

Windstorm Retrofit, LLC

Your Property Inspection Report



2820 21st Lane, Vero Beach, FL 32960
Inspection prepared for: Diane Devine
Date of Inspection: 4/30/2026
Age of Home: 1982

Inspector: Dennis Quigley
License #181
711 Royal Palm Place, Vero Beach, FL 32960
Phone: (772) 539-2909
Email: homespector@gmail.com

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior Areas

Page 4 Item: 2

Swimming Pool &
Enclosure

• **Recommend further evaluation of pool & equipment by a swimming pool repair/service company**

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Roof

Materials: Dimensional Shingle

Observations:

- Re-Roof 3/01/18, Permit 2018030047



Exterior Areas Roof



Exterior Areas Roof



Exterior Areas Roof



Exterior Areas Roof



Leave build-up on roof



Leave build-up on roof



Exterior Areas Roof

2. Swimming Pool & Enclosure

Observations:

- Pool heater was not plumbed to pool
- Pool pump was turned on briefly to verify that system appears to be operational.
- There was no water in the spa. There were organics growing in hairline crack in the spa walls.
- Spa pump was not turned on. Severe rust was noted on the spa pump housing
- Condition of pool shell could not be determined due to visibility
- Deco drain appears to be filled with dirt. There were organics growing out of the drain
- Large amounts of debris (leaves) piled on roof shingles and screen roof. Recommend cleaning to prevent damage
- Exterior electrical outlets connected to screen enclosure appear to be abandoned. Weather proof covers were missing and some outlets were filled with water. Recommend further evaluation and repairs by a qualified electrician before attempting to power up these outlets
- Swimming pool was constructed in 2002
- **Recommend further evaluation of pool & equipment by a swimming pool repair/service company**



Pool heater - Not plumbed to pool - Assumed to not be in working order



Exterior Areas Swimming Pool & Enclosure



Pool Aquaswitch



Aquaswitch



Exterior Areas Swimming Pool & Enclosure



Exterior Areas Swimming Pool & Enclosure



Organics growing out of hairline cracks



Exterior Areas Swimming Pool & Enclosure



Rusted spa pump - Cannot confirm if pump is in working order



Exterior Areas Swimming Pool & Enclosure



Exterior Areas Swimming Pool & Enclosure



Concrete crack at pool deck



Debris build-up on screen



Debris build-up on screen



Vegetation growing out of deco drain



Weeds growing up out of pool deck



Damaged exterior electrical



Damaged exterior electrical



Organics growing out of hairline cracks

3. Covered Porch



Exterior Areas Covered Porch

4. Front Entry

Observations:

- Chipped tile at front entry



Chipped Tile

5. Irrigation System

Observations:

- Four zone indexing valve irrigation system on well water
- Irrigation system turned on and was partially working. Numerous heads need repairs and others need to be dug up from under vegetation. Overall the system is in need of repairs but salvageable.
- Indexing valve is leaking at indexing valve



Irrigation timer clock



Irrigation pump



Irrigation indexing valve- Leaking at plumbing fitting



Damaged irrigation head



Damaged irrigation head laying on ground

6. Gutters & Grading

Information: Aluminum Gutters (partial)

Observations:

- Gutter spikes are backing out across the front of home. The gutter is sagging and pulling away from fascia
- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.



Loose gutter spikes

7. Soffits / Fascia / Trim

Observations:

- Fascia rot noted at left rear corner and behind screen enclosure super gutter
- Small piece of soffit is missing above garage man door. Recommend sealing to prevent rodent entry into attic



Wood rot at left rear corner fascia



Wood rot at rear fascia behind screen super gutter

8. Drives & Walks

Information: Concrete driveway

Observations:

- Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards. A section of the slab has settled into the ground creating a 1" difference between slabs



