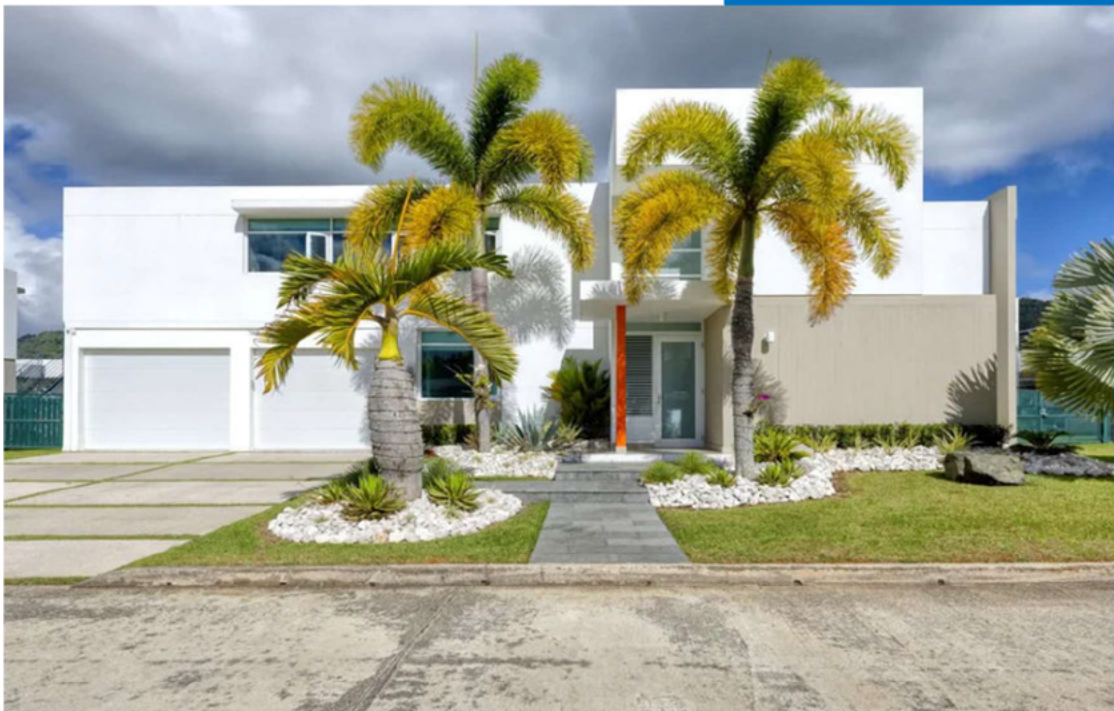


2022

Home Inspection Report for:



Prepared by: José Negrón, PE

Client: [REDACTED]

2/17/2022

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Inspector:

Jose Negrón, PE
7000 CARR 844 Box 211
San Juan, PR 00926
(787)316-2574 Cel.

[Redacted]

Client Information:

File # 02092201
Inspection Date February 9, 2022
Time 9:00AM
Client Name [Redacted]
Cell [Redacted]
E-Mail [Redacted]
Inspection Location [Redacted]

Conditions of the Climate:

Weather Partly Clouded
Temperature in F 82°

Characteristics of the Residence:

Main entrance	South
Type of Property	4 Bedrooms, 3.5 Bathrooms House
Water Service	Public
Electric Service	PREPA, Solar PV, and Generator
Roof	Flat concrete
Septic System	Public
Area Location	Urban
Client Present	No
People Present	[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Legend:

Green Arrows – These show items that are considered “premium” and are working and in good conditions.

Red Arrows – These show the damages and/or deficiencies found during the inspection.

Code of Ethics

The International Association of Certified Home Inspectors (InterNACHI) promotes a high standard of professionalism, business ethics and inspection procedures. InterNACHI members subscribe to the following Code of Ethics in the course of their business.

