Water Service:	Public
Supply Pipe Material:	Copper, PVC
	Condition: Satisfactory
Location of Main Water Shutoff:	Outside by garage door



(Plumbing continued)



Comment 11:  
Main water shut off .

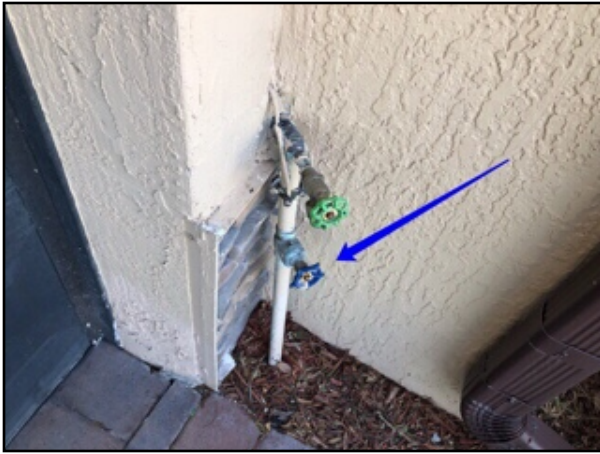


Figure 11-1

Sewer System:	Public
Waste Pipe Material:	PVC
Indication of Prior Leak:	Condition: Satisfactory
Indication of Active Leak:	Yes
Age of Piping:	Yes
Photos of Exposed Valves:	Original to home



(Plumbing continued)



Comment 12:

Active plumbing leak under the kitchen sink.

The connection from the sink to the drainage pipe was leaking during the time of inspection.

Recommend correction and further evaluation by a licensed plumbing contractor.

(Plumbing continued)



Figure 12-1



Figure 12-2

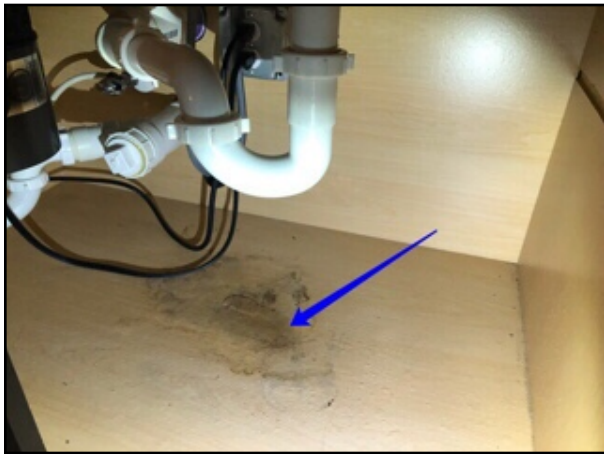


Figure 12-3



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**Comment 13:**

Master bathroom sink was leaking during the time of inspection. The pipe that connects to the drainage line was leaking when I touched it. Recommend correction and further evaluation by a licensed plumbing contractor.

(Plumbing continued)



Figure 13-1



Figure 13-2



Comment 14:

This is an automatic air vent underneath the kitchen sink,  
These are not conventional venting installations for the plumbing system  
And are common source of problems. Recommend monitoring and up-keeping to  
help maintain proper draining function around the kitchen sink.



Figure 14-1

(Plumbing continued)



- 
-  **Comment 15:**  
Kitchen sink faucet was very loose during the time of inspection.  
Recommend correction and further evaluation by a licensed contractor.



Figure 15-1

- 
-  **Comment 16:**  
Sink faucet in downstairs bathroom is loose and improperly installed.  
Recommend correction by a licensed plumbing contractor.



(Plumbing continued)



Figure 16-1



Figure 16-2

## Water Heater

Water Heater Location:

Upstairs In Ac Closet

Photo of Water Heater:





(Water Heater continued)



Manufacturer:

State select

Fuel:

Electric

Capacity:

50 gal

Approximate Age:

3YRS

Temp &amp; Pressure Relief Valve:

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect:

In Same Room



Comment 17:

Water heater was not functioning at the time of inspection.  
Water heater Was also showing signs of rusting at its base.  
Recommend correction by a licensed plumbing contractor.