Cracked Concrete at Driveway



Cracked Concrete at Driveway

9. Siding/Stucco

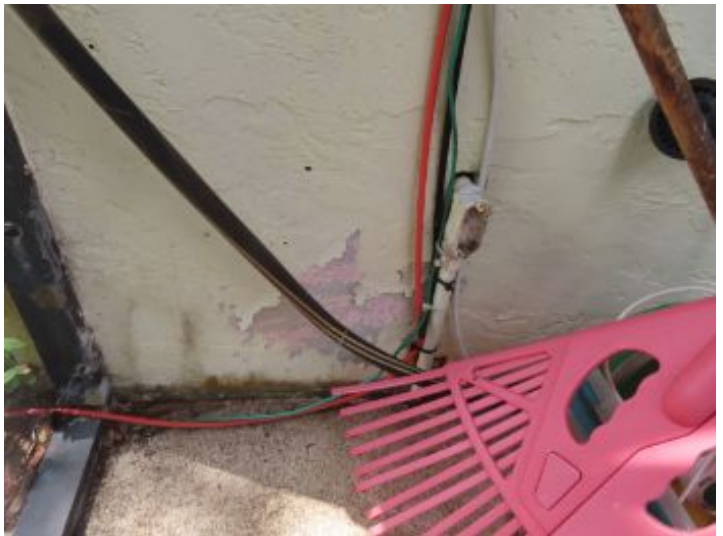
Information: Masonry block with stucco

Observations:

- Exterior wall paint is peeling at numerous areas
- Plumbing clean out located near main water shutoff to house needs area around pipe sealed with stucco
- Wood rot noted at front chevron siding



Peeling wall paint



Peeling wall paint



Peeling wall paint



Wood rot at front chevron



Wood rot at front Chevron

Garage, Attic, Structural & Foundation

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations:

- Overhead garage door (OHGD) is not closing properly. The door intermittently stops while closing and returns to the open position
- Weather stripping is missing at the sides of the overhead garage door. There is also a damaged piece of weather stripping at the bottom of door
- Surface rust noted at outer skin of garage door
- Damage cabinetry noted in garage



Rust on garage door skin - Missing part of bottom OHGD is missing weather stripping - Light shining through



Garage,Attic, Structural & Foundation Garage



Garage,Attic, Structural & Foundation Garage

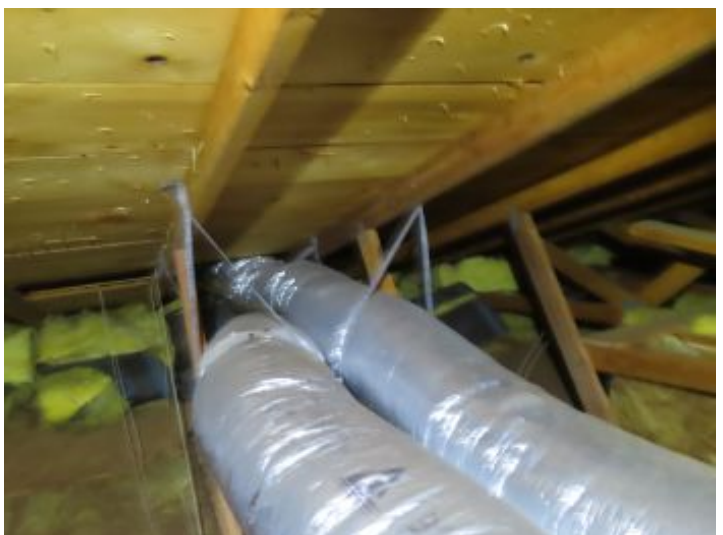


Damaged garage cabinetry

2. Attic



Garage,Attic, Structural & Foundation Attic



Garage,Attic, Structural & Foundation Attic



Garage,Attic, Structural & Foundation Attic

3. Structural & Foundation

Electric, HVAC, Plumbing

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Electrical Panel

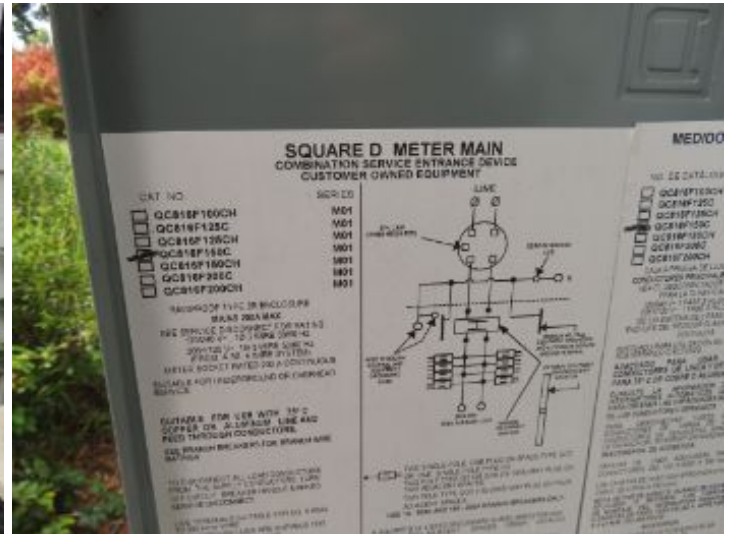
Materials: 150 Amp panel, Underground Service, Square D Meter Main & Sub Panel