1. Duty to the Public

- 1. The InterNACHI member shall abide by the Code of Ethics and substantially follow the InterNACHI Standards of Practice.*
- 2. The InterNACHI member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.*
- 3. The InterNACHI member shall be fair, honest, impartial, and act in good faith in dealing with the public.*
- 4. The InterNACHI member shall not discriminate in any business activities on the basis of race, color, religion, sex, national origin, familial status, sexual orientation, or handicap and shall comply with all federal, state and local laws concerning discrimination.*
- 5. The InterNACHI member shall be truthful regarding his/her services & qualifications.*
- 6. The InterNACHI member shall have no undisclosed conflict of interest with the client, nor shall the InterNACHI member accept or offer any undisclosed commissions, rebates, profits or other benefit, nor shall the InterNACHI member accept or offer any disclosed or undisclosed commissions, rebates, profits or other benefit from real estate agents, brokers or any third parties having financial interest in the sale of the property nor shall the InterNACHI member offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.*
- 7. The InterNACHI member shall not communicate any information about an inspection to anyone except the client without the prior written consent of the client, except where it may affect the safety of others or violates a law or statute.*
- 8. The InterNACHI member shall always act in the interest of the client, unless doing so violates a law, statute or this Code of Ethics.*
- 9. The InterNACHI member shall use a written contract that specifies the services to be performed, limitations of services and fees.*

10. *The InterNACHI member shall comply with all government rules and licensing requirements of the jurisdiction where he/she conducts business.*
11. *The InterNACHI member shall not perform or offer to perform, for an additional fee, any repairs or associated services to structure on which the member or member's company has prepared a home inspection report, for a period of 12 months. This provision shall not include services to components and/or systems which are not included in the InterNACHI standards of practice.*

2. *Duty to Continued Education*

1. *The InterNACHI member shall comply with InterNACHI's current Continuing Education Requirements.*
2. *The InterNACHI member shall pass the InterNACHI's Online Inspector Exam once every calendar year.*

3. *Duty to the Profession and InterNACHI*

1. *The InterNACHI member shall strive to improve the Home Inspection Industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.*
2. *The InterNACHI member shall assist the InterNACHI leadership in disseminating and publicizing the benefits of InterNACHI membership.*
3. *The InterNACHI member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI, fellow InterNACHI members, InterNACHI employees, leadership or directors. Member(s) accused of acting or deemed in violation of such rules shall be reviewed by the Ethics committee for possible sanctions and/or expulsion from InterNACHI.*
4. *The InterNACHI member shall abide by InterNACHI's current membership requirements.*
5. *The InterNACHI member shall abide by InterNACHI's current message board rules.*

****Please Read****

Only the components that are visible and accessible at the time of the inspection are those that are including in this report. This is a visual and non-invasive inspection. Jose Negrón does not take responsibility for the damages found, nor makes any type of repairs. At the time of the inspection, if the client is present, it is possible to be given verbal reports that are not necessarily in the written report. An inspection report does not constitute a guarantee of the found conditions. The inspection report constitutes solely of the opinion of the inspector Jose Negrón. This report has the intention of assessing the conditions of the property and could serve as guide for the decision making in the purchase of the property. It should not be the only basis to make such decision.

EXTERIOR

The property has a medium-sized front yard and a large backyard. The first-floor terrace, the pool, power generator, and water tanks are all located in the backyard (Photo #1 & Photo #2). There is also a grass area on the east side (Photo #3). There are several damaged planks on the terrace area that seem to stem from moisture (Photo #4).



Photo #1



Photo #2



Photo #3



Photo #4

The east wall has a patch with some vegetation growing out of it (Photo #5). There are also some signs of minor water damage (Photo #6). One of the ceramic tiles is broken (Photo #7). The terrace is flooded. The water pump that removes water from the terrace can't be operated due to an electric fault on the receptacle. The owner states that the pump is fully functional, however, this could not be verified (Photo #8). The infinity pool is in good conditions (Photo #9).



Photo #5



Photo #6



Photo #7

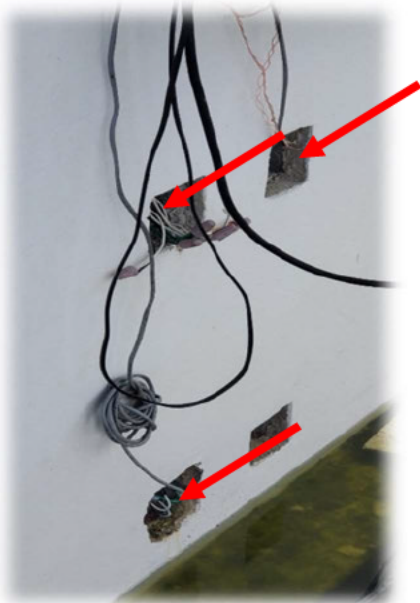


Photo #8



Photo #9

ELECTRICAL SYSTEM

The electric meter is located on the east wall of the property. The main panel, located on the dining room wall, has an uncovered breaker slot (Photo #11). This can be fixed by simply installing a breaker cover or a circuit breaker, even if it is not wired. The property has an electric charger for electric vehicles. The charger is connected to the same electric panel as the pool water heater. This is not up to NEC standards, since the ampacity rating of the wires is lower than the installed capacity. To counter potential overload in the wire, a breaker fastener was installed (Photo #12). This is a temporary solution; however, it is still not up to code. The main valve could not be found on the property.



