



This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property listed below.

The terms below govern this Home Inspection Agreement.

1. The inspection fee is: \$ \_\_\_\_\_ Address: Deerfield Beach, FL 33441
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure. IHI is not liable for any change in the functionality of any system tested once the inspection is completed.
3. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. We will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any part of the structure you want us to inspect is inaccessible, you understand that such structures are impossible for us to inspect and evaluate. Therefore, the scope of our inspection will NOT include inaccessible areas in their entirety. Insight Home Inspections is not responsible in any capacity for any repairs that need to be made if the following tests are authorized by the homeowner: Chinese Drywall, Lead Paint or Asbestos.
4. Plumbing: A substantial portion of a home's plumbing material is inside walls or underground and cannot be seen. Polybutylene (PB) is a form of resin piping that was used from 1978 until 1995. Polybutylene may become brittle over time and is prone to failure. The inspector looks for and reports leaking and the presence of Polybutylene, but it is not always possible to definitively determine its presence. This report does not state that there is definitively no leaking, that leaking will not occur in the future or that Polybutylene is definitively not present.
5. Roofs: Among the items not included in this inspection are areas that could not be safely traversed or viewed clearly due to the lack of access, areas and components obscured by insulation and solar roofing components. Any comments made regarding these items are as a courtesy only. The inspector does not determine if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of inspection and does not determine that the roof will not leak in the future. Due to concealed roof membranes, it is virtually impossible to detect an area of a roof leak except as it is occurring. Any mention of ceiling staining or cracking, cracked, ponded, or deteriorated roofing materials or evidence of past leaking should be evaluated by a licensed roofing professional as a current leak may be present.
6. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, expressed or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, expressed or implied, to the fullest extent allowed by law.

Insight Home Inspections, LLC.

561.252.5202

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IHI.Strano@Gmail.com

Date: 03/03/2025

7. **We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us.** You waive any claim for consequential, exemplary, special, or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damage is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. It is agreed and understood that we will not be held liable for any errors and omissions in the inspection.

8. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors, and assignees. You will have no cause of action against us after the inspection is performed / concluded on the aforementioned date.

11. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

11. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

12. Payment of services rendered binds the client(s) to the above terms & conditions regardless of whether or not a signature is present on this agreement page.

**I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.**

\_\_\_\_\_  
Client:

\_\_\_\_\_  
Email

\_\_\_\_\_  
Inspector: Michael Strano

\_\_\_\_\_  
License #HI9693

Insight Home Inspections, LLC.

561.252.5202

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IHI.Strano@Gmail.com

Date: 03/03/2025

# HOME INSPECTION REPORT

Inspection Time: 10:00am

Description of Home

Single Family

Town House

Villa

Condo

Duplex

Configuration:

---

Home occupied at time of inspection: Yes  No

Year Built: 1956

Total Square Feet: 4,350

Evidence of Renovations: Yes  No  (if "Yes", building permits should be checked)

Date of Last Significant Rainfall: >1 week  < 1 week

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Comments:



Home Inspection Report

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**GROUNDS**

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Note: This inspection is not a warranty and/or guarantee. Building codes are not applicable in this inspection report.

1	Walkways		X		
2	Driveways			X	X
3	Porch		X		
4	Patio			X	X
5	Stoops /Steps		X		
6	Deck / Balcony	X			
7	Fence / Wall		X		
8	Overhanging Trees		X		
9	Landscaping Effecting Foundation		X		
10	Low Spots / Standing Water		X		
11	Storm Water Runoff		X		
12	Hose Bibs		X		
13	Drain Line(s)		X		

COMMENTS:

- 2. Damaged pavers noted on driveway.
- 4. Loose pavers noted rear of dwelling / Patio.



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Date: 03/03/2025

# Home Inspection Report

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## EXTERIOR

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Note: This inspection is not a warranty and/or guarantee. Building codes are not applicable in this inspection report.

Note: Aluminum windows have a usable life of approximately 20 years.

1	Siding Condition:		X		
2	Caulking Around Doors / Windows		X		
3	Ground Clearance with Siding		X		
4	Trim		X		
5	Doors		X		
6	Walls		X		
7	Windows		X		
8	Electrical Receptacles, GFI installed: Yes <u>X</u> No <u>    </u>			X	X
9	Lighting		X		
10	Water Supply Piping Material Installed: Copper <u>X</u> PVC <u>X</u> Polybutylene <u>    </u> Other <u>    </u>		X		
11	Main Water Supply Shut-Off Valve		X		
12	Evidence of Main Water Supply Leak		X		
13	Foundation Type: Slab on Grade <u>X</u> Wood <u>    </u> Visible: Yes <u>    </u> No <u>X</u>		X		
14	Chimney(s) Type: Masonry <u>    </u> Metal <u>    </u> Visible: Yes <u>    </u> No <u>X</u>	X			
15	Pool Equipment /Cabana		X		
16	Gutters / Downspouts			X	X

**COMMENTS:**

- 8. Multiple GFI outlets not functioning properly (do not trip or reset) throughout exterior of dwelling / Deck & Plant Bed, as well as an exposed outlet & damaged cover.
- 8. Improperly terminated wires noted by electrical panels. Further evaluation by a licensed electrician needed.
- 16. Debris noted in gutter (left of front doors).