Observations:

- Breaker #18 in the panel is labeled as garage **GFCI**, but it is actually the master bath GFCI
- Electrical permit found from 2020 is believed to be for the new meter main
- No major system safety or function concerns noted at time of inspection at main panel box.



Electric, HVAC, Plumbing Electrical Panel



Meter main



200 amp service



Meter main



Electric, HVAC, Plumbing Electrical Panel

2. HVAC Unit

Information: Trane - 2022 manuf date

Observations:

- The **A/C** system was properly cooling at time of inspection with a temperature differential of 20 degrees between the return air and the cold air register. Typically a range of temperature differential between 14 - 22 degrees is desired.



Electric, HVAC, Plumbing HVAC Unit



Electric, HVAC, Plumbing HVAC Unit



AHU



AHU Safe-T-Switch (in working order)



AHU



Electric, HVAC, Plumbing HVAC Unit

3. Plumbing

Information: Copper supply lines; plastic vent, waste & drain lines , Rheem - 2017 50 gallon electric water heater

Observations:

- Water heater casing is rusted at bottom
- Several water shutoff valves are corroded and will not freely turn. Recommend replacing



Main water shutoff valve - Left elevation



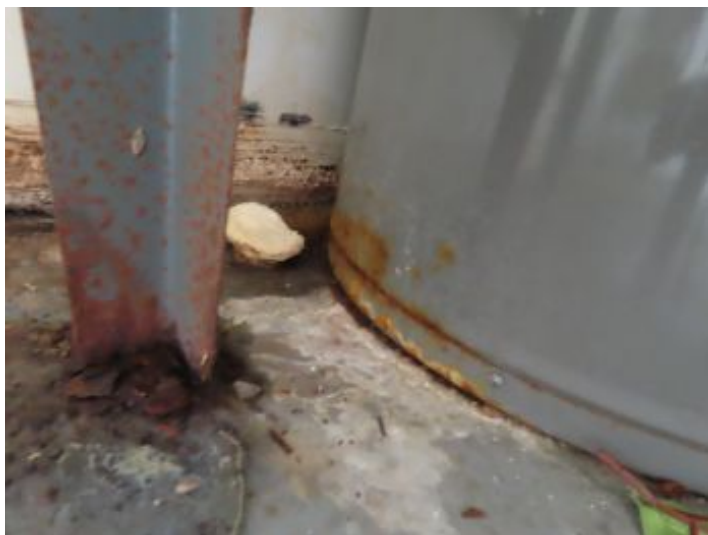
Stucco patch needed at clean out



Water heater label



Water heater TPR valve



Rust at water heater housing

Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen

Observations:

- Dishwasher is not secured to cabinets and counter top
- The refrigerator has a water line connected to it but there is no ice or water dispensing from refrigerator.
- Microwave door handle and plastic casing is damaged
- Refrigerator needs to be leveled
- There are no handles on the kitchen cabinets
- Water supply valves at kitchen sink basin are corroded, will not freely turn and are wet to the touch.

Recommend replacing these valves

- Pantry bottom pull out needs repairs
- Doors are missing on hall closet



Interior Features Kitchen



Interior Features Kitchen



Interior Features Kitchen



Interior Features Kitchen



Interior Features Kitchen



Interior Features Kitchen



Damaged microwave door handle



Damaged microwave housing



Corroded water shutoff valves at kitchen sink vanity



Interior Features Kitchen

2. Interior Areas

Observations:

- Damaged baseboard in living room. The damage appears to be water damage possibly from a waterline leak from kitchen plumbing