Photo #11



Photo #12

The property is equipped with a 20kW Perkins Electropak diesel generator in good conditions (Photo #13). It is connected via automatic transfer switch to the secondary side of the main breaker. It was turned on during the inspection. There are solar panels installed on the roof (Photo #14) and a Tesla battery installed in the dining room as a back-up (Photo #15). There's a solar panel inverter in the roof that is not connected to anything. It might have been decommissioned and left there (Photo #16). There are also 12 security cameras installed throughout the property (Photo #17).



Photo #13



Photo #14



Photo #15



Photo #16

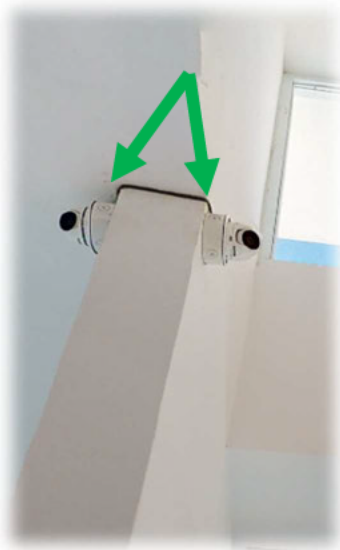


Photo #17

WATER SYSTEM

The property has a working solar water heater installed on the roof (Photo #18). There is also an electrical pool water heater right next to the power generator (Photo #19). The property has a water pump with two 300-Gallon water tanks as water reserve (Photo #20). These are located in the patio/backyard. There are also two smaller water tanks on the roof.



Photo #18



Photo #19



Photo #20

ENTRANCE & DINING ROOM

The entrance of the property leads straight to the dining room (Photo #21 & Photo #22). There are two switches on the left side and two switches on the right side that do not seem to be connected to anything (Photo #23). A window operator is slightly damaged but works (normal wear and tear) (Photo #24). The cover of a communication outlet is missing (Photo#25).



Photo #21



Photo #22



Photo #23



Photo #24



Photo #25

The space right next to the dining room is empty (Photo #26 & Photo #27). The only equipment in the room is the A/C (Photo #28). No damages or deficiencies found. That space is referred to as the living room in this report.



Photo #26



Photo #27



Photo #28

KITCHEN

The kitchen (Photo #29 & Photo #30) is located right next to the dining room (east side). It is equipped with a double door refrigerator, a microwave with inverter technology, an oven, a gas stove and a filter in the sink. These appliances were tested and all of them work properly. There is a broken hinge (Photo #31) and two hinges that make a cracking sound when opening the doors (Photo #32 & Photo #33). These two hinges work properly though.



Photo #29



Photo #30



Photo #31



Photo #32



Photo #33

Handles on the shelf doors show signs of wear and tear, and might need paint to avoid rust or further degradation (Photo #34). There is one receptacle near the counter with no GFCI. GFCI replacement recommended (Photo #35).



Photo #34



Photo #35

FAMILY ROOM 1 & FAMILY ROOM 2

The family room is found west of the dining room. It is a large area divided in two smaller rooms labeled Family Room 1 and Family Room 2. Family Room 1 (Photo #36 & Photo #37) has a glass window that gets a little stuck and is hard to operate (Photo #38). The PVC furniture on the wall has a squeaky door (Photo #39).



Photo #36



Photo #37



Photo #38



Photo #39

Family Room 2 (Photo #40 & Photo #41) has a glass panel that is cracked on the left lower corner (Photo #42). There are two sliding doors that could not be opened (Photo #43). Functionality could not be determined. It is possible that a different key opens them but the owner has no knowledge of this and never opens those two doors. Some orange stains were noticed on the top corner, where a cable runs across (Photo #44). Water damage is possible but no moisture was detected in the wall below. Further assessment recommended.