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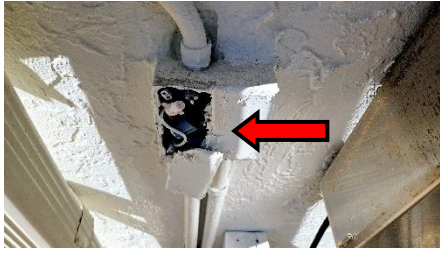
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Home Inspection Report

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**BATHROOMS**

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Note: This inspection is not a warranty and/or guarantee. If the home is occupied at the time of the inspection, some areas may not be accessible for inspection.

1	Sinks / Counter(s)		X		
2	Toilets / Bidet(s)		X		
3	Bathtubs		X		
4	Showers			X	X
5	Evidence of Water leaks		X		
6	Ventilation Fans Yes <u>X</u> No ___			X	X
7	Electrical Receptacles, GFCI installed: Yes <u>X</u> No ___			X	X
8	Lighting / Mirror(s)			X	X
9	Water Temperature Adequate		X		
10	Water Pressure Adequate		X		
11	Drain Piping Size / Material		X		
12	Drain Rate Adequate		X		
13	Drain Traps in Place		X		
14	Ceiling / Wall(s)		X		
15	Tile / Caulking / Grout / Flooring		X		
16	Water Hammering Issue		X		
17	Cabinet(s) / Door(s)		X		

COMMENTS:

- 4. Glass shower doors not installed properly (making contact) / Cabana Bathroom.
- 6. Vent fan not functioning at time of inspection / Cabana Bathroom.
- 7. GFI not functioning at time of inspection / does not reset / Guest Bathroom 2<sup>nd</sup> Floor.
- 8. Loose mirror noted / Guest Bathroom 2<sup>nd</sup> floor (right side).



4



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7

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# Home Inspection Report

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## KITCHEN

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Note: This inspection is not a warranty and/or guarantee. If the home is occupied at the time of the inspection some areas may not be accessible for inspection.

1	Cabinets			X	X	X
2	Countertops		X			
3	Sink		X			
4	Drain Piping		X			
5	Drain Rate		X			
6	Drain Traps in Place		X			
7	Garbage Disposal		X			
8	Evidence of Water Leakage		X			
9	Water Supply Pressure		X			
10	Stove / Range / Oven			X	X	
11	Range Hood / Vent			X	X	
12	Refrigerator			X	X	
13	Dishwasher		X			
14	Microwave		X			
15	Lighting		X			
16	Electrical Receptacles, GFI installed: Yes <u>X</u> No ___		X			
17	Ceiling		X			
18	Wall		X			
19	Floor / Kick Plates		X			
20	Backsplash		X			

- 1. Loose glass panel noted on cabinet door.
- 10. Damaged/chipped glass on stovetop.
- 11. Range Vent not functioning properly at time of inspection.
- 12. Right side refrigerator door making contact with door jam / Pantry.



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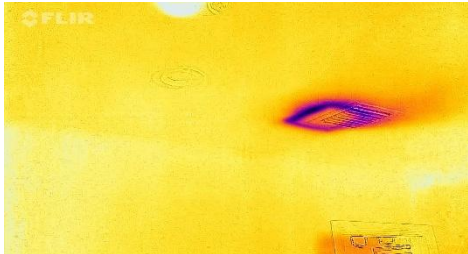
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I T E M	Home Inspection Report				N O T A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R N E E D E D	S A F E T Y I S S U E
	<b><u>INTERIOR ROOMS</u></b>								
	<u>Note:</u> This inspection is not a warrantee and/or guarantee. If the home is occupied at the time of the inspection, some areas may not be accessible for inspection.								
1	Wall					X			
2	Ceiling					X			
3	Ceiling Fans					X			
4	Floor					X			
5	Molding / Trim					X			
6	Doors					X			
7	Lighting					X			
8	Electrical Receptacles					X			
9	Smoke Detectors				X				
10	Stair Rails					X			
11	Attic Access Type: Hatch <u>X</u> Ladder <u>    </u>					X			

COMMENTS:



**No moisture detected via thermal imager at time of inspection**

*Home Inspection Report*

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**GARAGE / LAUNDRY ROOM**

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Note: This inspection is not a warranty and/or guarantee. If the home is occupied at the time of the inspection some areas may not be accessible for inspection.