(Water Heater continued)



Figure 17-1



Figure 17-2

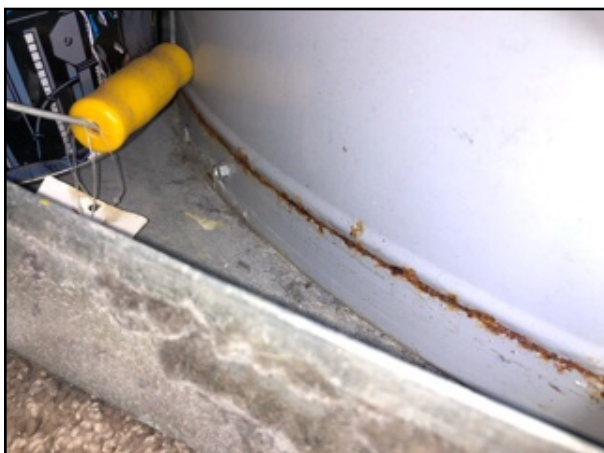


Figure 17-3



Figure 17-4

## Bathrooms

### Bathroom #1

Location:

Downstairs

Sink(s):

Single Vanity

Condition: Repair or Replace

(Bathroom #1 continued)



Comment 18:  
Refer to plumbing section of this report .

Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

## Bathroom #2

Location:	Upstairs Shared
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	Stall
	Condition: Repair or Replace



Comment 19:  
Recommend replacing caulking around the lower shower faucet.  
Do this to help prevent water intrusion into the wall structure.



Figure 19-1



Figure 19-2

Sink(s):	Single Vanity
	Condition: Satisfactory

(Bathroom #2 continued)

Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory
Tub Surround:	Tile
	Condition: Marginal



**Comment 20:**  
Recommend replacing worn caulking around the tub to help prevent moisture intrusion into wall structure.



Figure 20-1

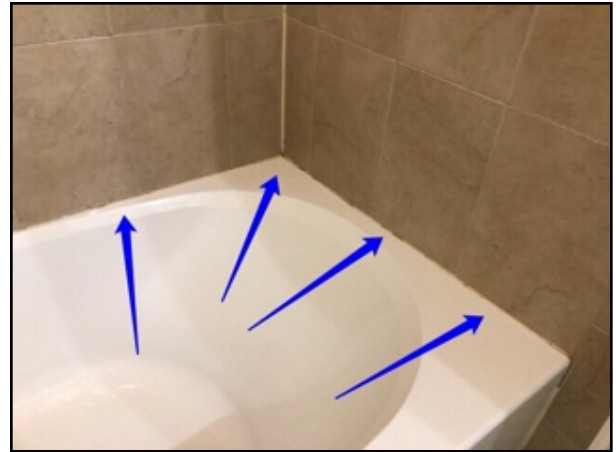


Figure 20-2

Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

## Bathroom #3

Location:	Master
Shower:	Stall
	Condition: Repair or Replace

(Bathroom #3 continued)



Comment 21:

Water from the shower is making its way through the shower panel tracks and affecting the wall closest to the toilet.

Recommend replacing the caulking in this area to help prevent any more moisture damage.



Figure 21-1

Sink(s):

Double Vanity

Condition: Repair or Replace



Comment 22:

Refer to plumbing section of this report .

Toilet:

Standard Tank

Condition: Further Evaluation Required



Comment 23:

Toilet mechanism was stuck when I first started inspecting this area after I moved it manually it began working properly again. After several attempts the mechanism was still working fine.

Recommend monitoring to see if it gets stuck again. If it does I recommend repair by replacing the tank flushing mechanism.

