

## Summary Report

Inspection: **1234 NE 15th Street, Any Town, FL 33011**  
Prepared by: **Real Estate Inspectors Inc.**

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The Summary Report notes areas of concern, coupled with a "good faith" estimate to remedy such defect(s). These estimates could fluctuate with a multitude of factors, hence we are not bound to them. Real Estate Inspectors Inc. (REI) strives to provide complete and accurate assessments of any notable concern, to include the source of the defect. However, because some defects are concealed it is not always conceivable to diagnose a single cause or determining factor for the defect. As always, we recommend having a licensed tradesperson that consummates their particular field of expertise or specialty to remedy any defect noted. We also recommend getting three quotes from trade professionals prior to closing to provide a more accurate cost estimate.

### ELECTRICAL SYSTEMS

#### Main Electrical Panel:, Main Service Ground Verified:

The ground wire was loose at the water pipe clamp at time of inspection. We recommend that a licensed electrician be contacted to conduct the necessary repairs to ensure that the wiring is properly grounded. \$72.00 - \$88.00

#### Electrical Sub-panel:, Condition of Wiring in Sub-Panel:

A visual inspection of the wires in the electrical panel was done with the following items of concern: \$288.00 - \$352.00

There are 2 breakers within the sub-panel that were loose and arcing. We recommend that the affected breaker(s) be replaced by a licensed electrician with the proper manufacturer's breaker.

The price on the summary page is a "good faith" estimate for a licensed electrician to replace the affected breakers. We recommend further evaluation and repairs by a licensed electrician.

#### Electrical - Outlets, Lighting, And Switches:, Smoke Detectors

Some smoke detectors are missing - We recommend replacing the missing smoke detectors. \$108.00 - \$132.00

### Total for ELECTRICAL SYSTEMS

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**\$468.00 - \$572.00**

### HEATING & AIR CONDITIONING - VENTILATION

#### Air Conditioning Unit:, Temperature Differential:

The desired temperature differential across the evaporator is 15F - 25F degrees; however, the temperature differential across the evaporator did not drop at all. We recommend further evaluation and repairs by a licensed A/C repair person. \$450.00 - \$550.00

### Total for HEATING & AIR CONDITIONING - VENTILATION

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**\$450.00 - \$550.00**

### PLUMBING SYSTEM

#### Hot Water Heater:, Electric Service to Water Heater:

Although the hot water heater was producing hot water, the following items of concern were noted: \$108.00 - \$132.00

The electrical wiring for this hot water heater is provided through a flexible conduit, however the conduit is loose or damaged to the point that the wiring is exposed - if not rectified, damage to the electrical wiring can occur. We recommend that all exposed wiring be properly protected by a licensed electrician.

Cost on the summary page is to repair the conduit only. We recommend further evaluation and repairs by a licensed electrician.

#### Hot Water Heater:, Exposed Water Heater Condition:

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Although the current hot water system visibly appeared serviceable, the following items of concern were noted:

\$1,080.00 - \$1,320.00

The water heater has deteriorated due to advanced rusting and leaks - We recommend replacing the water heater before the tank completely fails.

We recommend replacement by a licensed plumber.

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### Total for PLUMBING SYSTEM

**\$1,188.00 - \$1,452.00**

### LIVING AREAS:

#### Living Areas:, Exterior Doors:

A representative sampling of exterior doors, to include the front entry door were tested/evaluated, with the following items of concern noted:

\$270.00 - \$330.00

a. Sliding Glass Door (to/from living room): The rollers for this sliding glass door need adjustment, to include replacement (if needed) to operate as intended. We recommend having a reputable handyman or someone of the like to conduct the necessary maintenance to restore operation as intended.

b. Sliding Glass Door (to/from living room): The locking mechanism for this exterior door was damaged to a degree that is was not locking properly - We recommend having a reputable handyman or someone of the like to conduct the necessary repairs, to include replacement to restore operation as intended.

We recommend further evaluation and repairs by a licensed tradesman.

#### Living Areas:, Windows:

A representative sampling of windows were tested/evaluated, with the following items of concern noted:

\$306.00 - \$374.00

a. Horizontal Sliding Type (guest bathroom): The rollers for this window need adjustment, to include replacement (if needed) to operate as intended. We recommend having a reputable window company or someone of the like to conduct the necessary maintenance to restore operation as intended.

b. 2 Horizontal Sliding Type (both bedrooms): The rollers for this window need adjustment, to include replacement (if needed) to operate as intended. We recommend having a reputable window company or someone of the like to conduct the necessary maintenance to restore operation as intended.

We recommend further evaluation and repairs by a licensed tradesman.

#### Living Areas:, Interior Walls:

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A visual evaluation/inspection of the interior walls was conducted; the following items of concern were noted: \$360.00 - \$440.00

There were moisture at the baseboards around the front door - A check with a moisture meter indicated an elevated level of moisture, when tested at time of inspection. We recommend that the source of the water intrusion be identified and repaired to stop the leak. Once the water intrusion is taken care of, the affected areas need to be repaired/patch or otherwise brought to a condition that is deemed useful. It should be noted that the estimated price does not include any mold related restoration.

