



ACCURATE BUILDING INSPECTIONS LLC

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## ROOM-BY-ROOM RESIDENTIAL

99 Ocean Dr E  
Marathon, FL 33050

Sample Report  
DECEMBER 7, 2022



Inspector

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Internachi Certified Home Inspector

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# TABLE OF CONTENTS

1: Inspection Details	4
2: Roof	5
3: Exterior	8
4: Basement, Crawlspace & Structure	15
5: Electrical	16
6: Kitchen	18
7: Master Bedroom	20
8: Bedroom 2	22
9: Bedroom 3	24
10: Bathroom 1	26
11: Bathroom 2	28
12: Living Room	30
13: Laundry Room	32
14: Utility Room	35
15: Attic	38
Standard of Practice	39

# SUMMARY



MAINTENANCE ITEM



REPAIR NEEDED



IMMEDIATE ACTION  
NEEDED

- ⊖ 2.1.1 Roof - Coverings: Corroded metal panels
- ⚠ 3.1.1 Exterior - Foundation: Foundation Cracks - Major
- ⚠ 3.1.2 Exterior - Foundation: Foundation hurricane straps are corroded and deteriorated
- 🔧 3.2.1 Exterior - Siding, Flashing & Trim: Corroded nails
- ⊖ 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Nails Exposed
- ⊖ 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
- ⊖ 3.6.1 Exterior - Eaves, Soffits & Fascia: Fascia - Rotted
- ⊖ 3.6.2 Exterior - Eaves, Soffits & Fascia: Vent screens - Missing
- ⚠ 5.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Breaker Incorrectly Wired
- ⊖ 5.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
- ⊖ 5.2.3 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Damaged
- 🔧 7.2.1 Master Bedroom - Doors: Damaged and peeling door
- ⊖ 7.6.1 Master Bedroom - Lighting Fixtures, Switches & Receptacles: Reverse Polarity
- ⊖ 8.7.1 Bedroom 2 - Smoke Detectors: Missing smoke detector
- ⊖ 9.4.1 Bedroom 3 - Walls: Nail Pops
- 🔧 9.7.1 Bedroom 3 - Smoke Detectors: Missing smoke detector
- ⊖ 10.5.1 Bathroom 1 - Lighting Fixtures, Switches & Receptacles: Inoperable Mirror light
- ⊖ 15.1.1 Attic - Attic Insulation: Insufficient Insulation

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Home Owner, Client's Agent,  
Listing Agent