1	Automatic Opener		X			
2	Garage Door		X			
3	Wash Tub		X			
4	Washer		X			
5	Dryer		X			
6	Dryer Venting Properly		X			
7	Interior Service Door		X			
8	Exterior Door		X			
9	Lighting		X			
10	Ceiling		X			
11	Floor		X			
12	Wall / Door		X			
13	Electrical Receptacles		X			
14	Carport	X				
15	Cabinet(s)		X			

COMMENTS:

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Date: 03/03/2025

# Home Inspection Report

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## INSULATION

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Note: This inspection is not a warranty and/or guarantee. Due to limited attic clearance, not all areas may be accessible for inspection. Building codes are not applicable in this inspection report.

1	Attic Insulation Type & Coverage: Blown <input checked="" type="checkbox"/> Rolled <input checked="" type="checkbox"/> Other <input type="checkbox"/>		X			
2	Attic Hatch Insulation installed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		X			
3	Attic Ventilation Adequate		X			
4	Vapor Barrier Condition (if accessible)	X				
5	Multi Pane Windows installed: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		X			
6	Door & Window Weather-stripping Condition			X	X	
7	Electrical		X			
8	Evidence of leaks		X			
9	Vent(s)		X			

COMMENTS: \*Limited access / attic\*

6. Damaged weather stripping noted on windows / Living Room.

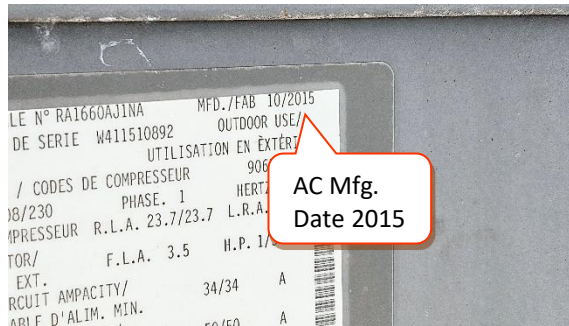


I T E M	Home Inspection Report				N O T  A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R  N E E D E D	S A F E T Y  I S S U E
	<b><u>HEATING &amp; COOLING</u></b>								
	<p><u>Note:</u> This inspection is not a warranty and/or guarantee. Due to limited attic clearance, not all areas may be accessible for inspection. Building codes are not applicable in this inspection report.</p> <p><u>Note:</u> Central A/C systems have a life expectancy of approximately 15 years and water heaters 12 years.</p>								
1	HVAC System Type:	Wall mount ___	Central A/C <u>X</u>	System Age: 4, 5 & 10 Yr(s)		X			
2	Cooling Ability:					X			
3	Heating Ability:					X			
4	HVAC Compressor			if accessible		X			
5	HVAC Compressed Freon Line Insulation			if accessible		X			
6	HVAC Compressor Ventilation (clear of bushes etc.)			if accessible		X			
7	HVAC Air Handler			if accessible		X			
8	HVAC Air Handler Drain Clear			if accessible		X			
9	HVAC Ductwork			if accessible		X			
10	Thermostat					X			
11	Water Heater Relief Valve Venting Properly					X			
12	Water Heater Condition					X			
13	Electrical Supply / Breaker						X	X	X

COMMENTS: \*See header notes for details on system life expectancy.