(Bathroom #3 continued)



Figure 23-1

Shower Walls:	Tile
	Condition: Satisfactory
Tub Surround:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

## Kitchen

Cabinets:	Wood
	Condition: Marginal



(Kitchen continued)



Comment 24:  
Minor chips and scratches on kitchen cabinets.



Figure 24-1



Figure 24-2



Figure 24-3



Figure 24-4

Countertops:

Granite

Condition: Satisfactory

Sink:

Double

Condition: Repair or Replace



Comment 25:  
Refer to plumbing section of this report.

(Kitchen continued)

## 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.

Oven:

General Electric

Condition: Satisfactory



Comment 26:  
Oven.



Figure 26-1



Figure 26-2



Figure 26-3

Range:

General Electric

Condition: Satisfactory

(Appliances continued)



Comment 27:  
Range.



Figure 27-1



Figure 27-2

Cooktop:

General Electric  
Condition: Satisfactory



Comment 28:  
Cooktop.



Figure 28-1



Figure 28-2

(Appliances continued)

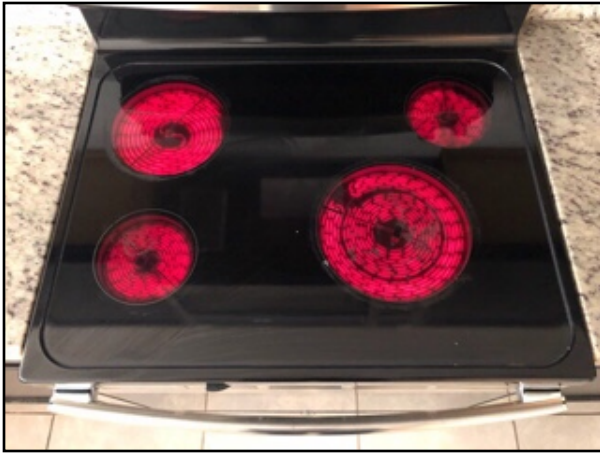


Figure 28-3

Refrigerator:

General Electric  
Condition: Satisfactory



Comment 29:  
Refrigerator .



Figure 29-1



Figure 29-2



(Appliances continued)



Figure 29-3



Figure 29-4



Figure 29-5

Dishwasher:

General Electric  
Condition: Satisfactory

(Appliances continued)



Comment 30:  
Dishwasher .



Figure 30-1

Microwave:

General Electric  
Condition: Satisfactory



Comment 31:  
LED lights in the picture indicate that the microwave was working satisfactory during the time of the inspection.



Figure 31-1

Disposal:

Badger  
Condition: Satisfactory

(Appliances continued)



Comment 32:  
Disposal.



Figure 32-1



Figure 32-2

## Laundry

Dryer Venting:	To Exterior Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	General Electric Condition: Satisfactory

(Laundry continued)



Comment 33:  
Washer.



Figure 33-1



Figure 33-2



Figure 33-3



Figure 33-4

Dryer:

General Electric  
Condition: Satisfactory



(Laundry continued)



Comment 34:  
Dryer .



Figure 34-1



Figure 34-2



Figure 34-3

## 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.

Floors:

Tile, Carpet  
Condition: Marginal

(Interior continued)



Comment 35:  
Carpet stains in upstairs bedroom.



Figure 35-1

Walls:	Textured Over Drywall Condition: Satisfactory
Window Types:	Double Hung Condition: Satisfactory
Window Materials:	Aluminum
Entry Door Types:	Sliding, Hinged Condition: Satisfactory
Entry Door Materials:	Impact
Interior Door Materials:	Wood

## Lawn Sprinkler

Water Supply:	Municipal
Motor/Pump:	Not Present
Valves:	Manual
Timer:	None
Visible Piping:	PVC
Electrical Connections:	Not Present

(Lawn Sprinkler continued)

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Comment 36:

One of the sprinkler heads in the back of the house is missing and area is not being sprinkled correctly. Recommend installing new sprinkler head to return system to intended performance.