Photo #40



Photo #41



Photo #42



Photo #43

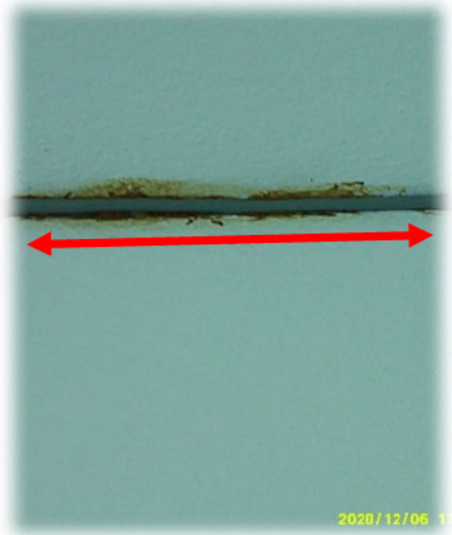


Photo #44

GARAGE

The garage (Photo #45 & Photo #46) is located on the west side of the property, accessible from the family room and from outside. Dead covers are missing on several outlets (Photo #47 & Photo #48). There is an electrical outlet with exposed wires on top of the east side parking space (Photo #49). There should be a lighting fixture or a dead cover in place. A metal panel on the west side wall is slightly loose (Photo #50).



Photo #45



Photo #46



Photo #47



Photo #48



Photo #49



Photo #50

STAIRS & HALLWAY

The stairs (Photo #51) leading to the second floor are in good conditions. There is a window at the top that is missing a clip (Photo #52) and the operator is showing signs of wear and tear (Photo #52).



Photo #51



Photo #52

The hallway (Photo #53) has a closet door with a frame that has some plaster delamination (Photo #54). The wooden door is slightly slanted but works perfectly (Photo #55). There is another closet at the end of the hallway (Photo #56) and its door gets stuck. It might need lubrication.



Photo #53



Photo #54



Photo #55



Photo #56

The laundry room door (Photo #57 & Photo #58) gets derailed easily. The cabinet door handles are rusted (Photo unavailable).