**Occupancy**

Furnished

**Style**

Bungalow

**Temperature (approximate)**

88 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Clear

## 2: ROOF

### Information

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**Roof Type/Style**  
Hip



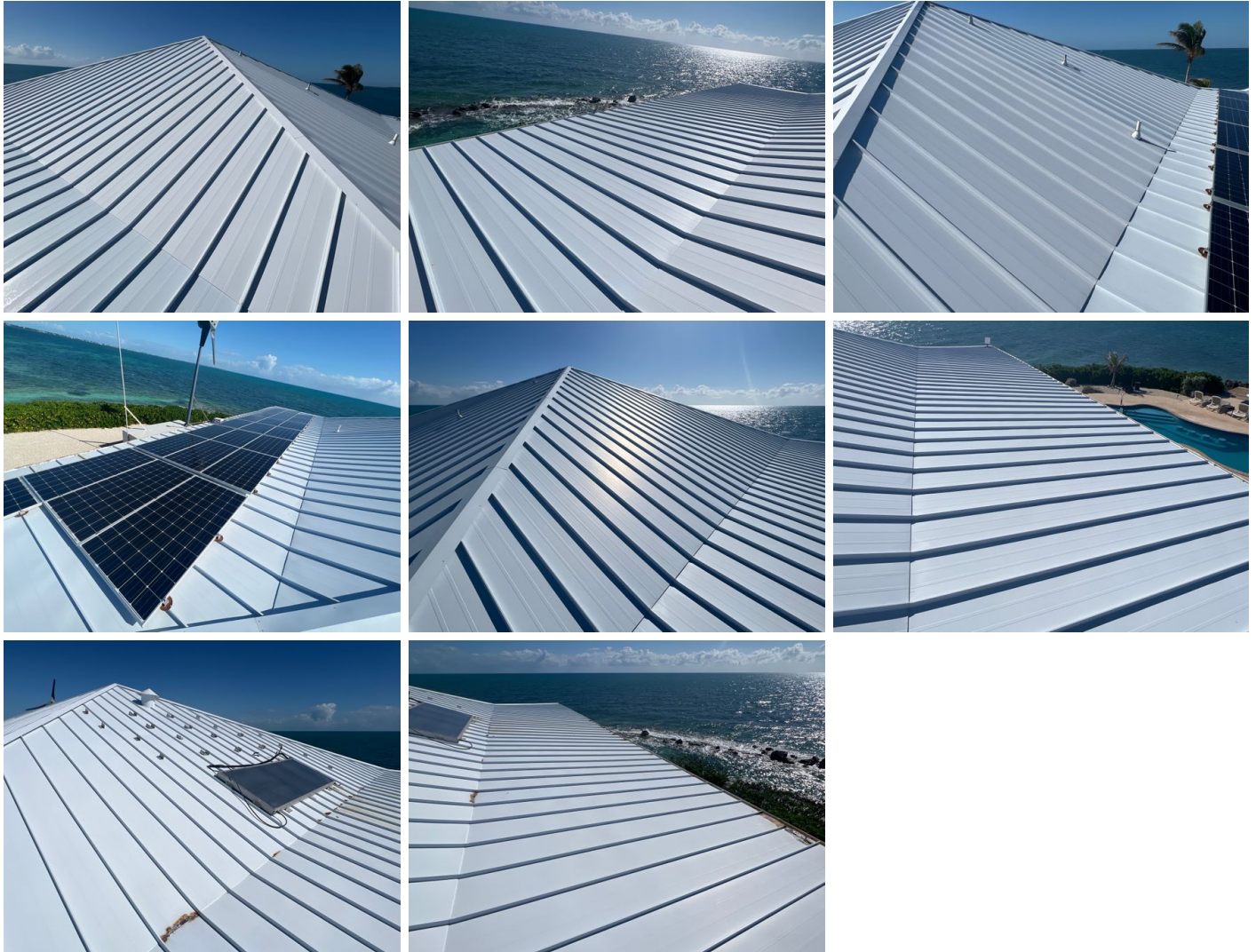
**Coverings: Material**  
Metal

**Roof Drainage Systems: Gutter Material**  
N/A

**Flashings: Material**  
Aluminum

## Inspection Method

Roof



## Observations

2.1.1 Coverings

### **CORRODED METAL PANELS**

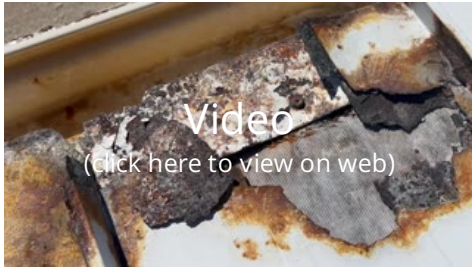
 Repair Needed

Approximately 13 corroded and chipping metal roof panels were noted on the South facing slope.

Recommendation

Contact a qualified professional.