Figure 36-1



Comment 37:

Some of the sprinkler lines are exposed and can be a tripping hazard. Recommend burying the sprinkler lines a couple of inches into the ground to help promote safety in the home.

# 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.

## Smoke Detectors

---

1) Smoke detector downstairs and in one of the upstairs bedrooms are missing. Recommend replacing smoke detectors to help promote safety in the home.

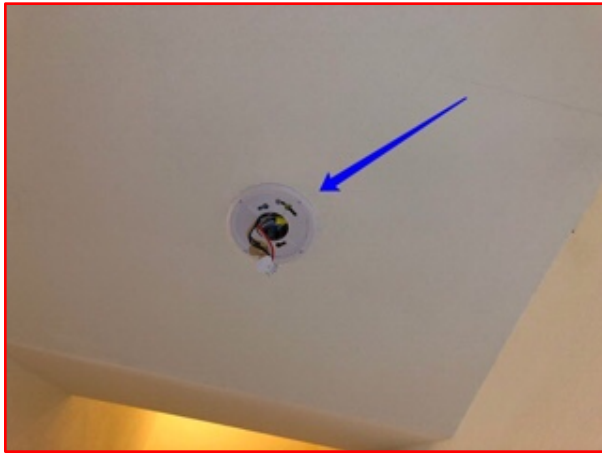


Figure 5-1



Figure 5-2

## Plumbing

---

2) Active plumbing leak under the kitchen sink.

The connection from the sink to the drainage pipe was leaking during the time of inspection.

Recommend correction and further evaluation by a licensed plumbing contractor.



(Report Summary continued)



Figure 12-1



Figure 12-2

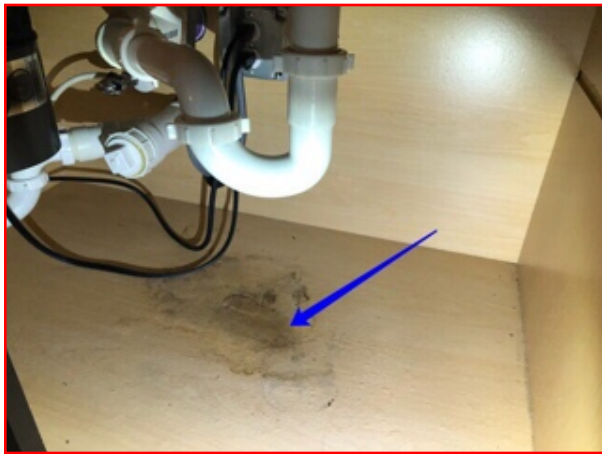


Figure 12-3

3) Master bathroom sink was leaking during the time of inspection. The pipe that connects to the drainage line was leaking when I touched it. Recommend correction and further evaluation by a licensed plumbing contractor.

(Report Summary continued)



Figure 13-1



Figure 13-2

4) Kitchen sink faucet was very loose during the time of inspection.  
Recommend correction and further evaluation by a licensed contractor.

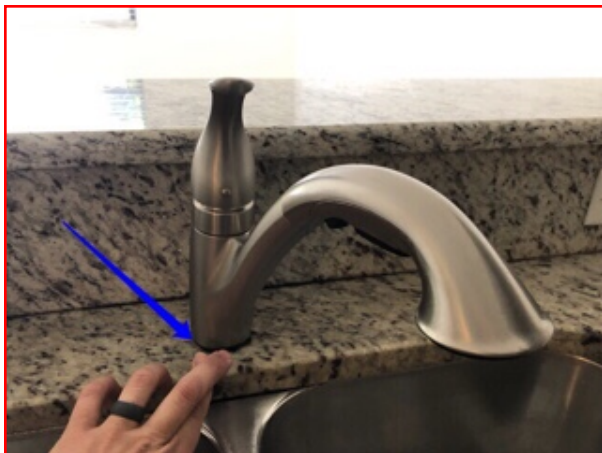


Figure 15-1

5) Sink faucet in downstairs bathroom is loose and improperly installed.  
Recommend correction by a licensed plumbing contractor.