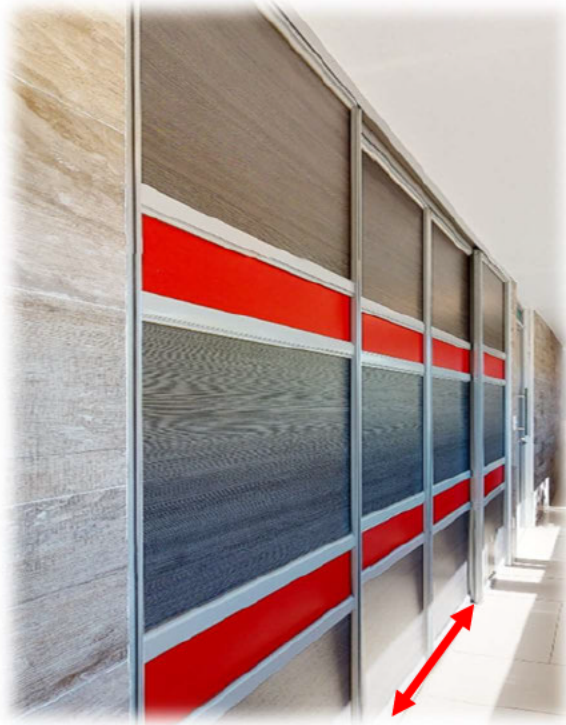


Photo #57

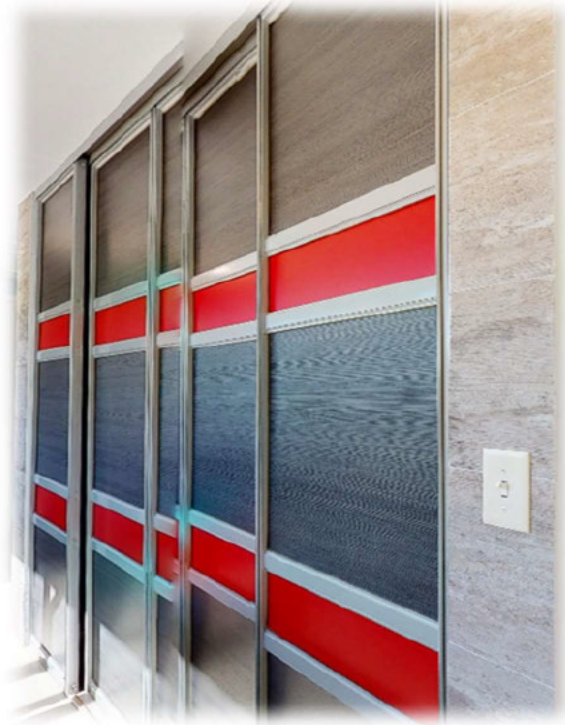


Photo #58

BEDROOM #1: MASTER BEDROOM

All bedrooms are located on the second floor. Bedroom #1 (Photo #59 & Photo #60) is the first room seen from the end of the stairs. The closet has a wooden shelf broken (Photo unavailable). The bathroom has a cracked wash basin (Photo #61). The wooden door is missing some fascia on one side and has water marks on the other, possibly due to flooding (Photo #62). Water pressure is reduced when opening several faucets while operating the shower and toilet flush. The bidet has low pressure and doesn't produce an upstream (Photo #61). There is also a receptacle behind the towel rack that does not have GFCI.



Photo #59



Photo #60



Photo #61



Photo #62



Photo #63

BEDROOM #2

Bedroom #2 (Photo #64 & Photo #65) has a several hairline cracks on the ceiling, to the left side of the closet (Photo #66). One of them should be monitored. Several window operators appear worn out (Photo #67). There is one receptacle that could not be checked because it was behind the dresser (Photo #68).



Photo #64



Photo #65

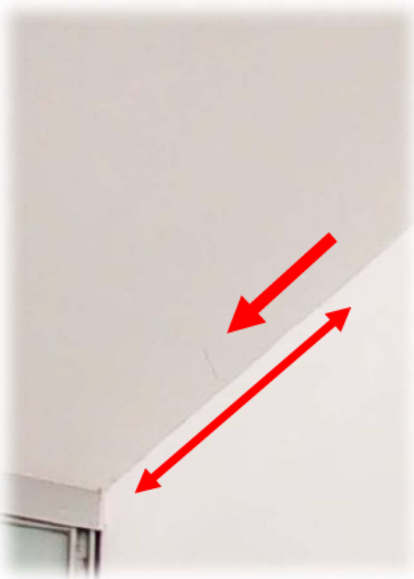


Photo #66



Photo #67



Photo #68

BEDROOM #3

Bedroom #3 (Photo #69 & Photo #70) has no visible defect or damage.



Photo #69



Photo #70

BEDROOM #4

Bedroom #4 has the security camera equipment on a table (Photo #71 & Photo #72). The system's wires are loose and should be run through conduit (Photo #72). There are two receptacles with open ground and two external outlets with loose wiring. These should run through proper conduit (Photo #72). Communication outlet is missing a dead cover.



Photo #71



Photo #72

ROOF

The roof (Photo #73 and Photo #74) has a solar panel array, several AC units, a solar water heater, and water tanks. The C-clips holding the water and electrical tubes are rusted (Photo #75). There are water marks below the solar panels, however, no moisture was detected inside the property (Photo #76). There is a water bubble in one of the walls (Photo #77).



Photo #73



Photo #74



Photo #75



Photo #76



Photo #77

SUMMARY

The property is in very good conditions. Most of the damages are normal wear and tear, and some electrical covers that are missing.

1. Electrical & Water:

- GFCI outlets are recommended for all exterior outlets, kitchen sink outlets and bathrooms outlets.*
- Three faulty receptacles, including the one meant for the sump pump.*
- Several outlets missing dead covers.*
- The panel feeding the pool heater and EV charger is not up to code.*
- The Main Panel is missing a breaker cover.*
- Low water pressure observed in the Master bedroom only.*
- Solar panels, solar heater, and diesel generator in good conditions.*
- Security cameras work.*
- Water tanks and pump in good conditions.*
- All A/C units work.*

2. Exterior:

- There is some vegetation growing out of a crack in the east side wall.*
- There are some tiles and wooden planks broken.*
- Electricity in the terrace area needs to be fixed for the pump to work.*

3. Interiors:

- There are three damaged hinges on the kitchen cabinet and another one on the PVC furniture in the family room.*
- There is one cracked glass panel in the family room.*
- Several windows have worn out operators.*
- There is a window in the family room that is harder to operate than normal and there are two doors that are locked.*
- Orange stains on the family room ceiling could be moisture marks from deep in the concrete and need further evaluation. No moisture was detected on the surface.*
- The hallway has slanted closet door, a stuck closet door, and two laundry room doors that are easily derailed. There is also some concrete delamination.*
- The closet sliding door in Bedroom #2 is displaced and does not fully close.*

END OF REPORT

Neither Jose Negron nor RGC will be responsible for any scientific, technical or specialized study during the inspection. Design, engineering or architectural problems are not part of the scope of this inspection.