# 3: EXTERIOR

## Information

**Inspection Method**

Attic Access

**Siding, Flashing & Trim: Siding Style**

Clapboard

**Walkways, Patios & Driveways: Driveway Material**

Gravel



**Decks, Balconies, Porches & Steps: Material**

Wood

**Foundation: Material**

Concrete



**Siding, Flashing & Trim: Siding Material**

Wood



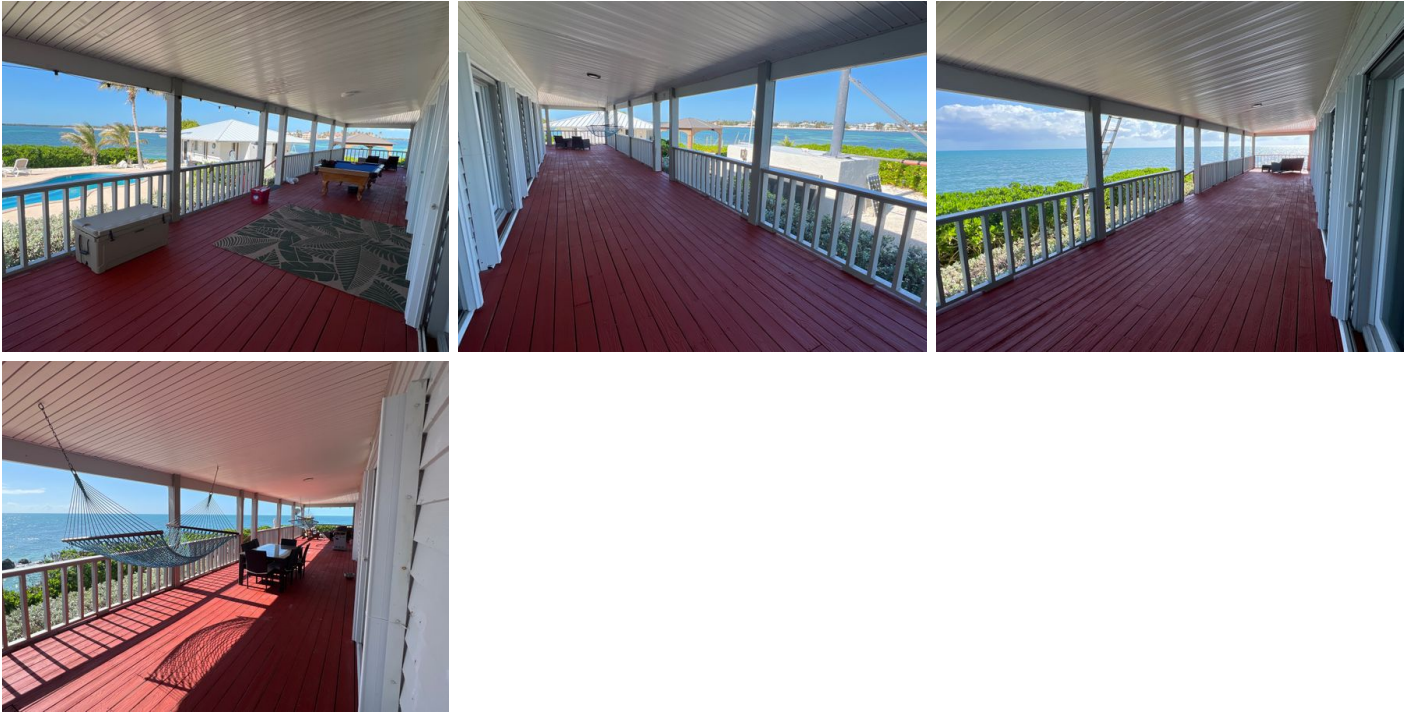
**Exterior Doors: Exterior Entry Door**

Glass



## Decks, Balconies, Porches & Steps: Appurtenance

### Deck, Covered Porch



## Observations

### 3.1.1 Foundation

#### **FOUNDATION CRACKS - MAJOR**



Immediate Action Needed

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

#### Recommendation

Contact a qualified structural engineer.





3.1.2 Foundation

**FOUNDATION HURRICANE STRAPS ARE CORRODED AND DETERIORATED**

 Immediate Action Needed

Foundation Hurricane straps are heavily corroded and deteriorated. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

Recommendation

Contact a qualified structural engineer.



3.2.1 Siding, Flashing & Trim

**CORRODED NAILS**

Recommendation

Contact a qualified professional.