Interior Features Interior Areas



Interior Features Interior Areas



Interior Features Interior Areas



Interior Features Interior Areas



Closet carpet missing



Interior Features Interior Areas



Interior Features Interior Areas



Interior Features Interior Areas



Damaged baseboard - Appears to be water damage



Damaged baseboard - Backs up to kitchen refrigerator



Damaged baseboard



Area behind refrigerator showing water line

3. Master Bath

Observations:

- Cracked shower floor tile noted around drain
- The shower curb height is uneven. It measures 4" on the bathroom side but rises to 8" inside the shower. This discrepancy creates a serious tripping hazard
- The vanity water supply shut off valves are corroded and will not freely turn. Recommend replacing these valves
- Light is burned out in toilet room
- Hole in wall should be patched



Interior Features Master Bath



Interior Features Master Bath



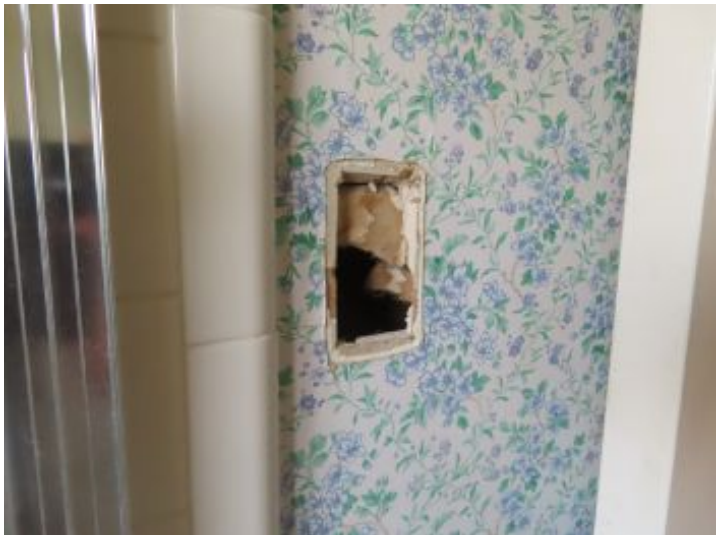
Interior Features Master Bath



Interior Features Master Bath



Large step down into shower - Trip hazard



Hole in drywall



Cracked tile at shower floor

4. Guest Bath

Observations:

- Vanity hot water supply shut off valve is corroded and will not freely turn. Recommend replacing this valve
- Shower wall tile appears to have been repaired/replaced at one area as the tile has been caulked as opposed to grouted



Interior Features Guest Bath



Light cover missing



Interior Features Guest Bath



Interior Features Guest Bath



Possible tile repair area

5. Interior Electric

Observations:

- Ring doorbell was not working during inspection.
- Kitchen, garage & exterior electrical outlets are not GFCI protected. Recommend adding GFCI protection to these locations
- Numerous light fixture coves are missing. Plastic inserts to cover light fixtures at kitchen and vanity are missing as are covers to bath exhaust fans
- Smoke detectors are placed too low on walls. Others missing in bedrooms



Cover missing at master bath



Light cover missing



Light cover missing

6. Floors, Ceilings & Walls

Observations:

- Master bedroom closet is missing carpet

7. Doors & Windows

Observations:

- Kitchen window has sprung off its ballast glide track and needs to be reset for window to operate properly
- Awning window at mater bath shower will not open
- Sliding window in master bedroom cannot be locked as it is missing the latch



Closet missing doors

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

General Notes

1. General Notes

Observations:

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Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

Descriptions—When outside the structure, the terms “front,” “left,” “rear,” and “right” are used to describe the structure as viewed from the main entrance, even if it does not face the address street. If you have any questions about room descriptions or locations, please contact us; it’s important that you be able to identify the rooms that we discuss in your report.

Fire and carbon monoxide protection – By today’s standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSC/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

Discussion, verbal (Discussion prior to report delivery) – Your printed or emailed Home Inspection Report shall always supersede any and all discussion at time of inspection. Do not rely on any verbal discussions about your home or the home inspection. Please contact me if you have any questions.

Have you read the complete report? It provides safety and maintenance information as well as common problems and methods for addressing those common problems. It also tells you what I did and didn’t do, what I could and couldn’t do, and what I would and wouldn’t do if personal safety or property damage was involved. If you don’t understand something, or if I did not make myself clear, please contact me

Recommend having a WDO inspection performed by a qualified pest control company

Photos



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.