(Report Summary continued)



Figure 16-1



Figure 16-2

#### Plumbing: Water Heater

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6) Water heater was not functioning at the time of inspection.  
Water heater Was also showing signs of rusting at its base.  
Recommend correction by a licensed plumbing contractor.



Figure 17-1



Figure 17-2

(Report Summary continued)



Figure 17-3



Figure 17-4

### Sink(s)

7) Refer to plumbing section of this report .

### Shower

8) Recommend replacing caulking around the lower shower faucet.  
Do this to help prevent water intrusion into the wall structure.



Figure 19-1

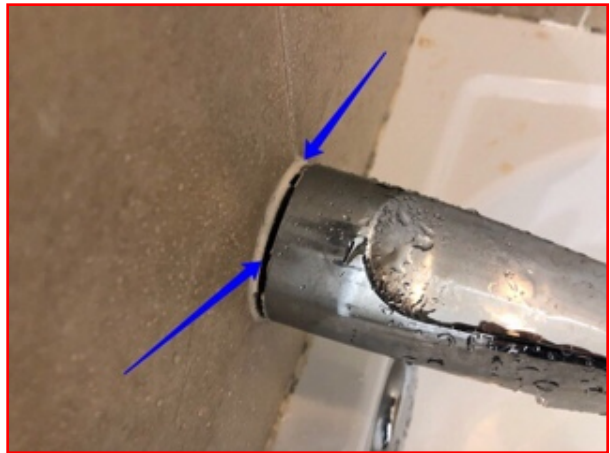


Figure 19-2



(Report Summary continued)

### Tub Surround

9) Recommend replacing worn caulking around the tub to help prevent moisture intrusion into wall structure.



Figure 20-1



Figure 20-2

### Shower

10) Water from the shower is making its way through the shower panel tracks and affecting the wall closest to the toilet.

Recommend replacing the caulking in this area to help prevent any more moisture damage.



Figure 21-1



(Report Summary continued)

### Sink(s)

---

11) Refer to plumbing section of this report .

### Cabinets

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12) Minor chips and scratches on kitchen cabinets.



Figure 24-1

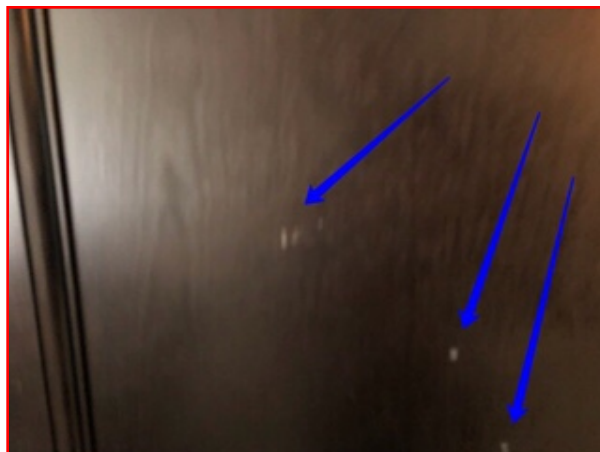


Figure 24-2



Figure 24-3



Figure 24-4

### Sink

---

13) Refer to plumbing section of this report.

(Report Summary continued)

## Floors

---

14) Carpet stains in upstairs bedroom.



Figure 35-1

## Lawn Sprinkler

---

15) One of the sprinkler heads in the back of the house is missing and area is not being sprinkled correctly. Recommend installing new sprinkler head to return system to intended performance.



Figure 36-1

(Report Summary continued)

16) Some of the sprinkler lines are exposed and can be a tripping hazard. Recommend burying the sprinkler lines a couple of inches into the ground to help promote safety in the home.