 Maintenance Item



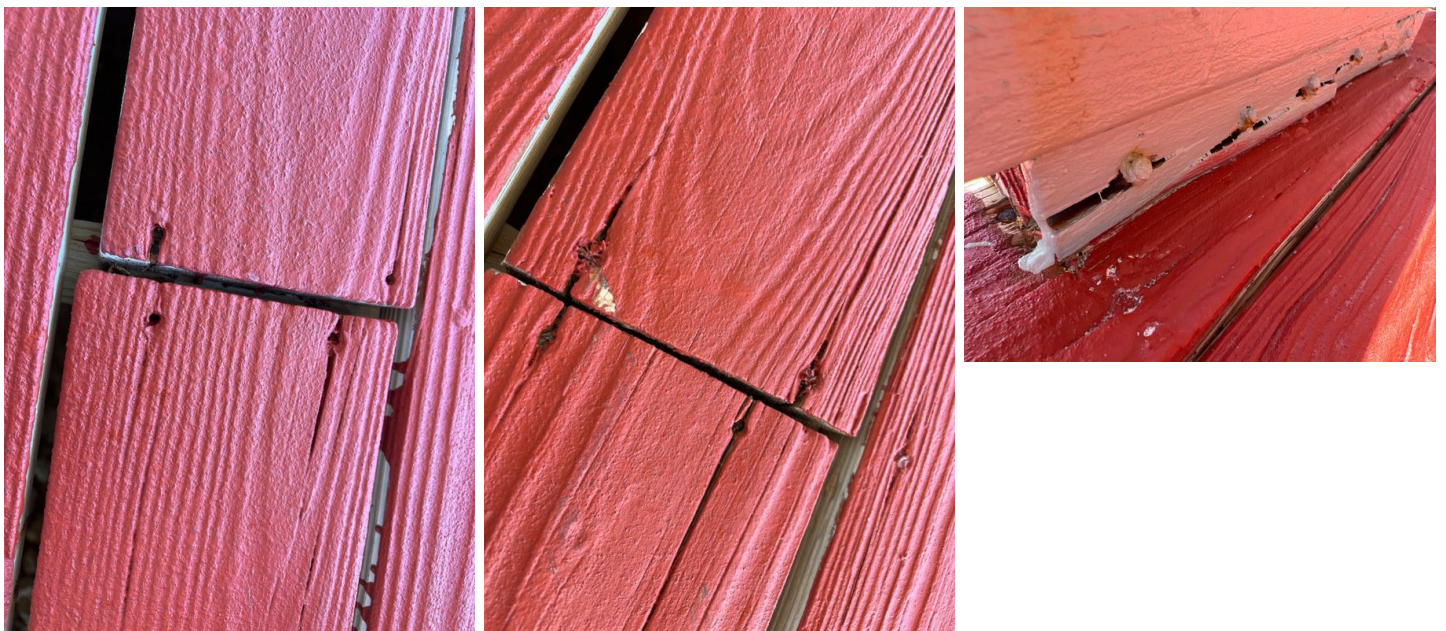
3.5.1 Decks, Balconies, Porches & Steps

**DECK - NAILS EXPOSED**

One or more nails were observed to be exposed. Recommend nails be reset.

Recommendation

Recommended DIY Project





3.5.2 Decks, Balconies, Porches & Steps

**DECK - ROTTED BOARDS**

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.

Repair Needed



3.6.1 Eaves, Soffits & Fascia

**FASCIA - ROTTED**

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.

Repair Needed



3.6.2 Eaves, Soffits & Fascia

**VENT SCREENS - MISSING**

Recommendation

Contact a qualified professional.

 Repair Needed



# 4: BASEMENT, CRAWLSPACE & STRUCTURE

## Information

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**Inspection Method**

Attic Access, Crawlspace Access

**Floor Structure: Material**

Concrete

**Floor Structure: Sub-floor**

Plywood



**Floor Structure:**

**Basement/Crawlspace Floor**

Gravel/Rocks



# 5: ELECTRICAL

## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Below Ground

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Panel Capacity**  
150 AMP

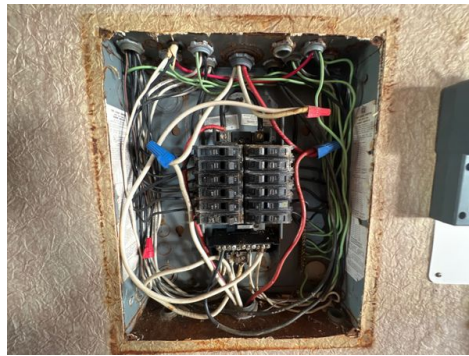
**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Panel Manufacturer**  
Square D

**Main & Subpanels, Service &  
Grounding, Main Overcurrent  
Device: Panel Type**  
Circuit Breaker

**Branch Wiring Circuits, Breakers  
& Fuses: Branch Wire 15 and 20  
AMP**  
Copper

**Branch Wiring Circuits, Breakers  
& Fuses: Wiring Method**  
Conduit

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**  
Hallway



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
Hallway



## Observations

5.2.1 Main & Subpanels, Service &  
Grounding, Main Overcurrent Device

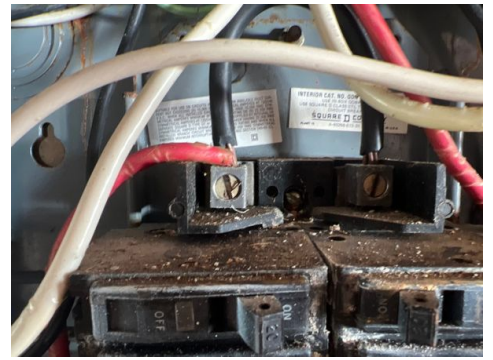
**BREAKER INCORRECTLY WIRED**

 Immediate Action Needed

Circuit breaker was incorrectly wired / installed. This indicates that work was probably not performed by a licensed electrician and poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair and replace as need.

Recommendation

Contact a qualified electrical contractor.



5.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Repair Needed

**MISSING LABELS ON PANEL**

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



5.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Repair Needed

**PANEL DAMAGED**

Recommendation

Contact a qualified electrical contractor.