We recommend further evaluation and repairs by a licensed tradesman.

Note: Due to wall coverings (i.e. wall paper - mirrors - paneling - etc.), a full inspection of the interior walls was limited.

### Living Areas:, Interior Floors:

A visual evaluation/inspection of the interior flooring was conducted; the following items of concern were noted: \$585.00 - \$715.00

The flooring material for the guest bathroom has suffered water damage at some point in the past. The tiles are loose at the floor - We recommend that the floor tiles be replaced.

We recommend further evaluation and repairs by a licensed tradesman.

Note: If personal items are present (i.e. furniture - etc.), a full inspection of the flooring is limited.

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### Total for LIVING AREAS:

**\$1,521.00 - \$1,859.00**

### KITCHEN

#### Kitchen:, Kitchen Sink:

An inspection of the kitchen sink and faucet (w/ sprayer, if equipped), coupled with a visible inspection of the supply lines under the sink was conducted, the following items of concern were noted: \$216.00 - \$264.00

The trap at the drain line under the sink was not plumbed properly. We recommended having a plumber add a proper "P" trap under the sink.

#### Kitchen:, Cabinets:

The kitchen cabinets, doors, and drawers were evaluated/inspected, with the following items of concern noted: \$306.00 - \$374.00

Water damage was noted to the kitchen sink cabinet most likely from a previous water leak. The bottom of the cabinet needs to be repaired with a new piece of wood. Further investigation is needed to see if there is any hidden damage or mold. Cost is to fix the damaged wood only. We recommend further evaluation and repairs by a licensed tradesman.

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### Total for KITCHEN

**\$522.00 - \$638.00**

### BATHROOMS

#### Master Bathroom:, Standard Tub:

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Although the condition of the tub appeared useful; however, the following items of concern were noted:

\$72.00 - \$88.00

The shower head leaked or did not spray properly. Water either leaks from around the shower head connection or the shower head sprays in unusual patterns so that water could damage walls or ceilings. This can be caused by loose or cracked connections, damaged shower head, or mineral accumulation. We recommend repair or replacement of the shower head.

Disclaimer: This is a visual inspection of the readily accessible portions of the tub and was not invasive. Viewing was limited around the opposite tub walls therefore, it is a limited inspection and may not have noted any hidden defects.

### Guest Bathroom:, Toilet:

The toilet for this bathroom was inspected; however, the following items of concern were noted:

\$216.00 - \$264.00

a. Water continued running in toilet tank. Condition typically is caused by damaged or loose flushing mechanism; other causes are possible. Recommend repair or replacement by a licensed plumber.

b. Toilet was not secure at floor. Typically is caused by loose bolts or a damaged flange. Other causes are possible. Loose toilets can cause leaks, water damage, and biological growth, as well as damage to the bolts or toilet or flange. Recommend further evaluation and repair by a licensed plumbing professional.

### Guest Bathroom:, Standard Tub:

Although the condition of the tub appeared useful; however, the following items of concern were noted:

\$396.00 - \$484.00

a. The shower valve over rotates past the stop or off position making easy to accidentally leave the water running when turning the tub off. We recommend repairs by a licensed plumber

b. The shower head leaked or did not spray properly. Water either leaks from around the shower head connection or the shower head sprays in unusual patterns so that water could damage walls or ceilings. This can be caused by loose or cracked connections, damaged shower head, or mineral accumulation. We recommend repair or replacement of the shower head.

Disclaimer: This is a visual inspection of the readily accessible portions of the tub and was not invasive. Viewing was limited around the opposite tub walls therefore, it is a limited inspection and may not have noted any hidden defects.

### 1/2 Bathroom:, Exhaust Ventilation:

The exhaust fan was inspected, with the following items of concern noted:

\$18.00 - \$22.00

The exhaust fan failed to activate using "normal" controls - It's more likely than not the current owner(s) un-plugged the vent. Un-plugging the vent fan is typical when the fan motor is noisy. We recommend that the current owner(s) restore operation as intended - Once restored further evaluation can be gleaned.

The price on the summary page is just to noted a pending concern.

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**Total for BATHROOMS**

**\$702.00 - \$858.00**

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### LAUNDRY - UTILITY ROOM

Laundry - Utility Room:, Clothes Dryer Condition:

The clothes dryer was evaluated/inspected, the following items of concern were noted:

\$198.00 - \$242.00

a. The dryer vent does not vent to the exterior - it ends prematurely or does not travel through to the exterior. We recommend that the vent tube be extended to route to the exterior of the structure.

b. The safety switch for the door of the clothes dryer is damaged. The unit doesn't turn off when opening the door. We recommend that the switch be repaired to restore operation as intended.

Note: This clothes dryer is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the clothes dryer will dry the clothes to your requirements.

**Total for LAUNDRY - UTILITY ROOM**

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**\$198.00 - \$242.00**

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**Grand Total:**

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**\$5,049.00 - \$6,171.00**

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