2. AC systems were operating at 16-degree differential(s)...15 to 21 degrees is optimal.

13. Challenger brand breaker is being utilized for AC Unit #3. Further evaluation by a licensed AC Tech needed.



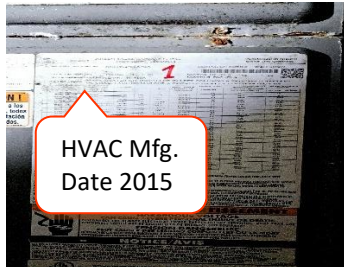
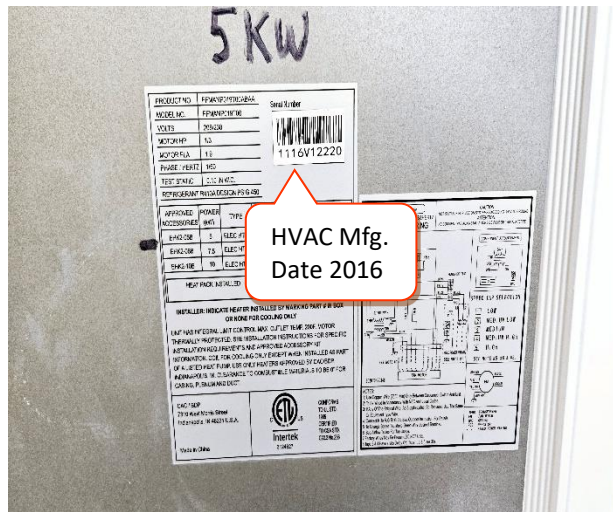
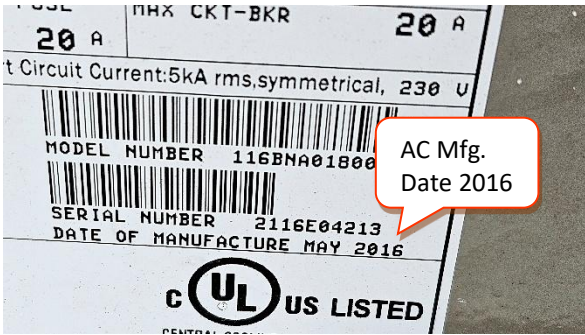
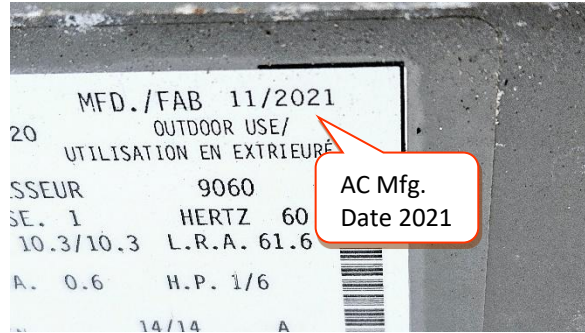
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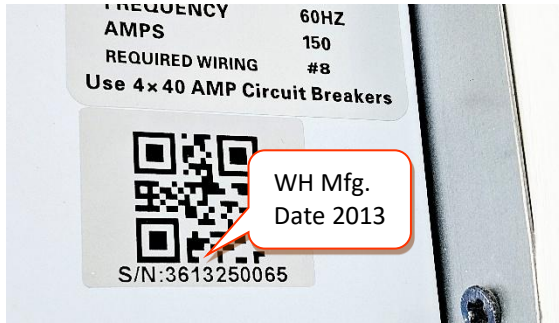
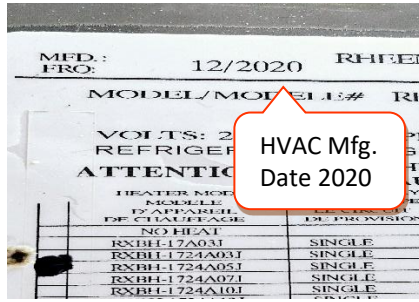
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I T E M	<i>Home Inspection Report</i>		N O T  A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R  N E E D E D	S A F E T Y  I S S U E
	<b><u>ROOF</u></b>						
	<u>Note:</u> This is NOT a “code” inspection. This inspection is for watertightness only. Due to limited attic clearance, not all areas may be accessible for inspection.						
1	Roof Material:	Cement Tile ___ Barrel Tile ___ Tar & Gravel ___ Cedar Shake ___ Strip Shingle ___ Other Metal & Flat		X			
2	Roof Properly Installed			X			
3	Missing Shingles and/or Tiles		X				
4	Shingle Blisters or Curled		X				
5	Cracked Tiles		X				
6	Moss or Mildew			X			
7	Flashing			X			
8	Fascia			X			
9	Soffits and Vent Screens			X			
10	Ventilation Clear and adequate			X			
11	Cracks or Gaps in Roofing				X	X	
12	Skylights		X				
13	Gutters & Downspouts			X			
14	Vent Pipes			X			
15	Low Spots on Roof			X			
16	Roof Sheathing			X			
17	Active Leak			X			

**COMMENTS:**

11. Damage/cracking noted on flat surface. Further evaluation by a licensed roofer needed.





I T E M	Home Inspection Report	N O T A P P L I C A B L E	S A T I S F A C T O R Y	U N S A T I S F A C T O R Y	R E P A I R N E E D E D	S A F E T Y I S S U E
	<u>Note:</u> This inspection is not a warranty and/or guarantee. Building codes are not applicable in this inspection report.					
1	Main Power Amperage: 200A / 150 Amp		X			
2	Circuits Clearly Labeled		X			
3	GFCI Breakers		X			
4	AFCI Breakers		X			
5	Circuit Panel Accessible		X			
6	Appears Grounded to Earth		X			
7	Overhead Wiring Clearances		X			
8	Overhead Supply Line Mast		X			
9	Main Circuit Panel Condition		X			
10	Exterior Service Condition		X			
11	Double Taps: Yes ___ No <u>X</u>		X			
12	Hazardous Panel: Yes <u>X</u> No ___			X	X	X

COMMENTS:

12. Cloth wiring noted in Sub panel & attic. Further evaluation by a licensed electrician needed.



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