# 6: KITCHEN

## Information

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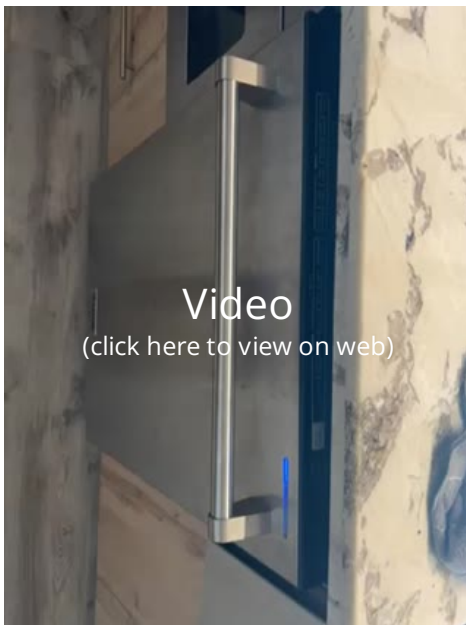
**Range/Oven/Cooktop:**  
**Range/Oven Energy Source**  
Gas



## Kitchen

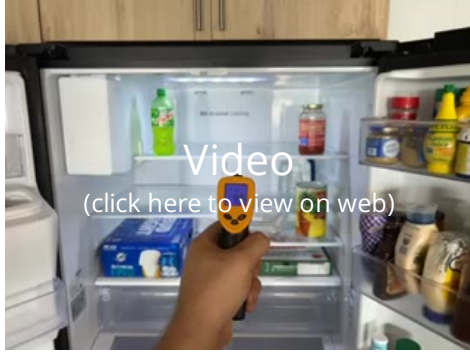


**Dishwasher: Brand**  
Thor



**Refrigerator: Brand**

Samsung



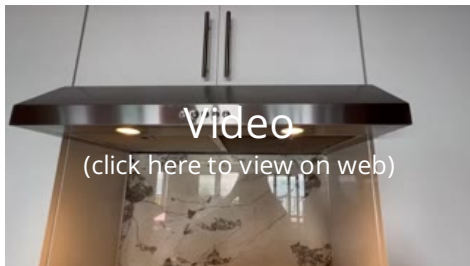
**Range/Oven/Cooktop: Range/Oven Brand**

Thor



**Range/Oven/Cooktop: Exhaust Hood Type**

Re-circulate



# 7: MASTER BEDROOM

## Information

### General: Master bedroom



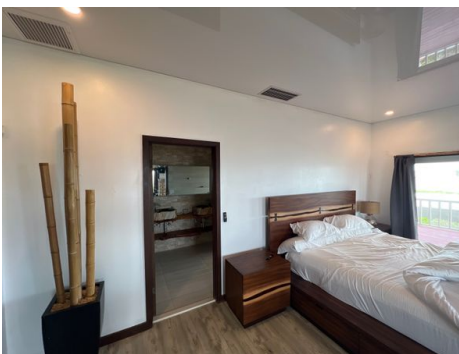
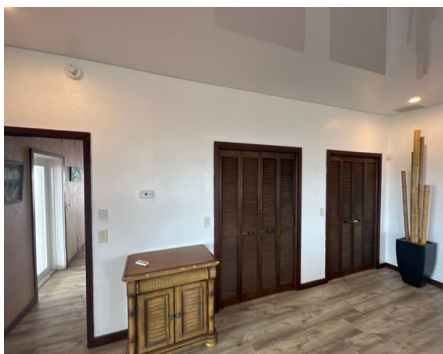
### Floors: Floor Coverings Vinyl



### Ceilings: Ceiling Material Stretch



### Walls: Wall Material Plaster, Drywall



## Observations

### 7.2.1 Doors

#### **DAMAGED AND PEELING DOOR**

Master bedroom door is damaged and peeling.

Recommendation

Contact a qualified professional.


Maintenance Item



### 7.6.1 Lighting Fixtures, Switches & Receptacles

#### **REVERSE POLARITY**

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



# 8: BEDROOM 2

## Information

### General: Bedroom 2



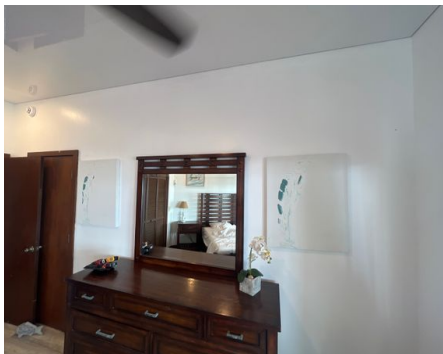
### Floors: Floor Coverings Laminate



### Ceilings: Ceiling Material Stretch



### Walls: Wall Material Drywall



## Observations

### 8.7.1 Smoke Detectors

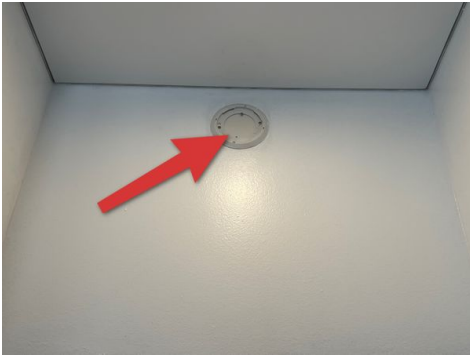
#### **MISSING SMOKE DETECTOR**

 Repair Needed

At the time of inspection the smoke detector was missing in bedroom 2.

