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SNOWBIRD CONCIERGE RED SERVICE CHECKLIST



Inspector

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TABLE OF CONTENTS

1: General	4
2: Security - Doors and Windows	5
3: Exterior and Grounds	6
4: Interior	10
5: Plumbing	11
6: HVAC and Climate	14
7: Electrical	16
8: Roof - From Ground	17
9: Exit routine	18
10: Additional Notes and Observations	19



RECOMMENDATION

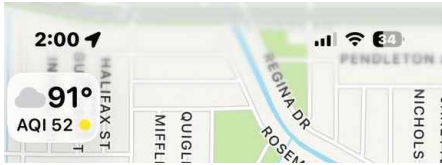
SUMMARY

- ⊖ 3.4.1 Exterior and Grounds - Lawn: Dead in Areas
- ⊖ 6.2.1 HVAC and Climate - Thermostat: AC not working
- ⊖ 6.4.1 HVAC and Climate - HVAC Equipment: Exterior HVAC Equipment Not Functional at time of INspection
- ⊖ 7.1.1 Electrical - Breaker Box: Tripped Breaker

1: GENERAL

Information

Location (Maps screenshot):
Location Pin



Inspector Name:
Jeff Adams, David Hickey

2: SECURITY - DOORS AND WINDOWS

2.1	Forced Entry
2.2	Screens and Screen Enclosures
2.3	Mail
2.4	Packages
2.5	Trash

Information

Forced Entry: Evidence of Forced Entry

No

Screens and Screen Enclosures: Screens and Screen Enclosures

Undamaged

Mail: Mail

No

Packages: Packages

None

Trash: Trash Cans Location

At House

3: EXTERIOR AND GROUNDS

3.1	Perimeter: Walk the property lines, check for broken fixtures, fallen branches, debris, etc.
3.2	Exterior Lighting
3.3	Pool
3.4	Lawn

Information

Exterior Lighting: Damaged

No

Pool: Pool Water Level

Normal

Lawn: Lawn Problems

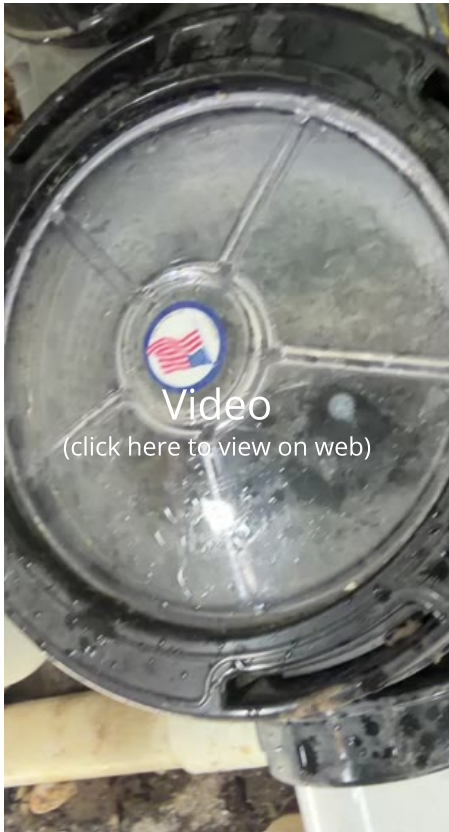
Yes

Perimeter: Walk the property lines, check for broken fixtures, fallen branches, debris, etc.: Concerns Present
No



Pool: Water

Clear to Bottom



Observations

3.4.1 Lawn

DEAD IN AREAS

Lawn appeared dead in areas and requires attention.

Recommendation

Contact a qualified landscaping contractor



4: INTERIOR

4.1	Ceilings
4.2	Walls
4.3	Floors
4.4	Appliances
4.5	Pests

Information

Ceilings: Ceilings
No Issues, No Issues

Walls: Walls
No Issues, No Issues

Floors: Flooring
No Issues

Appliances: Refrigerator
On, Cold

Pests: Pests
None Observed

5: PLUMBING

5.1	Toilets
5.2	Flush Lines
5.3	Under-Sink Cabinet
5.4	Water Main at House
5.5	Water Main from Street
5.6	Water Heater

Information

Flush Lines: Flush Lines
Water On, Water On, Lines
Flushed

**Water Main at House: Water
Main Shutoff at House**
On, On

**Water Main from Street: Water
Main From Street**
On, On



Toilets: Toilets
Flush, Flush, Water On, Water On



Under-Sink Cabinet: Leaks Present

No



Water Heater: Water Heater
On, On



6: HVAC AND CLIMATE

6.1	Air Quality
6.2	Thermostat
6.3	Climate Settings
6.4	HVAC Equipment

Information

Hvac System Operational at Time of Inspection Partially

Air Quality: Air Quality
Humid

Thermostat: Thermostat
Fan Auto, Fan Auto, Cool On, Cool On

Climate Settings: Interior Set Temperature
74

Climate Settings: Interior Temperature
85

HVAC Equipment: Operational at time of Inspection.
No

Limitations

General

AC COOLING HOUSE

No

Observations

6.2.1 Thermostat

AC NOT WORKING

Outside AC compressor not working, house not cooling.

AC breaker tripped on panel. Tried to reset multiple times and kept tripping. Contact qualified professional to evaluate.

Recommendation

Contact a qualified professional.



6.4.1 HVAC Equipment

EXTERIOR HVAC EQUIPMENT NOT FUNCTIONAL AT TIME OF INSPECTION

Outside HVAC equipment was not operational at time of inspection due to the AC breaker in the electrical panel tripping. We attempted to reset the breaker three times and it continued to trip each time. Recommend a qualified professional evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



7: ELECTRICAL

7.1	Breaker Box
7.2	Other

Observations

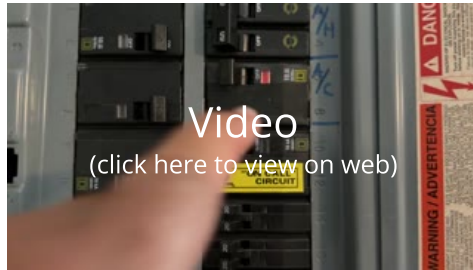
7.1.1 Breaker Box

TRIPPED BREAKER

Double breaker 6-8 which controls the outside HVAC equipment was tripped. We tried to reset three times and each time the breaker tripped. Recommend evaluation by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



8: ROOF - FROM GROUND

Information

Condition

Normal wear and tear

9: EXIT ROUTINE

9.1	Blinds
9.2	Lockdown
9.3	Lights

Information

Blinds: Blinds

Left AS-IS

Lockdown: Locked and Secured

Yes

**Lights: All Tested Lights
Functional**

Yes

10: ADDITIONAL NOTES AND OBSERVATIONS