#### Recommendation

Contact a qualified professional.



## 9: BEDROOM 3

### Information

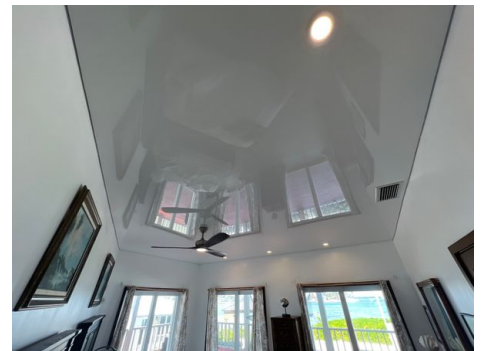
#### General: Bedroom 3



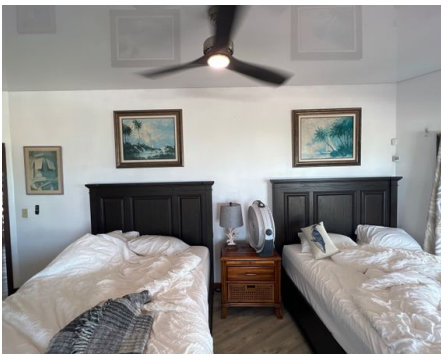
#### Floors: Floor Coverings Vinyl



#### Ceilings: Ceiling Material Stretch



#### Walls: Wall Material Drywall



### Observations

#### 9.4.1 Walls

#### **NAIL POPS**

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.



Recommendation

Contact a qualified drywall contractor.



9.7.1 Smoke Detectors

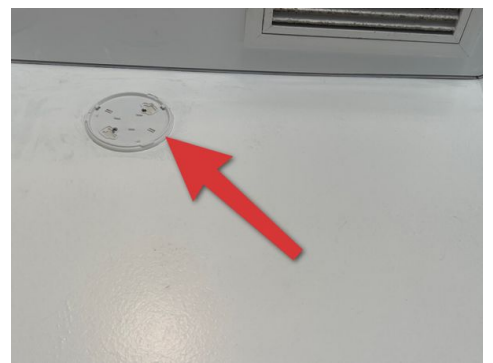
**MISSING SMOKE DETECTOR**

Bedroom 3 is missing smoke detector

Recommendation

Contact a qualified professional.

 Maintenance Item



# 10: BATHROOM 1

## Information

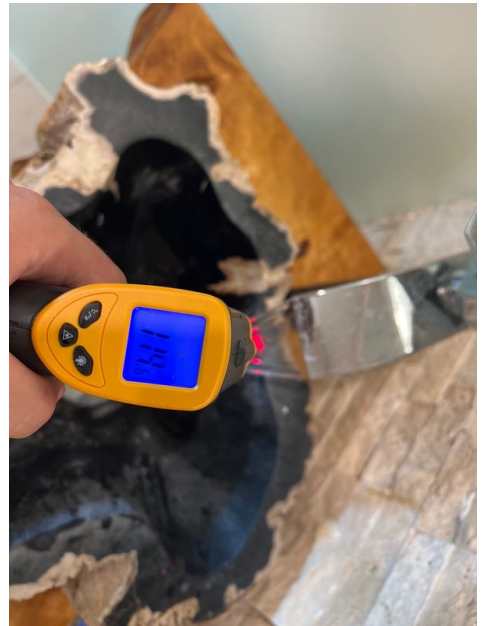
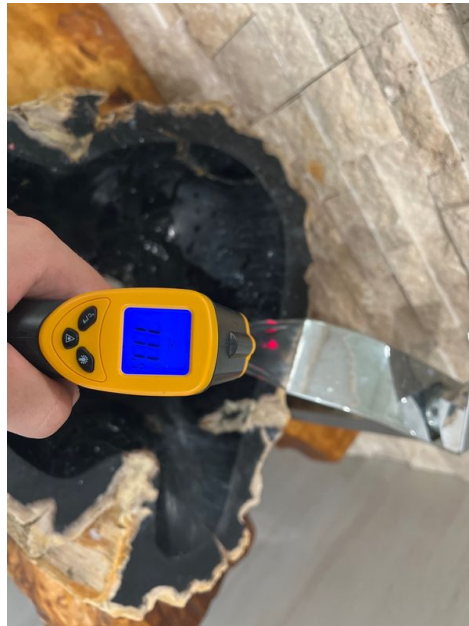
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### Master bathroom

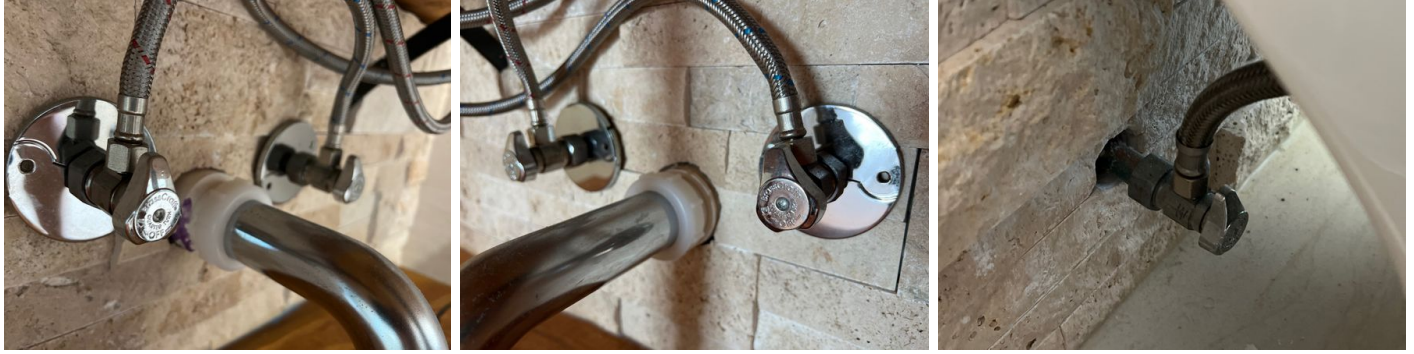
#### Shower: Shower



#### Water Supply, Distribution Systems & Fixtures: Distribution Material Steel



## Water Supply, Distribution Systems & Fixtures: Water Supply Material PVC



## Observations

10.5.1 Lighting Fixtures, Switches & Receptacles

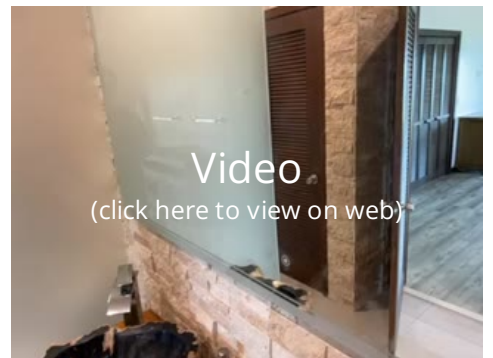
### **INOPERABLE MIRROR LIGHT**

Master bathroom's mirror lighting is inoperable.

Recommendation

Contact a qualified professional.

 Repair Needed



# 11: BATHROOM 2

## Information

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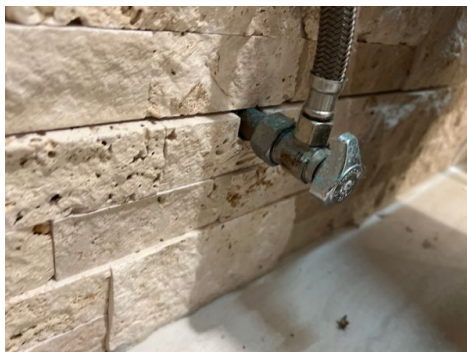
### General: Guest bathroom



### Water Supply, Distribution Systems & Fixtures: Distribution Material PVC



### Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper



**Shower: Shower**



# 12: LIVING ROOM

## Information

### Living room



### Floors: Floor Coverings

Vinyl



### Walls: Wall Material

Wallpaper



**Ceilings: Ceiling Material**

Plaster



# 13: LAUNDRY ROOM

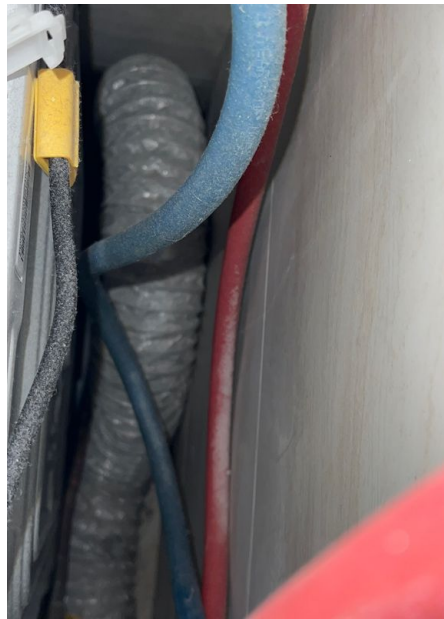
## Information

**Filters**

Sediment Filter

**Dryer Vent**

Metal (Flex)



**Water Source**

Private

**Flooring Insulation**

None

**Dryer Power Source**

110 Volt

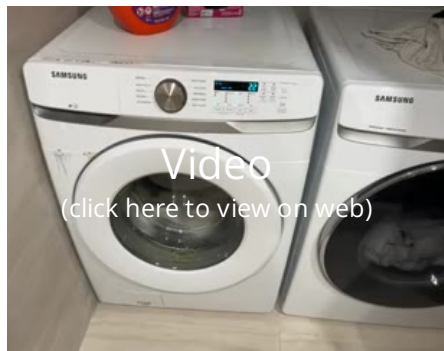
**Dryer**

Samsung



**Washer**

Samsung



**Main Water Shut-off Device:**

**Location**

Crawlspace

**Drain, Waste, & Vent Systems:**

**Drain Size**

2"

**Drain, Waste, & Vent Systems:**

**Material**

PVC

**Exhaust Systems: Exhaust Fans**  
Fan Only



**Hot Water Systems, Controls, Flues & Vents: Power Source/Type**  
Electric

**Hot Water Systems, Controls, Flues & Vents: Location**  
Attic

**Fuel Storage & Distribution Systems: Main Gas Shut-off Location**  
Crawlspace

**Hot Water Systems, Controls, Flues & Vents: Manufacturer**  
Rheem

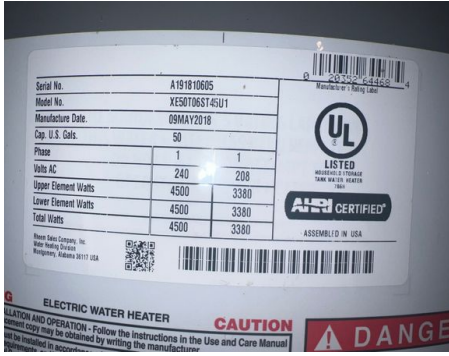
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



### Hot Water Systems, Controls, Flues & Vents: Capacity

100 gallons



# 14: UTILITY ROOM

## Information

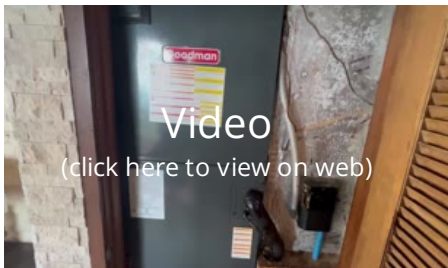
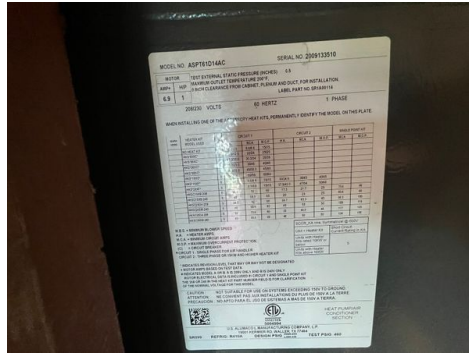
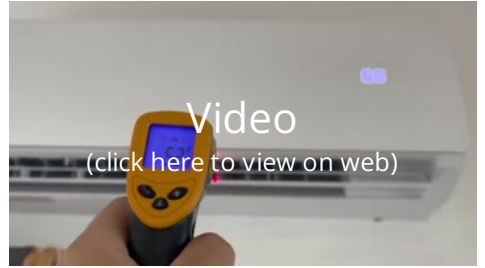
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**Cooling Equipment: Energy Source/Type**  
Electric, Window AC

**Distribution System: Ductwork**  
Insulated

**Distribution System: Configuration**  
Central, Split

### Cooling Equipment: Brand Goodman, Everwell



### Cooling Equipment: Location Exterior North, Crawlspace



# 15: ATTIC

## Information

**Attic Insulation: Insulation Type**  
None

**Ventilation: Ventilation Type**  
Soffit Vents

**Attic Insulation: R-value**  
0



## Observations

### 15.1.1 Attic Insulation

#### **INSUFFICIENT INSULATION**

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

#### Recommendation

Contact a qualified insulation contractor.

— Repair Needed



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# STANDARDS OF PRACTICE

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## Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Basement, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

## Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or

emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

**Kitchen**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

**Attic**

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.